



Public Document Pack

Cambridge City Council

Planning

Committee Members: Councillors Dryden (Chair), Blencowe (Vice-Chair), Hipkin, Gawthrope, Hart, Pippas, C. Smart and Tunnacliffe

Alternates: Councillors Holland, Avery and Bird

Published & Despatched: Tuesday, 25 November 2014

Date: Wednesday, 3 December 2014
Time: 10.00 am
Venue: Committee Room 1 & 2 - Guildhall
Contact: Claire Tunnicliffe

AGENDA

The Planning Committee operates as a single committee meeting but is organised with a three part agenda and will be considered in the following order:

- **PART ONE**
Major Planning Applications
Start time: 10am
- **PART TWO**
Minor/Other Planning Applications
Start time: 1.00pm
- **PART THREE**
General and Enforcement Items
Start time: at conclusion of Part Two

There will be a thirty minute lunch break before part two of the agenda is considered. With a possible short break between agenda item two and three which will be subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote as to whether or not the meeting will be adjourned. If the decision is to adjourn the Committee will agree the date and time of the continuation meeting which will be held no later than seven days from the original meeting.

1 Apologies

2 Declarations of Interest

Members are asked to declare at this stage any interests, which they may have in any of the following items on the agenda. If any member is unsure whether or not they should declare an interest on a particular matter, they are requested to seek advice from the Head of Legal Services before the meeting.

3 Minutes

To confirm the minutes of the meeting held on 5 November 2014.
Copy attached separately.

Part 1: Major Planning Applications (10am)

4 14/1411/REM: Land To The West And South West Of Addenbrookes Campus *(pages 19 -82)*

5 14/1154/FUL: Wests Garage Ltd, 217 Newmarket Road *(pages 83 -118)*

6 14/1211/FUL: University Health Centre, Gresham Road *(pages 119 - 162)*

7 14/1467/S73: 169 -173 High Street *(pages 163 -170)*

Part 2: Minor/Other Planning Applications (1.00pm)

8 14/0625/FUL: Guthrie Court, Paradise Street *(pages 171 -190)*

9 14/1362/FUL: 34 Victoria Road *(pages 191-200)*

10 14/1278/FUL: 160 Mill Road *(pages 201 206)*

11 14/1500/FUL: 20 - 21 Orwell House, Orwell Furlong *(pages 207 -214)*

- 12 **14/1492/FUL: 61 Green End Road** (*pages 215 -232*)
- 13 **14/0810/FUL: 253 Chesterton Road** (*pages 233 -242*)
- 14 **14/0754/FUL: 12A Drayton Close** (*pages 243 -252*)
- 15 **14/1353/FUL: 37A Castle Street** (*pages 253 -264*)

Part 3: General and Enforcement Items
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- 16 **Planning Enforcement Report: 43 Aberdeen Avenue** (*pages 265 -280*)
- 17 **Planning Enforcement Update** (*pages 281 -292*)
- 18 **Planning Enforcement Policy**
Report attached separately.
- 19 **Additional Planning Meeting for 2014/15: 29 April 2015**
Due to the May 2015 elections, the first meeting scheduled for 13 May 2015 needs to be cancelled and an additional meeting scheduled at the end of the municipal year 2014/15.

The Committee is asked to note the change of date.

Meeting Information

Location The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

**Local
Government
(Access to
Information)
Act 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each of the above reports on planning applications:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting Patsy Dell (01223 457103) in the Planning Department.

**Development
Control
Forum**

Meetings of the Development Control Forum are scheduled for a week after the meetings of Planning Committee if required

**Public
Participation**

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 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 available 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 items, enforcement items and tree 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.

The 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

business 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. The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

Anyone who does not want to be recorded should let the Chair of the meeting know. Those recording meetings are strongly urged to respect the wish of any member of the public not to be recorded.

Fire Alarm

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

**Facilities for
disabled
people**

Level access to the Guildhall via the Peas Hill entrance.

A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

Accessible toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

**Queries on
reports**

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

General

Information regarding committees, councilors and the

Information democratic process is available at
<http://democracy.cambridge.gov.uk/>

Mod.Gov App Modern.gov offer an app that can be used to ensure you always have the latest meeting papers for the committees you are interested in.

<http://www.moderngov.co.uk/our-solutions/tablet-app-paperless-meetings>

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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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Agenda Item 4

PLANNING COMMITTEE

DATE: 3RD DECEMBER 2014

Application Number	14/1411/REM	Agenda Item	
Date Received	5th September 2014	Officer	Mr Mark Parsons
Target Date	5th December 2014		
Ward	Queen Ediths		
Site	Land To The West And South West Of Addenbrookes Campus Robinson Way Cambridge		
Proposal	Reserved matters application pursuant to outline approval 06/0796/OUT for New Papworth hospital and associated amenity space, planting, vehicle drop off area, cycle parking, energy centre/plant room and servicing area.		
Applicant	Skanska Construction UK PLC Maple Cross House Maple Cross Rickmansworth WD3 9SW		

SUMMARY	<p>The application is for a New Papworth Hospital allowing relocation from the Hospital's current site in Papworth Everard 13 Miles from Cambridge. The hospital is the largest specialist cardiothoracic hospital in the UK and includes the country's main heart and lung transplant centre.</p> <p>The development accords with the Development Plan for the following reasons:</p> <p>The application is a reserved matters application pursuant to an outline permission. The proposed use, and floorspace are consistent with that outline approval. The design of the scheme sit within the design parameters established at that stage.</p> <p>The design of the development has been well considered with regard to its context and site constraints and is compatible</p>
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	<p>with the other building and public realm designs coming forward within the Cambridge Biomedical Campus.</p> <p>The necessary mitigation measures, such as transport improvements have been secured through the outline consent and will be triggered as development such as this proposal come forward on the wider site.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Addenbrooke's Campus sits to the South of Cambridge and can be accessed via Long Road to the north, and the Hills Road/Fendon Road/Robinson Way Roundabout roundabout to the east. As part of strategic growth in the south of Cambridge outlined within the Cambridge Local Plan 2006 and subsequent Area Development Framework access to the campus can also be reached from the south west via the Addenbrooke's Road.
- 1.2 The application site sits to the west of the main Addenbrooke's Campus, between Robinson Way and Francis Crick Avenue, and is part of the Addenbrooke's 2020 land released from the Green Belt in the Cambridge Local Plan 2006, and approved through outline planning permission 06/0796/OUT for the following uses: clinical research and treatment, clinical in-patient treatment and biomedical and biotech research and development.
- 1.3 Immediately to the east of the proposal, on the opposite side of Robinson Way, is the Addenbrooke's Treatment Centre. To the north and west of the site are undeveloped plots of land, but which are subject to current planning application 14/1633/REM to accommodate AstraZeneca's new Research and Development Headquarters.
- 1.4 In between this proposal and AstraZeneca's proposed scheme to the north lies an area of open space known as the 'Circus' which will comprise just under 3ha of open space as well as accommodating an extended route of the Guided Bus. Within

Papworth's plot, but outside of this application an area of land is set aside for a research institute which will link in with the main hospital. The delivery of this facility is dependent on fundraising, and will come forward at a later stage.

- 1.5 To the south of the Papworth proposal is a recently opened Multi-Storey Car Park (known as MSCP2). The plans circulated with this report show the location of the proposed hospital in relation to the wider CBC development.
- 1.6 The site is covered by policy 5/15 (Addenbrooke's) in the Cambridge Local Plan (2006). There are no buildings of listed grade /Building of Local Interest on the site. There are existing trees on boundaries of the site with Robinson Way; none of these are covered by preservation orders. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Papworth hospital is currently located in Papworth Everard, approximately 13 miles from Cambridge. The hospital is internationally renowned and has grown with its success over the years. The current site is however constrained and space to support future levels of increasing demand is therefore limited. The benefits of the relocation allow for purpose built, modern accommodation with state of the art facilities that improve patient care and increase integration with partner organisations that do, or will in the future exist on the campus.
- 2.2 The new building has been subject to a Private Finance Initiative (PFI) process which required bidders to work up schemes in detail before a preferred bidder is selected. In December 2013 Papworth announced Skanska as the preferred bidder to lead the project. In May 2014 the business case for the relocation was approved by HM Treasury.
- 2.3 The new building itself comprises 6 above ground floors, along with a basement floor. The ground floor will provide the main reception area/concourse as well as waiting areas, administrative functions, a restaurant, a pharmacy, and a small retail unit. It will also accommodate outpatients, rehabilitation, and imaging or nuclear medicine appointments. The first floor provides space for critical care, theatre catheter labs and administration.

- 2.4 The top four floors provide an 'oval' footprint which varies from the ground and first floor. The first of these four floors (second floor) is an interstitial plant floor, which ensures efficient, effective and easily maintained servicing for the building. Floors 3-5 then comprise the bedspaces for inpatients organised as single bedrooms accessed from a double corridor with a central core of support rooms. There is a basement level below ground which accommodates storage, plant and facilities management. It also provides for staff changing facilities.
- 2.5 There are two main public entrance points into the hospital, one from the south and one from the north. The south entrance fronts onto a drop-off/short-term parking area, and will be the main entrance for visitors who park in the multi-storey car park. The north entrance fronts onto the public realm which will accommodate visitors coming via bus, and the majority of people who have walked and cycled to the site. These two entrances both lead to a central reception area/concourse, as do two further entrance points, one leading to the future research institute, and one leading out towards the pond.
- 2.6 There are further entrance points into the hospital for servicing, adjacent to the service yard on the eastern part of the plot, for staff via the cycle parking area, and from a dedicated ambulance drop off area. Provision is also made for underground linkages with neighbouring buildings.
- 2.7 To the south of the building is a landscape area which incorporates a drop off and short term parking area, and ambulance drop off as well as a good level of planting and open space. A 'reflective' pond, a feature of the current Papworth site used to aid the healing of patients has been provided to the south west of the building.
- 2.8 To the south east of the building is an energy centre which will provide the energy for the hospital. The building is predominantly single storey above ground, although a large basement exists. There is some enclosed plant at first floor level and a flue which extends to 44m above ground level (the maximum allowed through the parameter plans). The flue is thin in profile (2m) when viewed from the east and west, and is 9m wide when viewed from then north and south. A vacuum

insulated evaporator (VIE) enclosure is also proposed on the south eastern corner of the plot.

2.9 Cycle parking is provided for staff adjacent to the north east of the building, with visitor parking provided close to the entrance points. Car parking for staff and visitors is to be provided within MSCP2 consistent with the agreed Addenbrooke's Parking Strategy.

2.10 The application was accompanied by the following supporting information:

1. Plans and Drawings
2. Design and Access Statement
3. Planning Statement
4. Consultation Statement
5. Transport Statement
6. Air Quality Statement
7. Noise Statement
8. Drainage Strategy
9. Sustainability Strategy
10. Ecology Strategy
11. Amenity Space Strategy
12. Public Art Strategy

2.11 Through consideration of the application an amended noise report, and access and circulation report were submitted along with an amended planting strategy and summary of collaboration with the circus adjacent. An air quality assessment and a copy of the emerging Cambridge University Hospital's Access to Addenbrooke's Plus Travel Plan was also submitted.

2.12 Parallel to this reserved matters application the applicant has submitted a number of discharges of conditions relating to the outline consent these are listed below and will be the subject of separate decisions:

- Condition 13: Site levels
- Condition 23: Construction method statement
- Condition 24: Detailed waste management plan
- Condition 32: Operational waste
- Condition 33: Contamination
- Condition 38: Tree assessment

Condition 39: Tree protection
Condition 41: Tree excavation trenches
Condition 46: Landscape phasing
Condition 48: Contours
Condition 59: Cycling facilities

- 2.13 If permission is granted, development of the hospital would hope to commence in the New Year with an aim to open the hospital in late 2017.

3.0 SITE HISTORY

- 3.1 The table below shows the planning history for the site subject to this application and also the relevant applications from the CBC site.

Reference	Description	Outcome
06/796/OUT	Up to 215,000sqm floor space (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 115,000sqm of biomedical and biotech research and development (B1(b)), 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment), and 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (creches/nurseries) or sui generis uses, with no individual premises used for support activities to exceed 500sqm; new areas of public realm; landscaping; parking areas; highway works; drainage works and all other associated infrastructure.	Approved with conditions
C/05009/12/CW	Erection of Energy Innovation centre (EIC) of 2,675sqm GEA as part of the wider expansion of Addenbrooke's Hospital to form part of the Cambridge Biomedical Campus authorised under planning application ref:06/0796/OUT	Approved with conditions
11/0780/REM	Reserved matters application (access, appearance, landscaping, layout and scale details) for a 1,228 space multi-storey car park (33,141sqm gross external floor area) and perimeter access road at the south west corner of	Approved with conditions

	Addenbrooke's campus, to serve Addenbrooke's as it expands and the new Papworth Hospital (pursuant to outline approval 06/0796/OUT).	
14/0120/FUL	Redevelopment of existing parking area to provide education centre (3,985 sqm), private hospital (10,405 sqm), hotel and conference centre (12,540 sqm), ancillary hot food takeaway (Class A5, 605 sqm) and ancillary D1 (530 sqm) and associated car parking and public realm works known as The Forum Cambridge	Approved with conditions
14/1633/REM	Reserved matters application pursuant to outline approval 06/0796/OUT for a total of 59,821sqm (Gross External Area excluding plant) Biotech and Biomedical Research and Development floorspace, to include: i) R&D Centre and Corporate Headquarters, ii) R&D Enabling Building, iii) Support Building and Energy Centre, iv) Associated car, motorbike and cycle parking, v) Hard and soft landscaping, vi) Internal roads, supporting facilities and ancillary infrastructure.	Pending Consideration

4.0 **PUBLICITY**

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes
	Public Meeting/Exhibition	Yes
	DC Forum:	No

A public consultation event was organised by Papworth on the 15th and 16th of August at the Frank Lee Centre. The event was attended by around 40 people.

There was a pre-application developer presentation to Planning Committee members on 15th January 2014.

A presentation was made to the Southern Fringe Community Forum on 15 September 2014 and boards were available for review at the previous forum.

A presentation was made to the disability panel on 29 July 2014 as part of the pre-application process

A presentation was made to the Cambridgeshire Quality Panel on 15 July 2014

5.0 POLICY

5.1 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/2 3/3 3/4 3/6 3/7 3/11 3/12 3/13 4/1 4/4 4/13 4/14 4/15 5/15 7/2 7/4 8/1 8/2 8/3 8/4 8/5 8/6 8/7 8/9 8/10 8/11 8/16 8/17 8/18 9/1 9/2 9/3 9/5 10/1

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

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>Circular 11/95</p> <p>Community Infrastructure Levy Regulations 2010</p>
Supplementary Planning Documents	<p>Sustainable Design and Construction</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide</p> <p>Planning Obligation Strategy</p> <p>Public Art</p>
	<p><u>Citywide:</u></p> <p>Biodiversity Checklist</p> <p>Cambridge Landscape and Character Assessment</p> <p>Cambridge City Nature Conservation Strategy</p> <p>Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)</p> <p>Cambridge Walking and Cycling Strategy</p> <p>Cambridgeshire Design Guide For Streets and Public Realm</p> <p>Air Quality in Cambridge – Developers Guide</p>
	<p><u>Area Guidelines</u></p> <p>Southern Corridor Area Transport Plan</p>

	Cambridge Southern Fringe Area Development Framework (2006)
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5.4 Status of Proposed Submission – Cambridge Local Plan 2014

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 16 – Cambridge Biomedical Campus (including Addenbrooke's) Area of Major Change

Policy 82 – Parking Management and Appendix L: Car and Cycle Parking Standards

6.0 CONSULTATIONS

Urban Design Team

- 6.1 The overall approach to the external appearance of the building accords with the high level principles established in the Design and Access Statement submitted with the outline application. The overall approach has been to create a distinctive building through a combination of the overall form and use of materials. The associated energy centre located to the south east is proposed that continues the material quality of the ground floor of the main building.

The proposals accord with the parameters approved as part of the outline permission and which fits into the emerging palette

of materials on the CBC site. The scheme is therefore supported in urban design terms and satisfies policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan 2006 and emerging policies 55, 56 and 57 of the Cambridge Local Plan 2014 (draft submission).

Head of Streets and Open Spaces (Landscape Team)

- 6.2 The general landscape concept is welcomed by the landscape team, but much greater detail is required before the landscape team can give full support.

The tree planting strategy for the parkland setting is generally supported, however the tree planting concept in relation to the building is not considered strong enough. We would suggest that a strong line of Plane Trees should echo the curvature of the building, framing entrances humanising the scale of the building, but need to be set back from the building line a minimum of 10m to ensure they have space to mature and will not interfere with the building.

We would expect to see comprehensive hard and soft landscaping details and a long term maintenance and management plan and this should form a condition on any reserved matters approval.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.3 The Nature Conservation Officer is satisfied with the ecology statement which provides a broad overview of the proposed measures to enhance biodiversity on the site and accords with the site wide Nature Conservation Management Plan.

The proposed mix of planting is supported in ecological terms and the proposed pond is supported and should maximise available habitats through a variety of depth profiles. The brown roof proposal is welcomed.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.4 The application is supported in drainage terms, however there are some areas where attenuation crates and landscape plans are in conflict. This element should be conditioned.

Senior Sustainability Officer (Design and Construction)

- 6.5 The approach being taken to integrate the principles of sustainable design and construction into the new Papworth Hospital, and the approach taken to meet and exceed the Council's requirement for 10% renewable energy is supported.

Access Officer

- 6.6 Agrees with the comments made by the disability panel.

Head of Environment and Refuse

- 6.7 Comments on amended noise and air quality information

In respect of noise information queries in respect of the noise report have been resolved through the submission of an amended document and further information has been reviewed over the VIE plant. There is no objection subject to conditions relating to noise insulation scheme and a post development report, as well as limitations to the emergency generator.

In respect of air quality, an assessment has been received and subsequently assessed. The modelled increase in levels of nitrogen dioxide is currently of concern. Although air pollution levels would remain below the national objectives of annual average 40 micrograms per cubic metre, the process contribution of up to 3.1 micrograms per cubic metre increase is still quite a high figure. Nitrogen dioxide is harmful to health at levels below the objective, which is important in the sensitive setting of a hospital. There is also a process contribution of nitrogen dioxide of up to 1.2 microgrammes per cubic metre to the surrounding residential areas currently under construction.

Therefore officers would be unable to approve this application because the information that provided to date shows that the levels of emissions from the proposed energy centre will be

unacceptable as they currently stand. However the emissions levels can be reduced through abatement equipment to a level that could be considered acceptable.

Conditions are therefore suggested for an updated report when the final plant, fuel source and abatement equipment have been selected which will need to be within specified limits, along with a condition to monitor the outputs on an on-going basis.

6.8 Comments on the initial submission

It is noted that the following issues are the subject of conditions on the outline consent and will be looked at separately:

- ☐ Construction Method Statement (condition 23)
- ☐ Detailed Waste Management Plan (condition 24)
- ☐ Foundation piling (condition 25)
- ☐ Artificial lighting (condition 28 and 29)
- ☐ Extraction flues (condition 30)
- ☐ Contaminated Land (condition 33)

Regarding Plant Noise there are three queries to address in relation to the baseline noise survey, plant noise limits and emergency only plant.

In respect of Air Quality, there is further information required regarding the oil fired boiler plant, further information relating to the biodiesel CHP, and submission of the chimney height calculations.

Subject to the above issues being resolved the application is acceptable in principle subject to a number of conditions and informatives.

Head of Streets and Open Spaces (Walking and Cycling Officer)

- 6.9 The cycle numbers have been confirmed as 378 staff cycle spaces and 30 visitor spaces. There is no detail of the spaces for the proposed racks (this will come through a condition on the outline consent), but the split between Sheffield Stands and Double stacking spaces is acceptable.

Head of Streets and Open Spaces (Public Art Officer)

- 6.10 The Art Strategy is welcomed and has been developed with thought to enhance the well-being and the quality of the built environment and for those that use it.

A condition is suggested for a public art delivery plan which needs to be clear, more robust about the local authority's role in the process.

Cambridgeshire County Council (Highways Development Management)

- 6.11 The connection diagram provided within the application should promote an alternative route from the west which uses a diverted public right of way on the Guided Busway bridge.

Cambridgeshire County Council (Transport Assessment)

Comments on amended transport information

- 6.12 The County Council acknowledge that the transport information is not necessary for a reserved matters application, but feel that the information would have been beneficial to view, especially to feed into the early stages of a travel plan.

Parking numbers (if the floor area of the hospital is taken) has reduced to 462 which is more in keeping with the travel plan target.

Cycle parking provision for staff is in line with the outline condition. Visitor spaces are under the 66 required however the county acknowledge that patient and visitor cycling is likely to be low, but would want to see the situation monitored and ensure that provision is provided in the future if demand requires it.

With regard to the travel plan the County confirm that Papworth will be a part of the new campus wide travel plan, but there will still be a need for Papworth to provide a site specific plan that sits underneath. The County recommend that the applicant provide and agree a Travel Plan prior to the occupation of the development although it is acknowledged that the S106 states 6 months post occupation.

Following the review of the amended information the County's holding objection is removed.

Comments on the initial submission

- 6.13 There are a number of outline conditions and section 106 triggers in respect of transport that will be triggered by this development. The occupation of Papworth would also trigger the need for MSCP3 in accordance with the approved parking strategy for the site.

Details should be provided to show the development compares to the assumptions made within the transport assessment at the outline stage. Details of how the hospital operates and employee post code information has not been provided despite the end user being known. Staff postcode data would be a good indicator of staff transport patterns.

In terms of car parking provision the application identifies 608 spaces are to be provided in the MSCP2. There will be an additional 30 drop off spaces in front of the building. There are concerns that this level of parking is too great and the numbers exceed the targets what will be required through any subsequent travel plan approved through the Section 106 agreement. There needs to be further justification for the drop off spaces and detail on how they will be managed.

Confirmation is required that the 80% occupation figure is realistic in terms of working out the cycle spaces required. The number of visitor spaces by bicycle appears to be low.

There is a lack of travel plan information and more information should be provided now in terms of the framework travel plan. The County Council therefore object until the above issues are addressed.

Environment Agency

- 6.14 The Agency has no objection in principle to the proposal. The development must be carried out in accordance with the drainage strategy.

Health and Safety Executive

- 6.15 The gas pipe in the location of the site has recently been decommissioned and therefore there is no requirement for the HSE to be consulted.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.16 In conclusion, the layout and design of the hospital is outstanding, and there is every confidence that the project team are providing a safe and accessible environment with controlled access to the facilities within. Bollards close to the entrance and a security barrier for the service area are suggested to further enhance security.

Cambridgeshire Quality Panel (Meeting of 15 July)

- 6.17 The scheme has been to the Cambridgeshire Quality Panel on two occasions. The first was in 2012 as part of pre-application discussions during the PFI process and a number of queries were raised and recommendations made which were fed back to the applicant. The second meeting on the 15 July 2014 was a presentation to panel members after the contract was awarded and updated them on the evolving design. Appendix 1 provides the full minutes of the July 2014 meeting.

Disability Consultative Panel (Meeting of 29 July)

- 6.18 The Panel welcomed the proposal that was presented to them at the meeting, and offered the following comments:
- ☐ Addenbrooke's has a shortage of disabled parking spaces which should be taken into consideration.
 - ☐ Colour contrast between walls, floor and glass will be important as there is a lot of glass proposed.
 - ☐ Texture and colour should be considered in tactile paving.
 - ☐ Signage needs the appropriate lighting and be at eye level.
 - ☐ Blue badge drop off should extend beyond 20 minutes.
 - ☐ The Guided bus stops at 1945 which is inadequate for staff.
 - ☐ The internal plan addressed the problem with long corridors.

Cambridgeshire Fire & Rescue Service

- 6.19 The fire authority asks that adequate provision for fire hydrants be secured through condition or Section 106 agreement.

South Cambridgeshire DC

- 6.20 SCDC at a strategic level has recognised the decision to relocate Papworth's facilities since 2005, and within policy E/5 of the submitted local plan (para 8.18) are relevant in explaining the consequences and policy for the present site.

SCDC commented at the outline stage on various issues including the need for adequate landscaping as required in the Southern Fringe Area Development Framework. Providing that these matters are addressed then SCDC has no further comment to make.

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 One representation has been received from the following property:

☐ 12 Topcliffe Way

- 7.2 The objection can be summarised as:

- ☐ The proposal envisages using car parking capacity in a MSCP even though the parking capacity in the Forum is not yet built. This contravenes the parking strategy previously approved.
- ☐ The agreed parking strategy recognises the need over time to eliminate hospital related parking on adjacent streets/residential areas, and for the Councils to work with Cambridge University Hospital's Trust to ensure alignment of any necessary on-street controls.
- ☐ The agreed strategy proposes to provide adequate on-site parking and the New Papworth Hospital must be dependent on this strategy being carried out beforehand.

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. Design, Landscape and the Public Realm
3. Drainage and Utilities
4. Ecology
5. Transport
6. Amenity
7. Sustainability
8. Waste Strategy
9. Construction
10. Public Art
11. Archaeology
12. Planning Obligation Strategy

Principle of Development

8.2 In 2009 outline planning permission was granted for the expansion of the hospital site at Addenbrooke's (called the 2020 vision). The permission relating to the land to the west and south of the existing built up area, approved a further 215,000 square metres of floorspace for a range of uses including clinical research and treatment, in-patient treatment, biotech and biomedical research and development, and higher education use. The campus is referred to now as the Cambridge Biomedical Campus (CBC site)

8.3 As part of the outline approval a number of parameter plans were agreed which allocates certain uses within certain parts of the site and establishes a number of limitations with regard to design such as maximum heights.

Floorspace and proposed use

8.4 The proposed use is a hospital which falls under 'clinical research and treatment' (clinical in-patient treatment) as set out within the description of the outline permission. The floorspace (excluding plant and covered atrium) proposed is 33,300 sq metres, which falls within the ceiling set out, when combined

cumulatively with other consents (both approved and pending). See table in Appendix 2

Relationship with parameter plans

- 8.5 The proposal is sited between Robinson Way and Francis Crick Avenue and falls within two areas of Parameter Plan 1 (land use); the area set aside for clinical research and treatment, and a flexible area set aside for that same use OR biomedical and biotech research OR higher education/sui generis medical research institute uses. The proposed use is compatible with in both areas and is therefore compliant with parameter plan 1.
- 8.6 The site is limited to a height no greater than 36m above ground level by parameter plan 2. This same plan requires building facades facing north onto the 'circus' to exceed 60% of the plot width. The height of the main building is 32.68m above ground level and the main façade covers 61% of the overall frontage to the 'circus'. It is considered therefore that the proposal complies with the parameter plan.
- 8.7 Parameter Plan 3 limits the height of the building but also the height of any flues proposed. The building as specified above is less than 36m in height and the proposed flue (attached to the energy centre) is 44m in height. These heights sit within the approved development envelope. The proposal also complies with Parameter Plan 4 and 5 with respect to minimum heights and envelopes.

Outline permission conditions

- 8.8 There are a number of conditions attached to the outline consent that are required to be discharged prior to commencement of any development for each individual application coming forward at the reserved matters stage. These discharge of condition applications have come forward separately, but in parallel with, this reserved matters application. Where these are relevant to this application they have been referenced in the report.
- 8.9 It is considered that the principle of the development is therefore acceptable. It complies with the terms of the outline consent and it is in accordance with policies 5/15 and 7/4 of the Cambridge Local Plan. Policy 16 of the proposed submission

Cambridge Local Plan has also been used in formulating this recommendation.

Design, Landscape and the Public Realm

- 8.10 The site for the proposed New Papworth Hospital is located in the heart of the CBC extension and has frontages to both Robinson Way, the proposed 'Circus' and AstraZeneca's proposed scheme. The proposed scheme was presented to Cambridgeshire's Quality Panel on the 15 July 2014 and their comments have been addressed below and/or in paragraph 8.33 at the end of this section.

Height and Massing

- 8.11 The proposed building sits within the approved parameter plans, six storeys above ground in height. The building is not uniform on all six storeys the building varies in both footprint and material to help break up the massing and produce a more human scale.
- 8.12 The base or 'podium' of the building (ground and first floor) is faced in reconstituted stone which extends up through the building adjacent to the north and south entrances and provides an 'anchor' for the more lightweight glazed oval form. The glazed oval form (second to fifth floor inclusive) also provides for cut outs in the built form to create further visual interest and also allow daylighting of the linking corridors. The overall effect is to create a striking silhouette and a clear identity for the New Papworth Hospital, yet sit well within its existing and emerging context.
- 8.13 The energy centre sits adjacent to the building to the east and is largely single storey in height (above ground level). The flue associated with the energy centre extends up to 44m in height above ground level and presents a narrow profile to the east and west (2m) and is 9m wide when viewed from the north and south. The flue is well designed and although tall, is within the agreed parameters and will sit comfortably within the CBC, where many new and existing buildings carry the requirement to accommodate heavy plant loads.

Layout and Design

- 8.14 The layout of the new hospital has evolved from the need to provide for 'clinical adjacencies' providing an interdisciplinary environment for clinicians, specialist consultants and researchers to work together, and for movement of patients into, and around the building is optimised in terms of speed.
- 8.15 The differing departments, and how they all interrelate are explained in detail within the submitted design and access statement, which show how the 'building blocks' of the proposal have been put together.
- 8.16 The layout has responded to the constraints and sensitivities of a new hospital building providing for main entrance points from both the north side and south side responding to people travelling by car (south) and softer modes of travel (north). The building has been organised to enable an intuitive wayfinding strategy with a clear view from both entrance points to the main reception. At this point visitors will have three options: Outpatient will be directed through the main door to the east, Inpatients will be directed to the upper floors, and Catering/waiting which will be located to the west of the atrium. These areas will be assessable so that there is no requirement to use the reception area upon second visit.
- 8.17 The upper floors arranged in an elliptical form enable a variation in footprint to reduce the mass of the building but also has a positive effect in reducing the need for long corridors. Each of the top three floors is based around inpatient rooms facing either outward to the wider campus or inward to the central 'void'. The windows to the external façade will be full height glazed windows. Due to the acuity of the patients clinical oversight is key to the safe provision of clinical services. Nursing base points located central to the layout, along with internal room design and glazed ward walls achieves 100% oversight of patients.

Active frontages and interface

- 8.18 The design of the building allows it to connect into the surrounding key proposed public realm spaces with entrances positioned on the north and south elevations and a further connection to the west. A staff entrance is also proposed from

Robinson Way responding to the proposed cycle storage. It is considered that ground floor organisation of the building achieves a good balance between patient privacy and the desire to create surveillance and activity onto surrounding spaces. The location of the restaurant on the western elevation creates activity and surveillance of the key landscape and public realm area located to the west of the building.

8.19 Non-sensitive functions will be located on the northern elevation to provide some surveillance over the proposed 'circus' area. The main cycle park links to the northern side and this along with the proximity of the proposed Guided Bus stop provides an acceptable level of the activity and surveillance along this section of the building whilst maintaining patient privacy. Privacy of patients arriving and leaving by ambulance is an equally important consideration and the ambulance 'drop-off area' is located to the east of the southern patient and visitor entrance and will be well screened through the proposed landscape treatment.

8.20 Following on from the Cambridgeshire Quality Panel review and discussions with officers the patient and visitor entrances and corridors were realigned and adjusted in width to improve the legibility of the centrally positioned reception area.

Materials

8.21 Detail of the materials is subject to a condition (Condition 12) on the existing outline consent. Notwithstanding this, the proposal includes details of the materials 'concept' which is an integral part of the design. The 'podium' (ground and first floor) is dressed in reconstituted stone and gives a visually strong 'base' to the building. The upper floors is dressed in glass curtain walling allowing the building (along with the oval form) to be softer and blend into the landscape around.

Signage

8.22 The main signage for the hospital is proposed along the entrance canopies. Although a concept is shown on the plans the final wording, design and size is yet to be decided upon. A condition (Condition 1) is therefore suggested to ensure that the signage is in keeping with the elevational detailing and materials proposed.

Landscape

- 8.23 The proposed development will be situated with significant open space to the north and south of the building. The southern space forms part of this application and comprises open space, planting, and an amenity pond. This space will also accommodate the patient drop off and short stay parking area.
- 8.24 Condition 45 of the outline consent requires a landscaping scheme to come forward as part of a reserved matters application. The landscaping proposals submitted with this application provide for a mixture of planting which respond to the different character areas within the proposed scheme.
- 8.25 These areas can generally be divided into three areas: building approach and public realm, parkland planting and car park planting. The parkland planting proposes a native mix of Field Maple, Crab Apple, Pear and Cherry trees as well as specimen trees such as Blue Cedar and Tulip Tree. Common Alder and River Birch will be set around the edge of the pond. Pine Oak will be used around the drop off area to the front of the building. Italian Alder will be positioned between the building and the energy centre and cycle parking. There is no objection to these trees, however the information submitted falls short of the requirements of the planning condition set at the outline stage, and further detail is needed with regard to planting specification, tree pits and coordination with attenuation crates.
- 8.26 The planting around the building approach (London Plane) is welcomed although the planting of these trees in the public realm between the proposal and the future research Institute building is questionable in terms proximity to the building and design in respect of the building. Overall there has been enough detail provided to enable the concept to be supported, however in doing so a condition has been suggested (Condition 2) to require further detailed information.
- 8.27 The eastern side of the building fronts onto Robinson Way and benefits from a number of existing trees which screen the proposal from Robinson Way. Conditions 38,39 and 41 of the outline approval require details of these trees including confirmation of any trees to be removed. As a result of this proposal there is the need to remove some trees. None of these

trees are high quality individually, however it is considered that their collective role along Robinson Way has benefit to the streetscene. It is considered therefore as part of the condition above some replacement planting should be provided for which will re-enforce this tree belt along Robinson Way and will help part screen the energy centre and other plant from that street.

Public Realm

- 8.28 The drop off area creates a shared space to allow for vehicle movements within a high quality public realm. This approach is supported in design terms and achieves a clear and well-connected route from the south (MSCP) into the hospital that works in harmony with the architectural emphasis of the entrance. A 'blue light' route is proposed to a dedicated ambulance drop-off area which will also be the delivery access to the pharmacy. These two functions need a higher degree of privacy for both security reasons and patient dignity. Accordingly a landscaped area is proposed to the east of the entrance path that will provide the necessary level of screening to these two functions.
- 8.29 Following the Quality Panel review officers integrated the way the shared space worked within the landscape. The proposal was revised following officer and Panel comments and the final approach taken to this southern space has in officer's view achieved a good balance between accommodating the functional needs of users arriving on foot, by bicycle, car and ambulance and the need to create a high quality public realm to provide an appropriate setting for the new Papworth Hospital.
- 8.30 The 'Circus' located to the north and north-west of the new hospital is being progressed separately by the strategic land developer. Pre-application discussions involving all parties involved in this part of the CBC campus have taken place and accordingly there is a high degree of co-ordination between the emerging schemes.

Designing out crime

- 8.31 Consultation has taken place with Cambridge Constabulary's Architectural Liaison Officer (ALO) who is complementary on the design and layout of the hospital. The ALO considers that the project team are providing a safe and accessible

environment with controlled access to all the key facilities within.

Inclusive Access

- 8.32 The building is been designed taking all users into account. A lot of consideration has been put into wayfinding, taking in user feedback and lessons learnt from other hospital designs. The proposed development was presented to the Council's Disability Panel who were on the whole supportive of the approach.

Cambridgeshire Quality Panel

- 8.33 The Cambridgeshire Quality Panel reviewed the emerging proposal on 29 July 2014. The Quality Panel raised the following issues at the meeting which were (where necessary) acted on. The full minutes are attached as Appendix 1.

- (i) Panel raised the importance of good views for staff and visitors.

As set out in paragraph 8.17 each patient room has an external outlook with full height glazed windows. The working environment for the staff has been further improved through the integration of full height windows at the corridor ends allowing for daylight and views out for clinical staff. The generous atrium and restaurant area will ensure a positive experience for visitors.

- (ii) Could the roof at third floor level be used for amenity/healing space?

The space above the first floor was explored for additional space to aid healing. The applicants were not supportive of this as the roof top space would stand adjacent to the interstitial plant floor and would require a significant amount of health and safety equipment attached to the roof, ultimately it would not be good for healing space. The roof is being utilised as a brown roof which does bring drainage, ecological and sustainability benefits so the space is being used effectively for different means.

- (iii) The Panel questioned if there will be any electronic display in the waiting area in order for patients to feel more in control.

These details do not form part of the planning application as they are do not require planning consent. The applicant will work through this detail but will take on board the suggestion from panel.

- (iv) Wayfinding must be considered at this stage.

Wayfinding has been considered, and forms part of the integral design of the building. Section 10 of the Design and Access Statement goes into significant detail about how the strategy has been informed by the need to accommodate all users.

- (v) Using 'smart' technology to help change the way people travel.

These details do not form part of the planning application as they are do not require planning consent. The applicant will work through this detail but will take on board the suggestion from panel.

- (vi) Review the south entrance as there is current conflict between deliveries, ambulance, pedestrians and drop off.

The design of the space to the front of the building was reviewed post meeting and took into account further work on visitor numbers and anticipated appointment 'peak' times. Para 8.29 above concludes that this space now works well for all users.

- (vii) The Panel recognised that this is a strong scheme, highlighting that Papworth Hospital is a world leading hospital and praised the linked work with the evolving 'circus' scheme.

Officers agree that this is a strong proposal and are keen to ensure that the proposal integrates with the neighbouring scheme. A statement of collaboration has been received to support this.

- (viii) The eastern frontage should relate better to Robinson Way and that planning of the services and energy should be reviewed.

The eastern side of the proposal accommodates the service yard, energy centre and the cycle provision. While this is the 'functional' end of the building the elevational treatment of the energy centre, and the wall enclosing the cycle storage is still an important detail to get right. Para 8.27 above explains that the tree belt along Robinson Way will be retained and enhanced which will provide a soft buffer for the proposal.

- (ix) Panel recommended that quality external space is focused to the west around the pond and servicing and ambulance movement to the east.

Various options we explored post meeting with the applicants (these are identified in the D&A Statement). Officers are content see para 8.28 above that the final proposal is, on balance, the optimal solution when considering all the necessary constraints.

- (x) Panel noted the sustainability targets for the proposed development and noted that building regulations were set to change in the future and this will need to be taken into account.

Officers are pleased with the overall sustainability targets for the proposed developments. The application will have to deal with any relevant changes in future legislation if it relates to their development.

Quality Panel Conclusion

- 8.34 The panel were concerned about traffic conflict points and expressed the need for careful management of these areas. The Panel made specific recommendations which align with the issues raised above.

Overall Conclusion

- 8.35 The proposals for the new Papworth Hospital will create a distinctive and clearly identifiable building that accords with the

parameters approved as part of Outline Permission 06/0796/OUT and which fits into the emerging palette of materials on the CBC site. The scheme is therefore supported in design terms and satisfies Policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (2006).

Drainage and Utilities

Surface water drainage

- 8.36 Condition 17 of the outline approval requires a strategic site wide surface water strategy to be approved by the local authority. This strategy was approved on 22 November 2011. Condition 18 of the outline permission requires each individual reserved matters application to provide a detailed drainage strategy to feed into, and be consistent with the strategic document.
- 8.37 The detailed strategy confirms that the proposed site is not at risk of flooding, and ensures that the development does not increase run-off from the site beyond that which exists at present (greenfield runoff rate). The strategy concludes that the outfall off the site of the proposed development is 2 litres per second, per hectare (2l/s/ha) which conforms with the rate set within the strategic document.
- 8.38 The design has, where possible, included Sustainable Drainage Systems (SuDS) which enables the water quality to be improved as well as attenuating the flow. Within the landscape there will be lined gravel trenches and swales as well as depressions in the ground to within the grassed area to deal with some extreme events. The pond will also be designed to attenuate runoff and provide storage in 1:100 (+30% climate change) storm event.
- 8.39 In addition to the above, the scheme proposes permeable paving for car and ambulance parking spaces and a brown roof on the podium roof. Attenuation crates are proposed to store the remaining volumes of water in storm events. On the plans provided there is some conflicts between the attenuation crates and proposed landscape above ground. This would result in the proposed landscaping features failing. Officers are confident that the crates can be reconfigured to ensure that there is no

conflict, therefore requirement for this to be shown within Condition 2 is suggested.

- 8.40 The City Council's Sustainable Drainage officer has raised no objection to the proposed strategy subject to the condition suggested above. It is therefore considered that the proposal complies with the outline strategy and both local and national policy in this respect.

Water usage

- 8.41 The proposal includes sustainable measures to reduce water consumption, including use of gels and liquids for hygiene/hand washing, installation of water flow regulators/restrictors, use of water efficient equipment and installation of rainwater harvesting for irrigation and maintenance areas.

Foul drainage

- 8.42 The proposed buildings will be drained via a new foul water gravity network which will connect into existing discharge points on the western boundary of the site. Foul drainage from the basement will be lifted by a pump and associated rising main to adjoin the hospital gravity drainage.

Utilities

- 8.43 The hospital has been comprehensively designed to ensure that plant and utilities are used in an efficient and effective manner. The interstitial floor will accommodate plant and utilities allowing good access to plant and efficient connection to the two floors below and three floors above. This minimises the need for plant on the roof, and some plant is provided for in the basement also.

Ecology

- 8.44 A Site Wide Nature Conservation Management Plan was approved via condition 15 attached to the outline approval. Any reserved matters application is required to provide a detailed Nature Conservation Plan to show how it accords with the site wide strategy with specific ecological measures.

- 8.45 The management plan proposed with this proposal has been designed to encourage wildlife and improve biodiversity by the creation of a parkland, reminiscent of the existing Papworth site. The planting type and species proposed will create a number of habitats and diversity.
- 8.46 This will, in turn, be supplemented with the ecological benefits of the proposed pond providing breeding habitat for amphibians. The bank vegetation, along with the marginal and aquatic planting, will have a positive impact on foraging and shelter for a range of species. The reed bed within the pond will further enhance biodiversity for invertebrates and birds.
- 8.47 The proposed brown roof will be installed to create wildlife habitat, and provide potential nesting. The roof will include design aspects aimed to attract Black Redstart (a species with restricted distribution). The plan includes a table identifying the timing of the delivery for these measures and the plan has the support of the council's nature conservation officer. It is considered therefore that the proposal complies with the outline strategy as well as local and national policy in this respect.

Transport

Transport Impact

- 8.48 The outline application for the CBC site was accompanied with a full Environmental Statement which assessed the full impact of the development including the transport impact and secured through either the section 106, or planning condition, mitigation measures to ensure that the transport impact of the development is acceptable.
- 8.49 This transport assessment used trip generation figures derived from the annual Addenbrooke's Travel survey and provided a good level of information over trip generation (looking at the AM peak, PM peak, and 12 hour numbers) as well as the predicted modal share (those that arrive by bus, cycle, foot, car driver, car passenger etc.). The proposed re-location of Papworth was included in these figures, and the assessment assumed delivery of both the Addenbrooke's Access Road (AAR) and the Cambridge Guided Bus (CGB). The County Council accepted the assessment for the site.

8.50 As identified above, a number of measures were secured as mitigation for the proposed transport impact of the CBC development. Contributions were secured for the AAR and CGB which enhanced the strategic vehicular access to the site, as well as strategic public transport links. Payments were also secured through the Section 106 for the Southern Corridor Area Transport Plan and improvements to the nearby M11 junction. Through route traffic control was also controlled through the Section 106 as are travel plans and off site car parking (both discussed in more detail below). Furthermore condition 63 of the outline consent requires work to be carried out at the following locations:

- 1) Hills Road/Fendon Road/Robinson Way Roundabout.
- 2) Long Road/Trumpington High Street/Trumpington Road intersection
- 3) Queen Ediths Way/Mowbray Road/Fendon Road.

8.51 While the County Council had requested that an assessment be made at this reserved matters to compare against the outline assumptions this cannot be insisted upon, and as Papworth's relocation was assumed (and included within) the outline assessment failure to provide a comparative assessment at this stage could not reasonably be given as a reason to withhold permission. It is considered therefore that the impact of transport was sufficiently assessed and mitigated for at the outline stage.

Travel Plan Approach

8.52 A key aspect of the transport strategy on the CBC site is the approach to travel planning. Addenbrooke's has run a successful travel plan for a number of years and this is now evolving into a fully revised travel plan that recognises the importance of a partnership approach in delivering sustainable transport choices to the wider campus. Cambridge University Hospitals NHS Foundation Trust are the lead partner in this document however it has 'buy in' from all the main partners on the campus including Papworth Hospital.

8.53 The new travel plan, titled Caring for our Campus Commuters: Access to Addenbrooke's Plus will look to progress transport initiatives, with greater economies of scale across the wider

campus. Actions within the plan span across all modes of transport from walking, cycling and bus transport to looking at the use of the private car and reducing the need to travel.

- 8.54 The County Council had requested that a framework travel plan, identifying key travel plan themes and targets be submitted at this stage to provide comfort that targets can realistically be met, and that the document is available from first occupation. The applicants have not provided this, but are committed to the wider travel plan identified above which will provide for sustainable travel targets consistent with the existing campus. The applicant is obligated (through schedule 12 of the S106 agreement) to provide a travel plan, carry out a survey, and appoint a travel plan coordinator within 6 months of occupation. While officers would encourage the applicant to progress this travel plan as soon as is reasonably possible they cannot insist on the detail at this stage (given the terms of the existing agreement). The County Council acknowledge this in their revised comments.

Access Points

- 8.55 The proposed development has been designed to welcome staff and visitors from the south, using the MSCP and drop off area, as well as from the north which will likely be in point of entry for pedestrians and people arriving by bicycle. Visitors coming by bike will use the racks adjacent to the entrance points, staff will use the dedicated secure parking.
- 8.56 Blue light arrivals will have a dedicated area which will also be used for secure delivery to the pharmacy. Facilities management and servicing drop off will be within the servicing area to the east of the development.

Car Parking

- 8.57 The CBC site benefits from a parking management plan (secured through condition 6 of the MSCP permission 11/0780/REM) which details how parking spaces will be provided for as the masterplan evolves and how some of the lost spaces, through developments such as the Forum, will be compensated for. On the back of this management plan a parking strategy is updated every time there is a 'major

development change' (change in demand/ new provision provided of more than 100 spaces).

8.58 The most recent Parking Strategy (November 2013, but updated in April 2014) identifies how parking needs will be phased with spaces being created and being lost through particular developments. In respect of Papworth the strategy is relevant in the following ways:

- Papworth has been allocated 608 spaces (556 staff and 52 visitors) spaces within the recently opened MSCP2.
- MSCP2 currently compensates for parking displaced on the Forum site and previous spaces lost from car parks elsewhere (P and K1) and relocation of car park K2.
- Papworth Hospital opening will trigger the need for and opening of MSCP3 (opposite the Rosie Hospital to the south of Robinson Way).

8.59 This parking strategy (and the subsequent updates of the document) is key to managing the on-going parking changes/demands on the CBC site. The 608 spaces proposed for Papworth within MSCP2 has been earmarked in the strategy and this is consistent with the submitted proposal.

8.60 The 608 figure has been based on the outline planning condition stipulation (outline conditions 53 and 54) of 1 space per 72 square metres for staff and 1 space per 773 square metres for patients and visitors. 6% of spaces (37) blue badge spaces are set aside in accordance with policy and outline condition 55. This overall number (608) is however based on the overall floorspace (excluding plant and atrium space) assumed for the entire Papworth plot (which includes the research institute building which has not come forward as part of this application- see para 1.4). It is considered that parking spaces should relate to useable floorspace (consistent with that applied on application the LMB building 07/0651/FUL), but cannot at this stage include the research institute building.

8.61 It is therefore considered that 462 staff spaces should be allocated to the hospital, and that the further 94 spaces (resulting in the 556 staff space figure) should be allocated to the research institute building if/when one is approved, and final floorspace known. Of the overall 52 visitor spaces, 44 should be allocated to the hospital and 8 held back for the research

building. This is consistent with the strategic parking strategy as the research institute building is not listed within that document and therefore sits under the same 'banner' as Papworth within that document.

- 8.62 Although the number of spaces has been provided for in accordance with the condition requirements there is also an obligation for the applicants to achieve sustainable travel patterns through the proposed travel plan. If model targets are to be achieved consistent with the rest of Addenbrooke's (using the 2013 survey and the expected number of employees) then this would require approximately 442 spaces, twenty spaces fewer than using the outline application ratio.
- 8.63 Overall it is considered that there is sufficient parking earmarked for the development although the binding factor will be the travel plan limitations imposed through the Section 106. As the exact numbers of employees and travel plan targets will evolve as more information is known the number of spaces allocated could change (and reduce) over time. It is therefore considered that the 462 figure represents the absolute maximum number of spaces and that the final number of spaces shall align with the travel plan targets once known.
- 8.64 One third party representation has been received in relation to car parking citing concerns that the CBC is not being carried out in accordance with the approved strategy (referenced in para 8.58 above). Having reviewed the updated strategy the strategy is currently being carried out correctly, the opening of Papworth is dependent on another MSCP coming forward, something which will be taken forward with the strategic developer (an informative will be placed on the permission to this effect).
- 8.65 The concern from the resident extends to the fact that on-street parking resulting from staff/visitor overflow should be eliminated over time. This requires a realistic number of spaces provided on site, which officers consider the proposal does, but while still creating a sustainable development which reduces the need for the car in the first instance. Provisions still exist in the section 106 for monies to be available for controlled parking in the surrounding streets should that necessity arise.

- 8.66 Overall the number of spaces proposed through this application are consistent with the number set aside in the approved parking strategy, provided that parking associated with the research institute is included within that overall number. The travel plan agreed through the S106 will further evolve the numbers of staff who should be travelling to the site by car. The proposal therefore complies with the approved outline approval, strategic documents and policy 8/10 of the Cambridge Local Plan.
- 8.67 In addition to the long-term parking spaces within the MSCP the proposal includes 24 drop off spaces and 6 disabled spaces which are limited to a 20 minute maximum stay. These spaces are not intended to be additional parking spaces beyond those identified above, their role is to allow for patient drop off to avoid the need for patients to have to walk from the MSCP. The driver will, following drop off, either park in the MSCP or carry on their wider journey. This area will also accommodate taxi drop off and patient transfer mini-buses.

Cycle Parking

- 8.68 Conditions 56 and 57 of the outline planning consent require any reserved matters application to provide a summary of the Addenbrooke's Annual Travel Survey showing the current modal share for staff, patients and visitors cycling to Addenbrooke's along with the numbers of staff, patients and visitors visiting the building in any one typical day.
- 8.69 Condition 58 then requires applicants to calculate the number of staff (assuming 80% staff are on site at any one time) by the modal share for cycling (currently 31%) and add a further 10 percentage points to cater for cycling uplift through travel planning. A similar exercise is then carried out for visitors and patients (using anticipated numbers and the current modal shift). Each visitor space is assumed to be used three times daily.
- 8.70 These calculations result in the following demand: 378 spaces for staff, 18 spaces for patients and 48 spaces for visitors. The spaces for patients and visitors are based on 14% of modal share (10% over the 4% current modal share). The proposed development proposes 378 cycle spaces, and 30 visitor spaces. The 378 is consistent with the amount required through the

condition. The 30 visitor spaces is fewer than the required amount (66).

8.71 The cycle parking provision for staff, visitors and patients on the CBC site has been calculated using real life model share, with uplift to cater for an increase in cycling but in officer's views should still should use a common sense approach to numbers provided. Although fewer visitor spaces are proposed than required through the condition given the type of patients and visitors to this hospital the model shift will be low (similar if, not less than the 4% current), and certainly won't increase 10 percentage points to 14%. It is considered therefore that the 30 spaces proposed exceeds the current model shift (4% would require 22 spaces) and is therefore acceptable. There is adequate space on site for additional spaces should demand exceed the proposed amount- this would be monitored through travel planning.

8.72 The detail of the cycle parking itself is covered by condition 59 of the outline consent. These details have been submitted which shows the location of the cycle facilities and confirms that they are secure and spaced adequately in accordance with standards. The 378 spaces are made up of predominantly Sheffield stands (approximately 65%) with around 35% of spaces being provided as double stacked provision. For a development such as this, this ratio is considered acceptable and has the support of the cycling officer. The proposal is therefore in accordance with policy 8/6 of the Cambridge Local Plan and the conditions set out in the outline permission.

Public Transport

8.73 The Papworth proposal in itself will be well served by the CGB through the provision of a new bus stop within the circus to the north. Strategically the CBC site is well served by public transport with a number of bus routes running through the site, and Babraham Park and Ride in close vicinity.

Amenity

Noise and Odour

8.74 The proposed development does not sit adjacent any residential development, however to protect any new development on

adjacent land, the Addenbrooke's treatment centre on the opposite side of Robinson Way, and the hospital rooms proposed here, noise levels resulting from proposed plant needs to be considered acceptable for the development to be supported.

8.75 At this stage, the final design and type of plant is not fully known, therefore the noise assessment provided establishes noise levels at the agreed boundaries for the final plant to work within. Fixed mechanical plant for the hospital is to be situated in the interstitial floor (level 2) for air handling plant, in the basement for pumps, tanks and medical gas compressors, and in the energy centre for boilers and combined heat and power (CHP) equipment. The limit for the final plant to work within is to ensure that the noise at the boundary of the premises is less than or equal to the existing background level. A condition (Condition 6) is therefore suggested. Conditions (conditions 8 and 10) are also suggested to ensure that emergency plant, and kitchen odour extract, adheres to acceptable criteria also.

8.76 Subject to these conditions being implemented and adhered to it is considered that the proposal complies to Local Plan Policy 4/13.

Air Quality

8.77 The application has provided an air quality assessment to look at the impact of the proposal on air quality levels. The modelled increase in levels of nitrogen dioxide within the report is of concern to environmental health officers. Although air pollution levels would remain below the national objectives of annual average 40 micrograms per cubic metre, the process contribution of up to 3.1 micrograms per cubic metre increase is still quite a high figure. Nitrogen dioxide can be harmful to health at levels below the objective, which is important given the sensitive setting of a hospital. More energy supply units are in the pipeline for the Addenbrookes site, with the EIC already having an extant planning permission, so this energy centre cannot be considered in isolation, but in the context of the cumulative impact.

8.78 Technical officers suggest that as an increase in flue height is not possible (due to parameter plan constraints) then there will be a requirement for emissions abatement, and subsequent

monitoring of that equipment. In conclusion, while the levels of emissions from the proposed energy centre in the assessment appear unacceptable as they currently stand the levels can be reduced through abatement equipment to a level that could be considered acceptable. Conditions are therefore suggested for an updated report when the final plant, fuel source and abatement equipment have been selected which will need to be within specified limits within the condition (condition 3), along with a condition to monitor the outputs on an on-going basis (condition 4). With the successful imposition and adherence of these conditions it is considered that the proposal complies with policy 4/13 and 4/14 of the Cambridge Local Plan.

Lighting

- 8.79 A condition on the outline application requires details of the lighting proposals to be submitted and approved by the local authority. This assessment will be made independently of this application, but work on any lighting scheme associated with the development will not be able to commence until the outline condition has been discharged.

Contamination

- 8.80 Parallel with this application the applicants are looking to discharge the existing outline condition with regard to contamination. This assessment and decision will be made independently of this application, but work on this proposal will not be able to commence until the outline condition has been discharged.

Sustainability

- 8.81 Both the Sustainability Statement and the Design and Access Statement submitted with the application set out the approaches that have been taken to integrate the principles of sustainable design and construction into the design of the new Papworth Hospital. The Sustainability Statement sets out that the general approach to sustainability has been to integrate sustainable principles from the start of the design process.
- 8.82 Orientation of the building ensures that patient rooms and other areas benefit from natural light. This has been balanced by the need to minimise excessive summertime solar gain, which is to

be achieved through the use of solar control glazing and the use of interstitial blinds set within the triple glazed units on the south and south-east through to south-west elevations.

8.83 The proposal integrates measures to help the scheme adapt to future changing climate, which, in addition to the measures referenced above to regulate temperatures, includes a large area of open landscaping and water feature to provide urban cooling and the use of rainwater harvesting to supply maintenance areas and irrigation of the grounds. As identified in paras 8.38 above SuDS have been integrated into the scheme and measures to reduce water consumption.

8.84 A number of commitments in relation to construction materials have been made including sourcing materials from local businesses, the specification of a minimum of 20% recycled content of building materials by material volume (26% currently being achieved), measures to minimise the volume of construction waste, and the target to recycle at least 95% of waste by mass of demolition and construction waste.

BREEAM

8.85 Condition 37 on the outline consent requires buildings to be constructed to BREEAM level 'very good'. The building as proposed aspires to achieve 'excellent', which is welcomed. The Design and Access Statement makes reference to a current BREEAM score of 75.3%, which equates to an 'excellent' rating. In accordance with the outline condition, a detailed BREEAM pre-assessment needs to be submitted prior to development of the building. The outline approval requires a 'very good' level, however the applicants have, in justifying a separate energy centre (See below), stated that one of the main reasons is to achieve BREEAM 'excellent'. A condition (condition 5) is therefore suggested to ensure this is achieved if the separate energy centre is built.

Renewable Energy

8.86 The scheme has a requirement to meet a minimum of 10% of its energy requirements from the use of on-site renewable energy (Condition 35 of the outline consent), measured in terms of reduction in carbon emissions.

- 8.87 The Sustainability Statement includes an energy report setting out the hierarchical approach to reducing carbon emissions in order to exceed current Building Regulations requirements, an approach that is fully supported. In addition to the Council's renewable energy requirement, the applicant has been set a number of ambitious targets related to energy use by the Papworth Trust. Of the energy requirement of the hospital, 40% of this energy is to be generated through the use of renewable energy, namely the use of ground source heat pumps and biodiesel Combined Heat and Power (CHP). Sustainable sourcing of the biodiesel is a particular issue, and the applicant has confirmed that the biodiesel to be used is likely based on used cooking oil (although still to be confirmed through condition), an approach which is supported.
- 8.88 In respect of the level of carbon reduction being achieved by the proposal, it is predicted that the combined use of the ground source heat pumps and the CHP will reduce carbon emissions by 1,346,727 Kg/CO₂/annum, which when set against the baseline emissions equates to a 21% reduction. This approach, which exceeds the Council's minimum 10% requirement, is fully supported.

Separate energy centre

- 8.89 The proposed development proposes a separate energy centre within this plot, additional to the Energy Innovation Centre already approved on the wider site. The applicant has set ambitious tight energy and carbon targets alongside a BREEAM 'excellent' target for the New Papworth Hospital (this goes beyond the requirement in the outline permission for 'very good'). In order to meet these targets, the newly proposed standalone energy centre utilises biodiesel CHP and Ground Source Heat pumps which combine to give a low energy and low carbon primary energy mix. The proposed on-site plant mix can therefore successfully deliver a low carbon and energy solution allowing the applicant to exceed their set energy and carbon targets. The onsite plant mix proposed will also allow the proposal to obtain a minimum of 6 BREEAM credits ensuring that the scheme meets its BREEAM 'excellent' target.
- 8.90 Furthermore, the separate energy centre will also provide a security of power supply to the hospital allowing it a very high level of resilience to undertake its clinical activities. Given the

nature of the clinical activities which will take place in this hospital (heart and lung transplants), it is imperative that the operation of the hospital can rely on this security of supply.

8.91 In conclusion the combined ability for the hospital to successfully meet and exceed carbon, energy and BREEAM targets, alongside the critical need to provide a security of power supply suitable for the nature of the Hospitals clinical activities makes this standalone energy centre on balance the most appropriate solution for providing power to the New Papworth Hospital and provides sufficient justification for the separate energy centre. In accepting this separate energy centre it is considered that a condition for the hospital to secure BREEAM excellent is justified. The proposal is compliant with Local Plan policy 8/16 and 8/17.

8.92 Notwithstanding the above if the Energy Innovation Centre were to be delivered in a similar timeframe to the hospital itself, and energy plant mix was compatible, there would still be the potential for the hospital to connect into the EIC. The same condition suggested above provides a way of formalising this to ensure that any implications are controlled, and that BREEAM 'very good', the level stipulated at outline stage, would be accepted.

Waste Strategy

8.93 Condition 32 of the outline consent requires the details of waste storage for both trade waste and storage to be submitted and approved prior to any development of a building.

8.94 Waste will be stored and collected via the service yard at the eastern end of the building ensuring secure and efficient collection of waste. Waste will be stored within the 'facilities management' area proposed within the basement.

8.95 A full waste management policy for the hospital has been submitted to enable discharge of this condition 32. In line with EU waste management regulations and technical guidance from NHS Estates management of differing types of waste are dealt with in different ways. The strategy submitted identifies how waste such as clinical, domestic and recycling and confidential waste will be dealt with, along with sensitive aspects such as

hazardous waste and radiological/radioactive waste will be removed.

- 8.96 This assessment and decision will be made independently of this application, but work on this proposal will not be able to commence until the outline condition has been discharged.

Construction

- 8.97 As a reserved matters application pursuant to the outline consent the construction of this proposal will have to follow the agreement procedures within the Construction Environmental Management Plan (CEMP), approved at the outline stage through condition 22. In addition to this, condition 23 of the outline consent requires a site specific Construction Method Statement to be submitted prior to commencement of development. This will help control the construction process in terms of local impacts and residential amenity. This assessment and decision will be made independently of this application, but work on this proposal will not be able to commence until the outline condition has been discharged.

- 8.98 Hours for construction work are limited to 0700hrs to 1800hrs Monday to Friday, 0800 to 1300 Saturday and at no times on Sunday or public holidays. The same hours apply to deliveries for the purpose of construction. (Conditions 26 and 27 on the outline consent).

- 8.99 The Detailed Waste Management Plan for construction has been submitted for condition discharge (outline condition 24). This assessment and decision will be made independently of this application, but work on this proposal will not be able to commence until the outline condition has been discharged.

Public Art

- 8.100 As part of the strategic approval a public art strategy has been approved for the wider site which focuses on two main 'strands'. The CBC Artist In Residence (AIR) programme and the Circus Public Realm Commission. This proposal is deemed to have 'paid into' these strands which formed the strategic approval and therefore there is no requirement for individual reserved matters applications to input beyond this. The evolving design

for the Circus is currently taking place which will include the main public art for the campus.

8.101 Notwithstanding this, the public art strategy does however encourage further art commissions and interventions funded by stakeholders, and in this context the applicants have come forward with public art proposals of their own. An arts strategy has been submitted which identifies the theme of the 'living building' and the importance of engaging the five senses for positive health and wellbeing. This theme will run through the AIR, as well as embedded arts (examining opportunities for art on the building façade and entrance area), as well as curated programmes such as a print collection and temporary events and exhibitions. The proposal therefore complies with the public art strategy approved at the outline stage. A condition is suggested (condition 12), which will require a public art delivery plan to agree the final works. This should include the process for agreement of the art and clearly set out the role the project steering group/local authority/Council's Public Art panel have in the process.

Archaeology

8.102 An archaeological investigation was secured as part of the outline approval and has been undertaken for this site in advance of the planning application. The main phase of excavation has now been completed. Post excavation assessment is the next step which will involve specialist assessments to be undertaken.

Planning Obligations

8.103 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 the recommendation in relation to the Planning Obligation for this development officers have considered the above requirements

- 8.104 This application is a reserved matters application pursuant to an outline consent that was approved with a section 106 agreement. Below is a summary of the mitigation measures were necessary as a result of the proposed development.

Transport

- ☐ Monies secured towards the Addenbrooke's Access Road (phase 1 and 2)
- ☐ Monies secured towards the Southern Corridor Area Transport Plan.
- ☐ Monies for M11 junction improvements
- ☐ Monies towards the Cambridge Guided Bus
- ☐ Monies towards the Cambridge Guided Bus revenue
- ☐ Monies towards local transport initiatives
- ☐ Requirement for travel plan
- ☐ Control of through traffic
- ☐ Limitation of off plot car parking
- ☐ Parking survey contribution
- ☐ Parking management contribution
- ☐ Off site highway works at Trumpington Rd and Fen Causeway

Public Art

- ☐ Monies secured to carry out the public art strategy

S106 monitoring

- ☐ Monies towards performance monitoring

Landscape/ Ecological improvements

- ☐ Monies towards ecological mitigation measures at Nine Wells
- ☐ Off-site landscaping

Proposed occupiers

- ☐ Requirement for future occupiers to agree they fall under the terms of the local plan policy prior to application submission.

Planning Obligations Conclusion

- 8.105 The outline permission secures adequate mitigation for all the entire build out of the CBC site. Some of the provisions above will be triggered when certain milestones in floorspace are passed. Ultimately there is no requirement for any additional S106 measures on the back of this application as it falls entirely within the parameters of the outline approval.

9.0 CONCLUSION

- 9.1 The proposal sits within the outline consent and has been developed in line with approved parameter plans and site wide strategic strategies, and has evolved further through detailed discussions with officers at the local authority. The design of scheme is well considered and will be a high quality building befitting of Papworth's reputation as a leading hospital. The proposal follows on an exemplar approach to sustainability that goes beyond the measure set in the outline approval. The proposal complies with the approved development plan and is therefore recommended for approval.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. Prior to the erection of any signage on the buildings hereby approved, details of the signage identifying the proposed location(s) size, wording and materials of the signage shall be submitted to and approved by the local planning authority. The signage shall then be carried out in accordance with the approved details.

Reason: To ensure that the signage complements the design approach to the building (Local Plan Policy 3/4)

2. Prior to the commencement of development except underground enabling works a landscaping scheme shall be submitted which shall include:
 - a. Planting plans and written specifications for hard and soft landscaping,
 - b. Cultivation proposals for maintenance and management associated with grass establishment,

- c. Details of the mix, size, distribution, density and levels of all trees/hedges shrubs to be planted and proposed time of planting.
- d. Tree pits showing size and type of pit including coordination with any below ground utilities.
- e. Coordination of the landscape with above and below ground drainage features such as attenuation crates.
- f. A strategy for the replacement planting for any trees removed on Robinson Way.

The approved landscaping scheme shall then be carried out in accordance with the approved details within the phasing agreed through outline condition 46.

Reason: In order to ensure that the landscaping proposals are complementary to the design of the building and can succeed within their setting (Local Plan Policy 3/11)

- 3. Prior to commencement of the development, details of the fuel source and plant associated with the energy centre, including any abatement mechanism or plant shall be submitted to and approved in writing by the Local Planning Authority.

An air quality assessment using dispersion modelling shall be carried out and submitted to the local authority to demonstrate that the stack height and abatement scheme are sufficient to prevent emissions having a significant negative impact on ambient levels of nitrogen dioxide (NO₂) and particulate matter (PM₁₀).

The proposed scheme to be submitted shall ensure that resulting emissions do not result in an increase in the annual average level of more than 1 microgramme per cubic metre of nitrogen dioxide and 1 microgramme per cubic metre of particulate matter.

The scheme as approved shall be fully carried out in accordance with the approved details before first occupation and shall be thereafter retained.

Reason: To minimise the impact of the development on air quality. Local Plan Policy 4/14

4. Prior to the instalment of any plant within the energy centre a methodology for monitoring the above emissions shall be submitted to and agreed with the local planning authority. The development shall then be maintained and monitored in accordance with the approved details.

The plant equipment shall be monitored post-installation for a proving period of every 3 months for 2 years to demonstrate compliance with the emissions limits, using UKAS accredited methods. Monitoring shall take place every 12 months thereafter and annual reports shall be submitted to the local authority for the lifetime of the plant, or until the local authority confirms in writing that the report is no longer necessary.

If monitoring results show levels beyond those expressed in the condition 3 above, a method statement to bring the levels back to the limits expressed shall be submitted to and approved by the local planning authority. Works shall then be carried out as approved and monitored.

The plant and the abatement equipment shall be associated with a written schedule of maintenance, which shall be submitted prior to installation. Annual maintenance reports shall be submitted to the Local Authority Environmental Health Department.

Reason: To ensure that emissions do not adversely impact on air quality. Local Plan Policy 4/14

5. Prior to any development in respect of the energy centre building approved herein, a statement confirming whether the development will either;
 - a) provide a separate energy centre approved as part of this permission, or
 - b) use the adjacent Energy Innovation Centre.

This Statement shall be submitted to the local planning authority and;

In the event of (a) above, the development shall be delivered to a minimum of BREEAM 'excellent' and upon receipt of the final certificate for the building a copy shall be submitted to the local planning authority for their records.

In the event of (b) above prior to any development of the energy centre changes to the energy centre building design and/or plant shall be submitted to and approved by the local planning authority for approval, and the development shall be delivered to a minimum of BREEAM 'very good' and upon receipt of the final certificate for the building a copy shall be submitted to the local planning authority for their records.

In the event of (b) above prior to occupation of the hospital evidence shall be submitted to the local planning authority to demonstrate that a physical connection to the Cambridge Biomedical Campus Energy Innovation Centre and its associated energy network has been installed. This should include a plan showing the pipe route and connection point to the wider network, high level technical specification and date of implementation and connection.

The development shall then be carried out in accordance with the approved plans and levels of BREEAM as identified above.

In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. The uplift of BREEAM from very good to excellent is required as justification for the separate energy centre proposed. (Local Plan Policy 8/16)

6. Prior to occupation, a scheme to minimise the level of noise emanating from plant including the VIE associated with the development shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall ensure that the rating level of the noise at the boundary of the premises hereby approved (having regard to noise sensitive premises) is less than or equal to the plant noise limits for positions 1, when relative to the Addenbrooke's Treatment Centre building and position 2 for all other boundaries as shown in Table 1: Lowest measured background noise levels and plant noise limits on page 10 of the Noise Statement by SRL dated 23 October reference: C/12938A/T048b. The scheme as approved shall be fully implemented before first occupation.

Reason: To protect the amenity of nearby properties. Local Plan Policy 4/13

7. Prior to occupation a post construction / installation verification / completion report for the development to incorporating details of the plant installed, including the emergency generators, and demonstrating compliance with the approved noise insulation scheme shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation/attenuation scheme as approved shall thereafter be maintained in accordance with the approved details and shall not be altered without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of nearby properties. Local Plan Policy 4/13

8. Before the development hereby permitted is occupied, a scheme for the insulation of the building(s) and/or emergency generator plant in order to minimise the level of noise emanating from the said building(s) and/or emergency generator 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. The scheme shall include the following:

(i) Generator - Use

The generator shall only be used in the event of mains power failure or in accordance with (ii) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment.

(ii) Generator - Hours of Running for Maintenance

Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and no time Sunday or Public Holidays.

Reason: To protect the amenity of nearby properties. Local Plan Policy 4/13

9. There shall be no deliveries to, or refilling of, the vacuum insulated evaporator (VIE) plant other than between the hours of 0700hrs and 1900hrs.

Reason: To protect the amenity of nearby properties. Local Plan Policy 4/13

10. Before the development hereby permitted is commenced, except for underground enabling works details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

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

11. Prior to occupation a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that development parcel.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (Policies 3/7, 3/12 and 8/18 of the Cambridge Local Plan).

12. Prior to occupation details of the final public art proposals in the form of a public art delivery plan shall be submitted to and approved in writing by the local planning authority. The public art proposals shall be carried out in accordance with the approved details and within the timescales specified in the agreed document.

Reason: To ensure the adequate provision of public art on the site (Policies 3/7 of the Cambridge Local Plan).

13. The development shall be carried out in accordance with the following approved drawings and technical documents.

NPH-HOK-0-AP-LL-PP-00-1001	REDLINE
NPH-HOK-0-AP-LL-PP-00-1002	LOCATION PLAN
NPH-HOK-0-AP-LL-PP-00-1003	SITE ACCESS PLAN
NPH-HOK-0-AP-LL-PP-00-1004	SITE ACCESSIBILITY PLAN
NPH-HOK-0-AP-LL-PP-00-1005	SITE KEY DIMENSIONS PLAN
NPH-HOK-0-AP-LL-PP-00-1006	EXISTING SITE LEVELS
NPH-HOK-0-AP-LL-PP-00-1010	LANDSCAPING KEY PLAN
NPH-HOK-0-AP-LL-PP-00-1011	ENLARGED PLAN, LANDSCAPE GA - WEST
NPH-HOK-0-AP-LL-PP-00-1012	ENLARGED PLAN, LANDSCAPE GA - EAST
NPH-HOK-2-AP-ZZ-PP-00-1021	DEPARTMENT STACKING DIAGRAM
NPH-HOK-2-AP-B1-PP-00-2001	FLOOR PLAN - BASEMENT
NPH-HOK-2-AP-0-PP-00-2002	FLOOR PLAN - GROUND
NPH-HOK-2-AP-1-PP-00-2003	FLOOR PLAN - FIRST
NPH-HOK-2-AP-2-PP-00-2004	FLOOR PLAN - SECOND
NPH-HOK-2-AP-3-PP-00-2005	FLOOR PLAN - THIRD
NPH-HOK-2-AP-4-PP-00-2006	FLOOR PLAN - FOURTH
NPH-HOK-2-AP-5-PP-00-2007	FLOOR PLAN - FIFTH
NPH-HOK-2-AP-RA-PP-00-2008	FLOOR PLAN - ROOF ACCESS
NPH-HOK-2-AP-RF-PP-00-2009	FLOOR PLAN - ROOF
NPH-HOK-2-AP-0-PP-00-4001	ENTRANCES
ACCESSIBILITY 1/2	

NPH-HOK-2-AP-0-PP-00-4002 ENTRANCES
 ACCESSIBILITY 2/2
 NPH-HOK-2-AP-XX-PP-00-5001 EXTERIOR ELEVATIONS
 NORTH-SOUTH
 NPH-HOK-2-AP-XX-PP-00-5002 EXTERIOR ELEVATIONS
 EAST-WEST
 NPH-HOK-3-AP-ZZ-PP-00-5003 ENERGY CENTRE
 NPH-HOK-3-AP-ZZ-PP-00-5004 GAS GOVERNOR
 ENCLOSURE
 NPH-HOK-2-AP-XX-PP-00-7001 SECTION AA & BB
 NPH-HOK-2-AP-XX-PP-00-7002 SECTION CC & DD
 NPH-HOK-2-AP-ZZ-PP-00-8001P02 EXTERIOR DETAIL -
 PAVEMENT LIGHT
 NPH-HOK-0-AP-XX-PP-00-X001 SITE MASSING VIEWS 1
 NPH-HOK-0-AP-XX-PP-00-X002 SITE MASSING VIEWS 2

Drainage Strategy NPH-STL-01-RP-XX-CD-92-0061
 Ecology Statement 3 September 2014
 Noise Statement C/12938A/T048b

Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

INFORMATIVE: Underground Enabling Works

Underground enabling works for the purpose of the above conditions is defined as earth movement, site preparation, digging out of basement area and piling (instalment of pile caps and ground beams).

This is because enabling works and piling in the instance of this approval, will not prejudice the discharge of conditions worded as 'prior to the commencement, except for underground enabling works'.

INFORMATIVE: Plant noise insulation

To satisfy condition 6 (Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant and equipment including the VIE, 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: Emergency or Backup Generator

To satisfy the backup generator condition the noise level from the generator associated with this application should not raise the existing background level (L90) by more than 5 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Only in exceptional circumstances where the applicant has shown that the above cannot be achieved and the need is for real emergencies (e.g. hospital operating theatre or emergency services) an increase of not more than 10 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises may be applied.

INFORMATIVE: Kitchen Odour/Fume Filtration/Extraction

To satisfy standard condition C60 (Odour/Fume Filtration/Extraction), details should be provided in accordance with Annex B of the, "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems," prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:

<http://webarchive.nationalarchives.gov.uk/20130123162956/http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf>

INFORMATIVE: Health and Safety

As parts of the development are intended to be run as businesses, the applicant is reminded of their duty under the Construction (Design and Management) Regulations 2007 to ensure that the that all significant risks related to the design and operation of the premises are minimised. Contact the Health and Safety Executive for further information on 03000 031747.

INFORMATIVE: Food Safety

The applicant is reminded that under the Food Safety Act 1990 (as amended) the supermarket and any other premises run as a food business will need to register with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that food areas including food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: Approved CBC Parking Strategy

Attention is drawn to the current Updated Parking Strategy which requires the opening of MSCP3 to allow the opening of Papworth Hospital. This will be drawn to the attention of the strategic land developer by the local authority.

Appendix 1- Cambridge Biomedical Campus Approved Floorspace

Floorspace Type	Biomedical and Biotech R&D (B1(b))	Clinical research and treatment (D1 and/or clinical in-patient	Clinical research and treatment (D1 and/or clinical in-patient treatment) OR Higher Education OR Sui generis medical	Biomedical and Biotech R&D (B1(b)) OR Clinical research and treatment (D1 and/or clinical in-patient	Total
Approved by outline permission Square metres	115,000	60,000	25,000	15,000	215,000
LMB Building (07/0651/FUL)	25,209	-	-	-	25,209
New Papworth Hospital (14/1411/REM)	-	33,300	-	-	33,300
AstraZeneca (14/1633/REM)	59,821	-	-	-	59,821
Total Approved	25,209	0	0	0	25,209
Total Pending	59,821	33,300	0	0	93,121
Total remaining	29,970	26,700	25,000	15,000	96,670

Key	
Approved	
Pending	



CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Papworth Hospital

Date: 15th July 2014

Venue: Castle Court Rooms 3B1/3B2, Cambridgeshire County Council, CB3 0AP

Time: 09:30- 12:30

Quality Panel Members

John Worthington (chair)

Lynne Sullivan

Simon Carne

George Hazel

Stephen Platt

Panel secretariat and support

Judit Carballo – Cambridgeshire County Council

David Carford – Cambridgeshire County Council

Local Authority Attendees

Mark Parsons – Principal Planning Officer, Cambridge City Council

Jonathan Brookes – Principal Urban Designer, Cambridge City Council

John Evans – Planning Officer, Cambridge City Council

Applicant and Representatives

Ian Fleet – Senior Designer, HOK

Stephen Herbert – HOK

Jon Akers Coyle – Landscape Architect, Gillespies

Ben Stalham – Planning Director, GL Hearn

Phil Champion

Ken Bremer – Addenbrooke's Trust

Richard Spencer

Alison Davies



1. Scheme description and presentation

Architect/Designer HOK/Skanska

Applicant Papworth Hospital NHS Foundation Trust

Planning status Pre application stage

2. Overview

Outline approval (for application 06/0976/OUT) was granted in October 2009 for the Cambridge Biomedical Campus (CBC). This covers a total area of 29 hectares and includes the land west of the existing Addenbrooke's campus up to the railway line and land to the south. Approval is for up to 215,000 sqm floorspace for research or treatment and related support activities.

The New Papworth Site is located fairly central to the Cambridge Biomedical Campus (CBC), to the north of the new multi-storey car park and to the south of the new 'High Street' which will in turn link in with the Circus and the Piazza. Cambridge Medipark Ltd (CML) are responsible for bringing forward the Circus and Piazza. The Circus is a substantial area of public realm and will include significant public art.

Early in 2012 the City Council officers considered two pre-application schemes for the new Papworth Hospital as part of the PFI process. The pre-application process included a presentation to the Cambridgeshire Quality Panel, and input from all technical officers at the City and County Council for both schemes. Two separate letters were issued in March 2012 giving informal officer views to feed into the PFI assessment. The Skanska scheme was, in general, viewed positively by officers, although some concerns were expressed by Panel.

Skanska was appointed preferred bidder for the delivery of the New Papworth Hospital on the 4 July 2014. The New Papworth Hospital (NPH) will provide facilities in Cardio Vascular treatment and care, comprising the following:

- World class centre on the Cambridge Bio-medical Campus
- High quality of design (including quality materials and active frontages for buildings) and public realm.
- Sustainable design and construction (to a minimum standard of BREEAM "Excellent").
- Renewable energy provision to help towards site-wide targets.
- Waste management and recycling.
- Transport and on-site parking (including bicycle parking provision).
- Care for below ground archaeology.
- Ecology and micro-climate.
- Drainage and flood risk.

It is anticipated that a planning application for this scheme will be submitted in September.



3. Cambridgeshire Quality Panel views

Introduction

The Panel welcomed the opportunity to see the scheme again after Skanska had won the bid in 2012. However, the Panel highlighted that little change has been produced comparing the scheme to what was seen before and questioned how constrained the architects were to make changes after the bid.

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the closed session discussions.

Community

The Panel raised the importance of patients' good views to green areas and for staff and visitors the importance of a good daylight inside the building.

There is potential to create a healing environment on the flat roof section (at 3rd floor level). The Panel recognised that the clinical efficiency is important but that the environment plays an important role in the healing process. The Panel noted that if people are well enough they shouldn't be at Papworth but considered that both aspects should be taken into account. The applicant explained that when people start to get better they will go elsewhere. The average stay of a patient is between three and five days.

The applicant explained that nurses have eye contact with all patients in order to better monitor patients and reduce the time that nurses spend walking around the building. The most important thing is the clinic's functionality. Whilst the toilets in each patient's room are located on the outside large windows allow plenty of daylight in and are aligned so a patient can view the outside from their bed.

Display information of appointments for patients and visitors is essential not only for a welcoming environment but also in order that patients can feel they are in control. Therefore, the Panel questioned if there is any provision of electronic display in the courtyard waiting area.

The Panel noted importance of the relationship of Papworth Hospital with the research building and the connections to Addenbrooke's. The applicant explained tunnels will connect the buildings. Taking into account the wider masterplan is a key aspect to have a successful scheme.

Connectivity

The new Papworth Hospital forms part of the Cambridge Biomedical Campus. The Panel noted that, overall the CBC, is well connected. Papworth hospital will have the Busway to the north where a bus stop will be located. The Panel noted that the applicant is currently having conversations with the developers of the Circus and Piazza to agree its final location.

The Panel made the following recommendations:

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- Consider *wayfinding* and signage at this initial stage
- Look at the management plan and the way the way that future mobility (smart technology) is going to change the way we travel. People would like a personal movement plan, by for example announcing arrivals by text or directing people to the waiting area or by telling that appointments are on time, etc.
- Review the south entrance, there is a conflict between deliveries, ambulance, pedestrians and the drop-off area. It is necessary to explore further options to minimise these conflicts.

The three points above link together and there is an opportunity to do something special in terms of operation. The Panel questioned if it were possible to move the drop off space to the east.

The Panel noted that there is a dedicated staff entrance from the east and that staff parking will be allocated in the multi-storey car park. Cycle Parking is located to the north east corner of the building, well connected to the Circus.

Character

The Panel recognised that this is a very strong scheme, highlighting the fact that Papworth Hospital is a world leader hospital. The Panel praised the linking of the landscape with Gillespies proposals. The Panel questioned the off axis entrance tower and the handling of the South entrance.

The Panel questioned if the building's expansion is still an option in order to upgrade the clinical function and spaces. The applicant explained that there are currently two strategies:

- Expand into soft administration areas on the ground and first floors
- Build additional floors

The Panel would have liked to see some numbers regarding space, people and movement, in order to anticipate how many people will be using the facilities. In the same way, there is a very large restaurant, therefore the Panel questioned if the proportion is right. It was noted that the restaurant/café will be open all day. The architect explained that they are currently tracking people's movement. It is anticipated that around 1000 staff will be accessing the building on daily basis.

The human scale of the building is very important. The Panel suggested to think about this and recommended to look at AstraZeneca's proposals to see how they had treated the spaces. The applicant explained that the entrance when experienced in three dimensions would be perceived as bigger than shown in plan. The design team should pay special attention to the semi-public ground floor areas and the sequence of activities within these spaces, in their discussion with planning.

The Panel noted tunnels will connect Papworth Hospital to both the planned Research Institute building to the west and the existing Addenbrooke's campus to the East. The CBC management trust in addition to showing each site users contribution to the site plan, could

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use the sub ground level estates plan to ensure continuity of movement and sharing of services where appropriate between sites.



The Panel considered there is an opportunity to make the eastern frontage relate better to Robinson Way and the ground floor uses along the Addenbrooke's ground floor. The planning of the servicing and energy are should be reviewed.

The applicant explained that the oval is broken to bring the extra light into the courtyard. The intention is to make the building as reflective as possible. The oval shape is important because people using these facilities are critically ill and can be moved to other departments easily. The central vertical section of the building connects to the specialist areas for checks and analysis.

The Panel noted that the campus wide landscape proposals will play a role in directing people to the building's entrances. The "pond" is a feature as a reflection of Papworth's past. The Public realm to the West between the Hospital and the research building will allow for public through access in the external as well as internal reception and cafeteria areas. The Panel recommended that the quality external public space is focused to the west around the pond and servicing and ambulances consolidated to the east.

The Panel recognised the singularities of the hospital where patients will only stay on average for up to 5 days.

The Panel made the following recommendations:

- Provide a drawing of places/meeting relaxing.
- Clarify the zoning of public green amenity space and external vehicular pace for servicing, visitors and ambulances.
- Ensure natural top lighting in atrium waiting areas and corridors is considered to support *wayfinding* and the wellbeing of staff, visitors and patients.
- Make the most of the flat roof, currently a wasted opportunity.

Climate

The Panel noted that windows are triple and double glazed depending on orientation to allow natural ventilation.

The applicant explained that they are trying to minimise the amount of floorspace that's going to be used.

The Panel noted that BREEAM excellent target but trying to create a sustainable machine. The building benefits from the north/south orientation. There will be 30% renewables through a ground source heat pumping system. The energy centre to the east of the site along with services and deliveries areas should be reviewed in relation to greater integration with the CBC energy centre.

Photovoltaic panels can be added to flat roof in the future is needed.



The Panel highlighted that building regulations are going to change soon and would encourage this scheme to make sure that meet the Zero Carbon requirements that all public buildings will need to achieve from 2018.

4. Conclusion

The Panel recognise the opportunity that AstraZeneca and the New Papworth hospital have to establish a quality statement to set the standard for the continuous growth and renewal of the Cambridge Biomedical Campus over the next 100 years.

To justify the level of space of the building, it would be essential to provide numbers to have a better understanding of the scheme and deliberate about how much space is really needed. The human scale of the building is very important. This will have a better impact and more quality spaces.

The management of the arrivals will be critical. Clear instructions on how to get the building, where to park, etc. are needed. In addition to this, there is a need to manage the whole experience, since your late for an appointment, if you appointment has been delayed, where to wait, etc.

The Panel were very concerned about the access, as all traffic will come from the same junction. This situation will need to be carefully managed.

The Panel made the following specific recommendations (further details of which can be found above):

- Consider the vehicle access and minimising the conflict between different users. Review the location of the drop off area and surrounding open space.
- Think about the entrances to the building. North entrance is important for connectivity to the Guided Busway stop. Consider access points on all four elevations and the semi-public routes through the building.
- Be aware of Zero Carbon buildings. All non-domestic buildings will need to be Zero Carbon by 2018. Make sure you are looking ahead.
- If the energy centre is not built what are the other options? The approach should be different.
- Staff and patients wellbeing is very important. Design it's not just about being functional. Consider the buildings relationship with the landscape and access to potential terrace space at service floor level. Review the relationship of active frontages along the east elevation and the relationship across Robinson way to the Main Addenbrooke's buildings.
- Good information and signage will be essential.
- The Panel considered that having an artist is an advantage in order to use it outside and inside the building and to see how you express the Papworth building.

Agenda Item 5

PLANNING COMMITTEE

DATE: 3RD DECEMBER 2014

Application Number	14/1154/FUL	Agenda Item	
Date Received	17th July 2014	Officer	Mr Tony Collins
Target Date	16th October 2014		
Ward	Abbey		
Site	West's Garage Ltd 217 Newmarket Road Cambridge CB5 8HD		
Proposal	The erection of new student housing (222 study bedrooms) and associated communal facilities, cycle parking, and external landscaping following demolition of the existing buildings.		
Applicant	c/o Agent		

SUMMARY	<p>The development does not accord with the Development Plan for reasons which include the following:</p> <p>The scale and massing of the development do not respond appropriately to the context.</p> <p>The building would cause unacceptable overshadowing to neighbouring residential properties.</p> <p>The building does not provide an acceptable level of residential amenity for future occupiers</p>
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a roughly rectangular site of 0.36 ha at the corner of Newmarket Road and River Lane. It has been occupied since the 1950's by a motor vehicle business. Vehicle repair operations

on this site have gradually diminished in favour of vehicle sales. The desire to create additional vehicle sales space lies behind the present site owners' wish to relocate

- 1.2 The site is not allocated in the Cambridge Local Plan (2006), nor in the Cambridge Development Plan 2014 Draft Submission. It lies within the area of the Eastern Gate SPD, and within the Eastern Gate Opportunity Area in the Draft Submission.
- 1.3 The site falls outside any conservation area, but the boundary of the Riverside section of City of Cambridge Conservation Area No.1 (Central) runs along the western and northern boundaries of the site. There are three rowan trees just outside the northeast boundary of the site (within land owned by the City Council) which are protected by their position within the conservation area.
- 1.4 The site falls within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application proposes the removal of all buildings on the site (and the three rowan trees on adjacent land to the north), and the erection of buildings to house 222 students.
- 2.2 The scheme comprises four components grouped round a central courtyard which would be at basement level (one storey below Newmarket Road street level). On the west side would be a two-storey building (termed the 'pavilion' building) while ranges along Newmarket Road, River Lane and Rowlinson Way would form a single main building enclosing the other three sides of the courtyard. The pavilion would have rooms facing the courtyard only, while the other three ranges would be double-banked, with rooms facing both the courtyard and the street.
- 2.3 The main entrance would be at the corner of River Lane and Newmarket Road. There would be a subsidiary entrance half-way along the River lane frontage. The ground floor would have a large common room on the Newmarket Road side, with reception, post room, offices, meeting rooms and other communal spaces nearby. Cycle storage would be provided within the building off Newmarket Road and Rowlinson Way and bin stores off Newmarket Road and River Lane. The upper floors, whose configuration is described in

the assessment below, would contain student rooms grouped with shared kitchens.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Heritage Statement
4. Foul and Surface Water Drainage Strategy
5. Geoenvironmental Desk Study
6. Daylight and Sunlight Report
7. Energy Statement
8. Ventilation Statement
9. Transport Statement and Travel Plan
10. Noise Impact Assessment
11. Sustainability Statement and Checklist

2.5 Amended plans and an addendum to the Design and Access Statement have been received which show the following amendments and additional information:

- ☐ Extended mullions to the rear windows on the Newmarket Road range to protect privacy in Godesdone Road. (Diagrams to show arcs of visibility are also included)
- ☐ Bronze cladding and blind windows to rear of pavilion block facing Godesdone Road gardens
- ☐ Shadow studies of courtyard
- ☐ Comparison of courtyard with equivalent space in student accommodation at the Brunswick site.
- ☐ Enlarged windows in courtyard elevations.
- ☐ Sunlight and daylight analysis for courtyard rooms
- ☐ Shadow analysis of site context with and without the development
- ☐ BRE sunlight and daylight analyses of 6-24 River Lane
- ☐ Additional facade detailing (soldier courses, stone mouldings, rusticated brick piers)
- ☐ Specifications for photographs and CGI images in the application
- ☐ Additional information on River Lane tree planting

2.6 The application is brought before Committee because there is a representation of support, and the recommendation is for refusal.

3.0 SITE HISTORY

- 3.1 There is extensive history on this site in connection with the garage use, stretching back from 2006 to the 1960's, but the only relevant previous application is shown below.

Reference	Description	Outcome
13/1780	The erection of new student housing (257 study bedrooms) and associated communal facilities, cycle parking, and external landscaping following demolition of the existing buildings.	Withdrawn

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 Plan 2006	Local	3/1 3/4 3/7 3/8 3/11 3/12 3/13
		4/4 4/11 4/13 4/14
		7/10
		8/2 8/3 8/6 8/9 8/10
		10/1

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

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p> <p>Public Art (January 2010)</p> <p>Eastern Gate Supplementary Planning Document (October 2011)</p>
	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Cambridge City Council - Guidance for the</p>

	<p>application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge City Council (2002)–Eastern Corridor Area Transport Plan</p> <p>Riverside and Stourbridge Common Conservation Area Appraisal (2012)</p> <p>Newmarket Road Suburbs and Approaches Study (October 2011)</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:

22 Eastern Gate Opportunity Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

First comment (25th July 2014)

- 6.1 On-street works acceptable in principle. Building should be pulled back from River lane frontage to allow wider footway. Residents will not qualify for residents' parking permits.

Second comment (19th August 2014)

- 6.2 Holding objection because further information required. Expected to generate fewer motorised trips than the present use. Framework Travel Plan required. Preferred cycle route should be identified. Cycle parking meets City Council Standards, but confirmation that it is adequate to meet expected need is required.

Third comment (25th September 2014)

- 6.3 Further information required with respect to Tripos Court traffic data submitted. Cycling officer's concerns reiterated. Acceptability of proposed build-outs in River Lane to accommodate trees confirmed.

Fourth comment (10th November 2014)

- 6.4 No information submitted requires further comment from the highway authority.

Head of Refuse and Environment

- 6.5 No objection. Conditions recommended with respect to: Demolition and Construction Environmental Management Plan (DCEMP), assessment and insulation against traffic noise, assessment and insulation against noise from the adjacent public house, plant noise insulation, contaminated land and waste and recycling.

Informatives recommended with respect to: Housing Health & Safety Rating System (HHSRS), noise insulation, waste and recycling.

Urban Design and Conservation Team

First advice (19th August)

- 6.6 Scheme needs to be amended to address a number of concerns identified in these comments.
- 6.7 The privacy of Godesdone Road would be better safeguarded through the introduction of screens at the second floor rear section of the Newmarket Road block. Further articulation of the roof form is needed.
- 6.8 In terms of shadow studies and daylighting, the scheme fails to provide certainty in terms of the proposed courtyard amenity space which appears to fail the criteria identified in the BRE guidelines. In addition, the impact on neighbouring properties is unclear.
- 6.9 The daylighting study highlights significant failings in terms of the VSC and ADF assessment resulting in a number of poor quality living spaces. Further breaks and articulation of the building massing may be required to resolve the concerns highlighted.
- 6.10 In the submitted D&A Statement, the applicant has provided a series of views to demonstrate the impact of the proposals from surrounding streets. The applicant has not provided the 'specification' of each view such as the eye height and focal length. As such it is not possible to verify whether what is shown are accurate visual representations. The SPD at paragraph 3.4.12 states that applicants *'will be expected to produce accurate 3D computer models to inform an appropriate massing of their development proposals and to demonstrate the impact on any key views and vistas'*. Given the proximity to the Conservation Area and the close proximity of properties and associated amenity spaces on Godesdone Road and Beche Road, the applicant needs to confirm the accuracy of submitted views.
- 6.11 In terms of the elevations, the materials palette is acceptable as is the vertical proportioning of the building. A further level of 'richness and detail' is needed to help break up the monolithic

qualities of the elevations and help the scheme respond more appropriately to the finer grain of the adjacent Conservation Area. The linear form of the Rowlinson Way block needs to be further articulated.

- 6.12 Confirmation is needed that the trees proposed along River Lane can actually be delivered. These are crucial to helping to integrate the development into its context. Details of improvements to the Newmarket Road public realm are also needed.
- 6.13 As proposed the scheme fails to meet Policy 3/4, 3/7 and 3/12 of the Cambridge Local Plan (2006) and cannot be supported in Urban Design & Conservation terms.

Second advice (5th November, following amendments)

- 6.14 Amendments and clarifications reviewed. Further comments, to address the urban design and conservation issues raised. We have reviewed this information and have the following comments to make.
- 6.15 Privacy of Godesdone Road residents – extended mullions resolves this concern.
- 6.16 Further articulation of the roof of the pavilion block – not sufficient; building still reads as strongly horizontal
- 6.17 Photo specifications suggest rear of the Newmarket Road block will read more significantly than previously thought and that it will impact on existing Godesdone Road properties - overbearing scale.
- 6.18 Shadow studies have been provided that show that the courtyard will be heavily shaded for over 6 months of the year – not acceptable. Comparison with Brunswick House student scheme – not valid because of level and degree of connection with exterior spaces.
- 6.19 Overshadowing in River Lane: analysis reveals that 3 of the existing houses opposite fail the BRE assessment as a result of the proposals. This indicates that the continuous built form and scale of this end is too great and fails to respond to the established

context. Reduction in storey heights, combined with a more broken form is required.

- 6.20 Some courtyard units previously failed the BRE VSC and ADF assessment Larger windows have resolved these concerns.
- 6.21 The introduction of the rusticated brickwork and cill and window head details all combine to provide both visual and shadow interest.
- 6.22 Rowlinson Way elevation, metal panels go some way to break up the linear nature of the block, but roof form still reads as a strong horizontal against the more varied forms of the adjacent Conservation Area. A further issue regarding overlooking of the rear gardens to houses fronting on to River Lane has been identified that needs to be resolved.
- 6.23 No confirmation has been provided that the trees on River Lane can be delivered.
- 6.24 Photo specifications have now been provided which reveal that the images shown on pages 36, 38, 39 of the Design & Access Statement Addendum were taken with a 17mm focal length, view across the Conservation Area is 22mm and photomerge images on pages 42, 43, 44 are all taken with an 18mm focal length. This has the effect of misrepresenting the scheme and making it appear less dominant than it will be in reality. Therefore the scheme will appear closer and more dominant than shown in each of these images and raises significant concerns about whether the overall scale and massing is appropriate for the existing established context.
- 6.25 The scheme has not addressed concerns of the D&C Panel regarding the bulky form of the Newmarket Road and River Lane building.
- 6.26 Conclusion: Overall the scheme fails to resolve a number of concerns and additional information has revealed significant new concerns which relate to the overall massing and consequent negative impacts of the scheme. As such it is likely that the proposals represent overdevelopment of the site and that an alternative development form is needed. Application in its current form fails to satisfy Policies 3/4, 3/7, 3/11, 3/13 and 4/11 of the Cambridge Local Plan (2006). Not supported.

Head of Streets and Open Spaces (Landscape Team)

Courtyard:

- 6.27 Unclear how drainage strategy requirements and landscape proposals will interact. Large attenuation tank required to manage storm water drainage will conflict with tree planting strategy. Absence of tree planting will mean a loss of quality.
- 6.28 Greatly concerned about the quality of daylight in the courtyard space. Brunswick House not comparable with this application. In-paving planting around the seating areas unsustainable and not supported. Access to courtyard awkward. Access from the ground floor common room should be provided.

Streetscape

- 6.29 Disappointed by lack of articulation of the building frontage and lack of tree or shrub planting on Newmarket Road.
- 6.30 Street trees along River Lane are vital to making the development settle into its surroundings. Need utilities survey and highway authority approval to demonstrate deliverability. Rear aspect of the Rowlinson Way block should be pulled back to allow for either the retention of the existing trees or for the provision of new trees. This boundary represents the edge of the conservation area and the trees help to soften and illustrate this edge.

Summary:

- 6.31 Not supported because of drainage/landscape interface issue, shadowing in the courtyard and requirement for streetscape softening.

Senior Sustainability Officer (Design and Construction)

- 6.32 Use of photovoltaics, CHP and air-source heat pumps acceptable. 10% carbon saving exceeded. Noise implications of air-source heat pumps must be addressed. Green and brown roofs supported.

Head of Streets and Open Spaces (Walking and Cycling Officer)

- 6.33 Cycle parking acceptable. Flush kerb needed for exit from Newmarket Road. Building should be set back from River Lane corner to allow for increased pedestrian use.

Access Officer

- 6.34 Should be 12 disabled rooms. Should be one disabled space for every disabled occupier. Parking spaces should not be on the external road. Location of disabled rooms not clear. Recommendations on detailed design of rooms.

Environment Agency

- 6.35 No objection subject to conditions on ground contamination, infiltration of water, piling, surface water drainage and pollution control.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.36 No objection to the proposal from a crime prevention or security perspective.
- 6.37 Support: main entrance design, security staffing for at least 16 hours/day, visitor access strategy.
- 6.38 Recommend: changes to recessed entrance off River Lane, fire doors on River Lane to be alarmed, student access fobs to be for main entrance and individual cluster only, ground floor windows to be blocked by internal screen or to have restricted opening, improved lighting and CCTV to cycle store.

Design and Conservation Panel (Meeting of 14th May 2014)

- 6.39 The conclusions of the Panel meeting were as follows:
- 6.40 **Courtyard.** Strong reservations were expressed as to the success of this central 'green oasis'. Located one storey below street level and flanked by elevations of five storeys, the Panel felt this would likely be a dank, gloomy area where planting beds would struggle to receive appropriate levels of sunlight. (Data on shadow/sunlight

analysis would have been a helpful addition to the presentation.) The fact that drainage for the courtyard was yet to be examined was an additional concern. The design team are also recommended to explore the less ambitious possibility of using the courtyard as a more flexible outdoor gathering space for students, subject to effective management.

6.41 **River Lane elevation.**

- o Street trees. The Panel welcome the intention to introduce a new line of replacement street trees along this elevation that would help to offset the scale of the proposed development of this site. However, as the width of River Lane reduces significantly as it approaches Newmarket Road and there would likely be servicing requirements below ground, the deliverability of substantial re-planting was questioned.
- o Scale and massing. This was seen as a particular issue along this frontage and needs to be revised. As proposed, it appears longer and taller than the Newmarket Road elevation, with fenestration that fails to adequately break up the mass. A reduction in the scale is needed, with a stepping down for a less monolithic appearance. A reduction in the length of the facade to allow for replacement trees at the end of River Lane/Rowlinson Way junction could also contribute towards a more successful integration of a new development located adjacent to a Conservation Area.
- o Ground floor level accommodation (defensible spaces). Scepticism was expressed as to the likely success of these recessed areas as further opportunities for planting. It is the Panel's view that the proposed railings are likely to encourage the accumulation of litter, while poor levels of sunlight would make successful planting a challenge.
- o Student drop-off. For a proposal comprising 248 student rooms, the Panel were disappointed that a management plan for arrivals/departures at peak times was yet to be considered.
- o Servicing/car parking. The Panel understands that the City Council as landowner was yet to grant vehicular access to the scheme from Rowlinson Way.

6.42 **Newmarket Road frontage.** The Panel were broadly comfortable with the arrangement of the fenestration and vertical banding. The exploration into landscape improvements on Newmarket Road should also be investigated.

- 6.43 **River Lane/Newmarket Road corner.** This was seen as bulky and in need of re-examination.
- 6.44 **Student rooms.** Very little flexibility of layout or furniture is permissible in the narrow (2.2m wide) rooms. The architects are strongly advised to revisit the modules to create more useful, higher quality living spaces.
- 6.45 **Materials.** Very few comments were made as to the materials palette although it was generally regarded that the bronze-coloured cladding could be successful. (The architects are advised to angle the metal cills at a gradient that discourages pigeons from roosting.)
- 6.46 **Conclusion.** This development was presented as the creation of a 'gateway' in the context of the changing character of Newmarket Road. However, as the site abuts a Conservation Area comprising primarily two-storey residential dwellings, the Panel would have welcomed greater appreciation of the scheme's context and how this has informed its scale and massing particularly in relation to the impact on the modest dwellings on the western side of River Lane. The meanness of the student rooms underlines the overdeveloped nature of the proposal as a whole. The landscaping and opportunity for street trees particularly along River Lane and also Newmarket Road requires further consideration.
- 6.47 **VERDICT – RED (5), AMBER (1)**
- 6.48 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 objecting to the proposal:

52 Abbey Road
69 Beche Road
82 Beche Road
84 Beche Road
85 Beche Road
86 Beche Road
94 Beche Road
6 Godesdone Road
10 Godesdone road
11 Godesdone Road
12 Godesdone Road
14 Godesdone Road
20 Godesdone Road
45 River Lane
51 River Lane
48 Riverside
27 Silverwood Close

7.2 Representations of objection have also been received from:

Riverside Area Residents Association
CHS Limited, the housing association responsible for houses in
River Lane, Rowlinson Way and Stevenson Court
The user of a garage on Rowlinson Way

7.3 The representations can be summarised as follows:

Principle

- ☐ Introduces transient population
- ☐ Intensity of use
- ☐ Wasted opportunity to build houses

Context and design

- ☐ Overlarge scale
- ☐ Too massive
- ☐ Inappropriate development model (Double-banked, pushed to edges of site)
- ☐ Unbroken rooflines
- ☐ Sets precedent for harmful development in historic high street
- ☐ Not appropriate to mimic scale of buildings south of Newmarket Road

- ☐ Not in keeping with conservation area
- ☐ Creates canyon
- ☐ Appropriating highway land for cycle parking and bin collection
- ☐ No improvement to public realm

Neighbour amenity

- ☐ Overlooking towards: Godesdone Road, Beche Road, rear of west side of River Lane, opposite side of River Lane
- ☐ Overshadowing: in River Lane, in Godesdone Road
- ☐ Plant noise
- ☐ Rubbish
- ☐ Polluted air funnelled down river Lane
- ☐ Increased pedestrian traffic through housing area to the east
- ☐ Loss of privacy – River Lane
- ☐ Noise

Amenity for future occupiers

- ☐ Not enough leisure space or services for student occupiers
- ☐ Courtyard overshadowed

Highway issues

- ☐ Highway safety issues
- ☐ Cycle entrance from Newmarket Road unsafe
- ☐ Obstruction from delivery vehicles in River Lane
- ☐ Pedestrian safety at risk from narrower pavements
- ☐ Highway safety at corner
- ☐ Pick-up and drop-off
- ☐ Traffic generation

Car parking

- ☐ Contractors parking
- ☐ Disabled parking
- ☐ Pressure on car parking

Other issues

- ☐ Images misleading
- ☐ If City Council developed the garage area to the north this would create problems

- ☐ Impact on local doctors and dentists
- ☐ Unsatisfactory disabled access
- ☐ Archaeology

- 7.4 Several of the above respondents, including Riverside Area Residents Association and CHS have also commented on the amended scheme. All of these responses indicate that the amendments have no impact on their fundamental objections to the scheme as submitted.
- 7.5 Representations in support of the application have been received from the Estates Co-ordinator at Anglia Ruskin University
- 7.6 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. Public Art
4. Renewable energy and sustainability
5. Disabled access
6. Residential amenity
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Third party representations
11. Planning Obligation Strategy

Principle of Development

- 8.2 This is not an allocated site. The principle of development for student accommodation would be in accordance with development plan policy provided that clauses in a Section 106 agreement were in place to restrict occupancy to full-time students of the city's two universities and to prevent such occupiers from keeping cars in the city. The applicants are

prepared to enter into such an agreement, but one has not been completed. In the absence of an agreement, there would be no mechanism for ensuring that occupancy would be restricted to full-time university students at an institution suitably close to the site, or that occupiers were prohibited from, keeping a car in the city. For all these reasons, the proposal, without a legal agreement would be contrary to Policy 7/10, and therefore this must be given as a reason for refusal.

- 8.3 In my opinion, in the absence of an appropriate legal agreement to restrict occupancy, the principle of the development is unacceptable and in conflict with policy 7/10 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

Scale and massing

- 8.4 The proposed buildings would increase in height from north-west to south-east. The 'pavilion' building on the west side of the site, backing on to Godesdone Road gardens, and the Rowlinson Way range to the north would have two storeys above ground level, the River Lane range would begin at two storeys, rise to three storeys after the first three bays, rise again to a set-back fourth storey after a further three bays, before reaching four full storeys for the last two bays. The full four storey height would be maintained on the diagonal façade at the corner, and along the eastern half of the Newmarket Road frontage. After the recess in the middle of this frontage, the fourth storey would be set back for four further bays, and then reduce to three storeys for the final, westernmost bay.
- 8.5 I have assessed the scale and massing of the proposal against the existing built form which surrounds the site and against the guidance given in the Eastern Gate SPD. In my view, parts of the proposed development are of an acceptable scale, but others are not. The Eastern Gate SPD shows height guidelines of 2-3+1 on the River Lane frontage of this site, and 3+1 on the Newmarket Road frontage. However, it also emphasizes the importance of varying roof heights (Paragraph 3.4.8: 'On development sites with long frontages, buildings should vary across individual buildings.') It does not prescribe building heights away from the main street frontages.

- 8.6 The configuration of the proposed building on River Lane follows this guidance closely until it reaches the Newmarket Road corner. I explain below that the most recent shadow studies submitted indicate that these heights create a problem for the amenity of neighbours, but in design terms the two-storey, three-storey and 3+1-storey sections are in my view acceptable. The building profile on Newmarket Road does not adhere as faithfully to the SPD guidance. Although the range as a whole varies in height from 3 to 3+1 to 4, a substantial part of the range is of four full storeys without setback on either the street or the courtyard elevations. This is above the guideline of 3+1. The applicants have asserted that an increased height at the River Lane corner is appropriate, both as a marker of the entrance point to the Riverside area and to promote legibility of the building entrance itself. I do not discount this argument entirely, despite the very strong representations made against it; I do not consider that the SPD guideline means that no four-storey element can be acceptable in any circumstances. However, paragraph 3.4.9 of the SPD states that 'any proposals seeking to exceed the guidance will need to be tested in a robust way and applicants will need to demonstrate through accurate 3D computer modelling that their proposal will not unduly impact upon the surrounding context'. The applicants have submitted 3D images, but have not until the most recent addendum, supplied the relevant specifications. The short focal lengths used in these images underplay the prominence which the proposed building would have, and as a result, it is my view that the Newmarket Road range, in the form currently shown, would introduce a disproportionate and unduly dominant element into the townscape, both when seen from the rear of houses in Godesdone Road, and when viewed against the Corner House public house from further east on Newmarket Road.
- 8.7 The existing buildings in the rear of the site are single-storey, but they have high gabled roofs, and in my view, notwithstanding neighbour representations which are strongly to the contrary, the two-storey height proposed for the pavilion and Rowlinson Way buildings is an appropriate reflection of this, and an acceptable response to the predominance of two-storey, pitched roof houses in the conservation area to the north and west. However, although the originally submitted drawings show some articulation in the form of these two buildings, and this has been increased in the later amendments, the blocks remain

strongly horizontal, and it is the largely unvaried roofline which would be problematic. Paragraph 3.4.14 of the Eastern Gate SPD states: '[policy]... is intended to avoid long unvaried rooflines of large new buildings forming dominant and intrusive horizontal bands on the skyline, which would detract from the roofscape of the conservation area and the skyline of the city...]. It is my view that despite amendment, the two rear blocks are insufficiently well-articulated, and given their proximity to the neighbouring houses, their form, as currently shown, would have the harmful impact on the character of the conservation area which the paragraph from the SPD cited above seeks to avoid.

- 8.8 In my opinion, the height and mass of the Newmarket Road range of the building, and the deficient articulation of all four parts of the scheme, are inappropriate for this context, and would be harmful to the character of the locality and the adjacent conservation area. In this respect, the proposal is in conflict with Cambridge Local Plan (2006) policies 3/4, 3/12 and 4/11. I acknowledge and agree with the assertion of Riverside residents that the double-banked, corridor-based, edge-of-site development model is one of the factors which underlies problematic aspects of the massing of this scheme, but that model in itself cannot form a reason for refusal.

Architectural detail

- 8.9 In this application, the applicants have responded to concerns about the horizontal mass of the building on both Newmarket Road and River Lane at the time of the previous application by introducing a number of elements which break up that mass and emphasize verticality. Recessed glazed section on both frontages, vertical window shapes, substantial reveals and the clear division of all the frontages into 5m wide, two-window bays which reflect the proportions of nearby houses, are all successful in this respect. In my view these features would diminish the perceived mass of the building and create a more comfortable relationship with the conservation area to the north and west.
- 8.10 Additional details introduced in the most recent amendments include a brickwork soldier course and stone moulding above the ground floor, and rusticated brickwork piers around the entrance. In my view these are positive changes, which would

respond well to the local context, enhancing articulation and increasing the legibility of the principal entrance.

Materials

- 8.11 The application proposes a limited palette of materials; the building would be clad mostly in buff brick with pale mortar, and bronze metal would be used for doors, windows and metal cladding at the upper levels. In my view these materials would respond well to the local context. Appropriate quality could be secured by condition. In my view, the detailing and materials of the proposal are appropriate for the context and in accordance with policies 3/4 and 3/12 of the Cambridge Local Plan 2006, and the guidance in paragraphs 3.4.18 to 3.4.20 of the Eastern Gate SPD.

Landscaping

- 8.12 The application proposes a central courtyard at basement level. Evidence submitted following the application demonstrates that this courtyard would be heavily shaded; the Newmarket Road range of the building rises five storeys from courtyard level on the south side. The landscape team also have concerns about the planting proposals for the courtyard, its drainage, and the limited accessibility of the courtyard from communal spaces which are at street level, one storey above. The applicants have asserted that the extent and quality of this open space is equivalent to that in the scheme approved and implemented on the Brunswick (former CRC) site not far to the west of West's Garage. I do not accept the validity of this comparison; the Brunswick courtyard has views to open spaces beyond its surrounding building on both the south and north sides, and is directly accessible from communal spaces at ground floor level; it would be a significantly more usable and more attractive space.
- 8.13 The loss of the existing rowan trees in Rowlinson Way would be detrimental to the character of the area, and I share the view of the urban design and landscape officers that the introduction of substantial street trees in River Lane to soften and 'green' this part of the development is absolutely essential if the transition from the development into the established conservation area to the north is to be successful. The highway authority has indicated that it is not opposed to the principle of street trees

being inserted in line with the applicants' proposal, included in the application and further illuminated in the addendum. However, I share the landscape team's continuing concern about the deliverability of these trees. The applicant's plan shows trees of very limited crown spread, and I am not convinced that the planting points shown would be sufficiently far from the building to allow for the growth of acceptable trees. More important still is the issue of underground services. The applicants have submitted a utilities survey diagram, and assert that it demonstrates the proposed tree planting strategy can be implemented. However, they have not matched the utilities survey up with the tree strategy to demonstrate this. In my view there is a potential conflict with the location of telephone cables, and an even more significant conflict with surface water drains, which my advice from the Sustainable Drainage Officer suggests are only 1m below the street surface at this point.

- 8.14 In my opinion, the landscaping proposals, both in the courtyard and the street, are unacceptable, and I do not consider these are matters which can be addressed by condition, because they involve issues which are fundamental to the design: the level of the courtyard floor, the height of the building, and the position of courtyard and street elevations. In this respect, the proposal is in conflict with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 4/4 and 4/11.

Public Art

- 8.15 The applicants' expressed willingness to contribute to a wider public art scheme for the Eastern Gate area, in accordance with the Eastern Gate SPD, is acceptable in principle, but an Agreement has not been completed and therefore the proposal is in conflict with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Renewable energy and sustainability

- 8.16 The application proposes the use of photovoltaics, combined heat and power and air source heat pumps. The Sustainability officer is content that the carbon savings generated by the scheme would exceed the 10% required by policy. The noise implications of air source heat pumps would need to be controlled by condition. The Sustainability officer is also content with other measures to increase sustainability, including the use

of green and brown roofs.

- 8.17 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.18 The proposal provides for disabled access and provides 12 accessible rooms, which are not all grouped in one place. The issues about detailed design raised by the access officer are not subject to planning control but are either covered by Part M of the Building Regulations or could be addressed by informatives on a decision notice.
- 8.19 In my opinion the proposal is compliant in respect of disabled access with Cambridge Local Plan (2006) policies 3/7, 3/12 and 7/10.

Residential Amenity

Impact on amenity of neighbouring occupiers

Sunlight

- 8.20 The shadow diagrams provided do not give a complete picture of the likely overshadowing, but it is clear that even at the equinoxes, the proposed range of the building fronting River Lane, would start to overshadow the front of the houses opposite early in the afternoon, and continue to do so for some time. In the case of three rooms in these houses, this overshadowing would exceed BRE guidelines, but it would also represent for many of these houses, a very significant loss of sunlight compared to the present situation. In my view this is unacceptable. I do not consider that there would be any adverse overshadowing of premises to the north or west.

Privacy

- 8.21 In my view, the most recent amendments to the scheme, which introduce 'extended mullions' on windows on the rear of the west end of the Newmarket Road range, would resolve my earlier concerns about possible overlooking from these windows

and protect the privacy of residents of Godesdone Road. I do not consider there would be any unacceptable loss of privacy for Godesdone Road residents from the River Lane range windows, because even were it possible to see over the pavilion block, the distance involved would be in excess of 40m. Similarly, even if rear elevations and rear gardens of houses in Beche Road would be visible from upper windows in the rear of the Newmarket Road range, the distances involved would be more than 75m. I do not consider this to be unacceptable. In my view, however, the application has failed to demonstrate that there would not be a loss of privacy for the occupiers of 33 River Lane. The rear windows and most of the garden space of this house are not currently overlooked, but new windows in the Rowlinson Way range of the proposed building would overlook both, at a distance of about 13m and about 8m respectively. In my view this is unacceptable, and it is also my view that while rear gardens of the adjoining houses 35, 37 and 39 River Lane are to some degree overlooked by their neighbours, the number and location of windows in the Rowlinson Way range would also lead to an unacceptable loss of privacy for these occupiers at a distance of 13m 17m and 20m respectively. In my view, however, Beche Road houses and gardens are too far away and too affected by existing overlooking for the same concern about the Rowlinson Way range to apply. I am of the view that this overlooking issue from the Rowlinson Way range could be addressed by a relatively small amendment to the scheme, but no such amendment has so far been put forward.

Visual domination

- 8.22 Having noted the applicants' recent submission of specifications for the photographs and CGIs submitted with the application, I have come to the conclusion that these images, based on a 17mm focal length, rather than the 50mm focal length which is considered to provide a reasonable reflection of the perception of the human eye, underestimate the visual prominence of the key elements in the proposed scheme. Consequently, I am of the view that at the west end of the Newmarket Road range, and the south end of the River Lane range, the dominant visual impact of the proposal on neighbouring occupiers at 2-16 Godesdone Road and 6-16 River Lane would be unacceptable. I do not consider that the issue of visual domination is of concern anywhere else on the site.

Noise and disturbance

- 8.23 I note neighbour concerns on this issue. However, given the very busy nature of Newmarket Road, the distance of the building from its neighbours, the fact that student accommodation is not likely to lead to a large number of motor vehicle movements, the positioning of the main entrance on Newmarket Road, and the fact that a relatively low proportion of the student rooms face outwards towards nearby houses, I do not consider that the impacts of noise, movement and light from the building on neighbouring occupiers would be unacceptable. I am also mindful of the fact that the premises could revert to vehicle repair activity, which generates considerable noise, without requiring planning permission. I am of the view that the particular issues associated with pick-up and drop-off at the beginnings and ends of university terms could be addressed by a condition requiring a management plan. I do not consider that the impact of increased pedestrian traffic to Tesco, or additional rubbish would cause significant harm to neighbouring occupiers.
- 8.24 In my opinion the proposal fails adequately to respect the residential amenity of its neighbours through undue visual domination at 2-16 Godesdone Road and 6-16 River Lane, overshadowing at 6-16 River Lane, and loss of privacy at 33 -39 River Lane and I consider that it conflicts in this respect with Cambridge Local Plan (2006) policies 3/4 and 3/12.

Amenity for future occupiers of the site

- 8.25 In my view, the proposed development would be cramped. Recent amendments which enlarge some of the courtyard windows ensure that all rooms would meet BRE guidelines for light, however, and the space available to student occupiers in their rooms would be acceptable. I am disappointed that the proposal does not provide higher standards of light for future occupiers, but I do not consider that the scheme's weakness in this respect provides a reason to refuse the application. This shortcoming is a reflection of the unsatisfactory nature of the courtyard as a whole, which is in my view, too small, too heavily shaded, and insufficiently accessible from ground floor level, as well as having deficiencies in its planting. I have indicated my view that the courtyard is not compliant with policy in paragraphs 8/12 and 8/14 above.

- 8.26 In my opinion the courtyard shortcomings mean this is not a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is in conflict with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.27 I am of the view that adequate space is provided for the storage of waste and recycling on site. A management plan would be necessary to ensure satisfactory arrangements for collection and retrieval of bins, but this could be addressed by condition.
- 8.28 In my opinion, subject to such a condition, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety and the highway network

- 8.29 The highway authority has raised issues about the narrowness of the footway at the corner of the site. The authority has also requested additional information relating to existing and future trip generation and a travel plan. Such information has not been supplied and the County Council cannot therefore properly assess the impact the proposal might have on the highway network. In my view it would probably be possible to resolve these issues relatively easily, but at present I cannot be certain that highway impacts would not be acceptable and the proposal is therefore in conflict with policy 8/2 of the Cambridge Local Plan 2006. The highway authority has not raised concerns about the safety of the cycle entrances, nor has the cycling officer. The highway authority has not raised concerns about obstruction from delivery vehicles.

Car and Cycle Parking

- 8.30 The proposal provides no car parking space on site. It provides disabled parking spaces within the street parking spaces on River Lane. In the view of the Access Officer this is not appropriate. He is also of the view that one disabled parking space should be available for every accessible room – 12 in this case. I acknowledge that the disabled car parking provided in this way is limited. To refuse the application on this basis, however, would rely on the requirement in policy 7/10 to make

appropriate provision for students who are disabled. Policy 7/10 does not define either the quantum or the proximity to rooms which is necessary to make disabled car parking 'appropriate' and in my view such a reason would be difficult to defend. Were the application to be approved, student use of cars could be precluded by a Section 106 agreement, and I do not consider that the application would increase pressure on car parking in the area, which is controlled. Pick-up and drop-off of students at term ends could be controlled by a management plan, secured by condition. The cycling officer has indicated that the cycle parking proposed is adequate.

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

Third Party Representations

- 8.32 I have listed the issues raised below and indicate either the paragraph above where they are addressed, or my assessment of them.

Principle	
Introduces transient population	8.2
Intensity of use	8.2, 8.23, 8.29, 8.30
Wasted opportunity to build houses	8.2
Context and design	
Overlarge scale	8.4-8.8
Too massive	8.4-8.8
Inappropriate development model (Double-banked, pushed to edges of site)	8.8
Unbroken rooflines	8.6-8.8
Sets precedent for harmful development in historic high street	8.6
Not appropriate to mimic scale of buildings south of Newmarket Road	8.6
Not in keeping with conservation area	8.5-8.8
Creates canyon	I do not accept that the scheme would have this impact

Appropriating highway land for cycle parking and bin collection	Only to a very limited degree. Acceptable in my view
No improvement to public realm	No policy basis to require this
Neighbour amenity	
Overlooking	8.21
Overshadowing	8.20
Overshadowing in Godesdone Road	8.20
Plant noise	Condition could address this
Rubbish	8.23
Polluted air funnelled down river Lane	I do not consider there is evidence for this.
Increased pedestrian traffic through housing area to the east	8.23
Loss of privacy – River Lane	River Lane house frontages are already exposed to public view from the street
Noise	8.23 +condition
Amenity for future occupiers	
Not enough leisure space or services for student occupiers	8.12, 8.25
Courtyard overshadowed	8.12, 8.25
Highway issues	
Highway safety issues	8.29
Cycle entrance from Newmarket Road unsafe	8.29
Obstruction from delivery vehicles in River Lane	8.29
Pedestrian safety at risk from narrower pavements	8.29
Highway safety at corner	8.29
Pick-up and drop-off	8.23, 8.30 + condition
Traffic generation	8.30
Car parking	
Contractors parking	condition
Disabled parking	8.30
Pressure on car parking	8.30
Other issues	
Images misleading	8.6

If City Council developed the garage area to the north this would create problems	Civil matter
Impact on local doctors and dentists	No policy basis to use this as reason for refusal
Unsatisfactory disabled access	8.18, 8.19. Not raised by access officer. I
Archaeology	condition

Planning Obligations

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

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

8.34 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 and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art. 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

8.35 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, and informal open space. The total contribution sought has been calculated as follows.

- 8.36 The application proposes 222 student units, each of which is assumed to be occupied by one person. Contributions to facilities for children and teenagers are not required from such accommodation. 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	222	52836
1 bed	1.5	238	357		
2-bed	2	238	476		
Total					52836

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	222	59718
1 bed	1.5	269	403.50		
2-bed	2	269	538		
Total					59718

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	222	53724
1 bed	1.5	242	363		
2-bed	2	242	484		
Total					53724

- 8.37 Potential future occupiers of the proposed development might well attend institutions which already provide sufficient open space and facilities in these categories. Were this to be ensured through a Section 106 agreement, the contributions required in

one or more of the above categories might be significantly reduced or eliminated. Without an agreement, however, it must be assumed that the full contributions listed above would be required. In the absence of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and in accordance with the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), the proposal is in conflict 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).

Waste

- 8.38 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. I am awaiting advice from the Waste and Street Services Strategy Manager on the contribution level that is required.
- 8.39 In the absence of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), the proposal is in conflict with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Public Art

- 8.40 The development is required to make provision for public art and officers have recommended as set out in paragraph 8.15 above that in this case a commuted public art payment to the S106 Public Art Initiative is appropriate. This commuted sum needs to be secured by the S106 planning obligation.
- 8.41 In the absence of a S106 planning obligation to secure this infrastructure provision, the proposal is contrary Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Monitoring

- 8.42 The Planning Obligation Strategy (2010) requires that all new developments contribute to the costs of monitoring the implementation of planning obligations. It was agreed at

Development Plans Scrutiny Sub- Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of those financial contributions (up to a maximum of £50,000) with the exception of large scale developments when monitoring costs will be agreed by negotiation. The County Council also requires a monitoring charge to be paid for County obligations in accordance with current County policy

- 8.43 For this application a monitoring fee of £8313 plus the monitoring costs for waste storage is required to cover monitoring of Council obligations plus the County Council monitoring fee and the monitoring fee associated with the provision of public art.

Planning Obligations Conclusion

- 8.44 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 view the principle of student accommodation on this site is acceptable. The present scheme is an improvement on that previously withdrawn, and has been further improved by the amendments.
- 9.2 However, it has become clear in the course of considering the application, that the incompatibility of the scheme's height and mass with its sensitive context, the extent to which the internal spaces of the scheme itself and neighbouring properties are overshadowed, and the uncertainty surrounding deliverability of street trees are significant deficiencies which must lead to a recommendation of refusal.

10.0 RECOMMENDATION

REFUSE for the following reasons:

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

1. Because of its height, unbroken length and poorly articulated roofline, the Newmarket Road range of the building would be poorly integrated into the locality, reading discordantly against the prevailing character on the north side of this road, creating an uncomfortable discontinuity of scale against the Corner House public house at its eastern end, and causing an unacceptable sense of visual domination for occupiers of houses on the east side of Godesdone Road. The application lacks the robust computer modelling necessary to support its claim that a full four-storey height on Newmarket Road and River Lane would not have a harmful impact on the surrounding context, and would be contrary to the Eastern Gate SPD, policies 3/4, and 3/12 of the Cambridge Local Plan 2006, and government guidance on good design in Section 7 of the National Planning Policy Framework 2012.
2. Because of its height, limited articulation, and position hard up against the back of a narrow footway on River Lane, the eastern range of the building would overwhelm the houses on the opposite side of River Lane, overshadowing and visually dominating them to an unacceptable degree, contrary to policies 3/4 and 3/12 of the Cambridge Local Plan 2006 and government guidance on good design in Section 7 of the National Planning Policy Framework 2012.
3. The limited articulation, and particularly the largely unbroken horizontal form, of the northern Rowlinson Way range and the western 'pavilion' building would create a sense of overbearing bulk which would not respect the character of surrounding buildings in Godesdone Road, River Lane and Beche Road, would be poorly integrated with the locality, and would detract from the character of the Riverside section of City of Cambridge Conservation Area No.1 (Central), contrary to policies 3/1, 3/4, 3/12 and 4/11 of the Cambridge Local Plan 2006, and government guidance on good design and conserving the historic environment in Sections 7 and 12 of the National Planning Policy Framework 2012.

4. The proposed basement courtyard would be heavily shaded because of the scale and massing of the proposed buildings, and would be poorly related to the communal functions of the building at street level. The application also fails to demonstrate that adequate drainage and appropriate tree planting can be reconciled in the courtyard. For these reasons, the landscape design would be poorly related to the function of the building and would not create outdoor space which is usable, safe and enjoyable, contrary to policies 3/7 and 3/11 of the Cambridge Local Plan 2006 and government guidance on good design in Section 7 of the National Planning Policy Framework 2012.
5. The application fails to demonstrate the deliverability within River Lane of street trees of sufficient scale to enable the eastern range of the building to be well-integrated into the locality and the Riverside section of City of Cambridge Conservation Area No.1 (Central), contrary to policies 3/1, 3/4, 3/11, 3/12, 4/4 and 4/11 of the Cambridge Local Plan 2006, and government guidance on good design and conserving the historic environment in Sections 7 and 12 of the National Planning Policy Framework 2012.
6. The evidence submitted with the application is insufficient to demonstrate that the proposal would not have a harmful impact on the highway network or highway safety, contrary to policies 8/2 and 8/3 of the Cambridge Local Plan 2006 and government guidance in Section 4 of the National Planning Policy Framework 2012.
7. Occupancy of the speculative purpose-built student accommodation proposed is not limited to full-time students of the University of Cambridge or Anglia Ruskin University, nor do management arrangements exist to ensure occupiers do not keep cars in the city, nor could it be guaranteed that this location is suitably close to the educational institution involved. These issues render the proposal contrary to policy 7/10 of the Cambridge Local Plan 2006.

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

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Agenda Item 6

PLANNING COMMITTEE

DATE: 3RD DECEMBER 2014

Application Number	14/1211/FUL	Agenda Item	
Date Received	6th August 2014	Officer	Mr Sav Patel
Target Date	5th November 2014		
Ward	Trumpington		
Site	University Health Centre Gresham Road Cambridge Cambridgeshire CB1 2ES		
Proposal	Demolition of the vacant Physical Education building and replacement with new 85 room graduate accommodation and associated landscaping. Proposed extension to the Indoor Cricket School, new footpath and gate entrance.		
Applicant	Wollaston Road Cambridge Cambridgeshire CB1 2EW United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed building is located on brownfield land within a highly sustainable location.</p> <p>The scale, form and design of the proposed building would make a positive contribution to this part of the Conservation Area.</p> <p>The proposed development would integrate into the site without having any significant adverse impact on the residential amenity of the surrounding residents.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is currently occupied by a vacant building which was last used by University of Cambridge as a Physical Education Centre. The existing building comprises two flat roof sections; a two storey wing which is adjacent to and forward of Fenner's Lawn (private flats) to the north-west; and a three storey element, which is adjacent to the tennis courts to the south-east. There are single storey elements at the rear of the building that cannot be seen from Gresham Road. The site also contains a basement level under the three storey wing facing Gresham Road.
- 1.2 To the rear of the site is Fenner's sports field. The field is obscured by a group of mature horse-chestnut trees, which can be seen from Gresham Road and are located within close proximity to the rear boundary of the site. To the south-east and within the sports field is the existing curved roof cricket school building.
- 1.3 On the south-eastern side of the site is a footpath between the building and hedgerow adjacent to the tennis courts, which is used to access the cricket school. The footpath is accessed via Gresham Road, which is in a predominately residential area consisting of two and four semi-detached and detached houses. The tennis courts are screened from Gresham Road by a 2.5 metre high brick wall, which terminates at the application site. The site is also located close to the junction of Harvey Road, which is on the opposite side of Gresham Road.
- 1.4 To the north-west is Fenner's Lawn, which is a three storey flat roof block of flats, which extends along the line of the sport fields.
- 1.5 The sports field is bound by development of significant scale which accommodates student housing, college buildings of Hughes Hall and private housing. The sports field also contains several groups of trees lining the boundary.
- 1.6 The site is within the Central Conservation Area, Controlled Parking Zone and adjacent to a sports field which is a Protected Open Space.

2.0 THE PROPOSAL

- 2.1 The proposal consists of three elements; the main student building containing 85 rooms (including warden's room) with shared kitchen facilities and communal study room arranged over three and four storeys. The bin and cycle storage provision is proposed to be internalised on the ground floor and accessed via the side passages. The existing building is to be demolished.
- 2.2 The second element is a single storey extension to the existing cricket school to create changing rooms with toilets including disabled toilets a small office room and lobby area. The extension would be flat roofed and extend off the side of the cricket building which fronts the sports field by 11 metres at a height of 3.1 metres. The external materials would match those in the existing cricket school building.
- 2.3 The third element of the proposal is for footpath to link the site to Hughes Hall. The footpath would be 1.5 metres wide and gated at both ends. A new brick pier to match the existing is proposed to create a pedestrian gate within the Hughes Hall site boundary. The path would snake behind the cricket school building and along the boundary of the tennis court and past the rear boundaries of the dwellings in Covent Garden. The footpath would be made from resin bound gravel with permeable no-dig construction graded back to existing levels at 1 in 5. A 1.2 metre high timber fence with lighting is proposed to be erected along the path to mitigate impact on the existing trees adjacent to the site. The existing trees are to be pruned back to a height of 2.5 metres to create a clear access. The fence would only be located between the side elevation of the cricket school building and adjacent tree belt bordering the tennis court site. Low level lights are proposed to be attached to the fence to provide illumination during hours of darkness and 1 metre tall light columns are proposed on the rest of the path.
- 2.4 The application is accompanied by the following supporting information:
 1. Design Statement
 2. Planning Statement
 3. Noise Impact Assessment
 4. Sustainability Statement

5. Public Art Contribution Delivery Plan
6. Ecological Survey and Report
7. Daylight/Sunlight Assessment
8. Drainage and Utilities Report
9. Site Waste Management Plan
10. Transport Statement
11. Tree/Arboricultural Implication Assessment
12. Landscape Proposals
13. Proposed plans,

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

- The southern elevation of the proposed building has been amended to address the concerns raised with the connection between the mansard roof and vertical section of the building facing the sports field.

2.6 The application is brought before Committee because objections have been received from the neighbour notification process.

2.7 The planning application has been subject to extensive pre-application discussions, which as involved the Urban Design and Conservation Team and Trees Officer. The design of the proposed building has evolved from a basic concept looking at initial massing and scale principles to a fully development and cohesive design solution.

2.8 The college (Hughes Hall) has carried out public consultation with the surrounding residents including Fenner's Committee and University Sports Department. The college has also held a public exhibition at Hughes Hall on 7 April 2014. Approximately 30 people attended the event and 12 of the 15 questionnaires completed were supportive of the proposals.

3.0 SITE HISTORY

No relevant planning history for this site.

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 3/6 3/7 3/8 3/11 3/12 4/4 4/10 4/11 4/13 4/15 7/7 8/6 8/16

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 Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010) Public Art (January 2010)
Material	<u>City Wide Guidance</u>

Considerations	Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Cambridge City Council (2002)–Southern Corridor Area Transport Plan: Cambridge Historic Core Conservation Area Appraisal (2006) Trumpington Conservation Area Appraisal (2010)

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 The applicant's Transport Statement Addendum has addressed all the issues raised by the County Council. No Corridor Area Transport Plan contributions are required. No objections to the proposal subject to a condition on the requirement for a Travel

Plan to encourage sustainable modes of transport and a Construction Management Plan.

Head of Refuse and Environment

6.2 No objection in principle subject to the following conditions:

- Construction/demolition Noise;
- Construction Hours;
- Construction/Demolition Dust;
- Piled Foundations methodology if piling proposed;
- Plant Noise;
- Waste Provision;
- Contaminated Land Informative;
- Asbestos Informative;
- Dust Informative;
- Plant Noise Informative;

Head of Streets and Open Spaces (Landscape Team)

6.3 Support the scheme subject to the following conditions:

- Hard and Soft Landscaping;
- Boundary Treatment;
- Landscape Works Maintenance.

Tree Officer

6.4 The trees to the rear of the building offer significant contribution to the character of the conservation area. The loss of the trees will have an impact on the amenity contribution of the site in the short term. However, this amenity contribution could be mitigated in the long term with appropriate replacement planting. If minded to approve then a condition requiring details of replacement planting should be recommended.

Urban Design and Conservation team

6.5 Support the proposal subject to condition on materials:

New building:

The existing building is seen as neutral within the New Town and Glisson Road Townspace Analysis. Therefore its loss can

be supported provided the new building preserves or enhances the character or appearance of the Conservation Area.

The design of the proposed building had two functions; to complete the side of the cricket ground and fit with the existing flat roofed architecture, and to work with the local vernacular on Gresham Road side of the site. This has been achieved by employing different styles to the two elements of the building. The two pitched roofed three storey wings of the building will be of similar scale to the existing properties in Gresham Road and so will fit with the character of the Conservation Area. The Fenner's side of the building will be flat roof and four storeys will provide an end stop to the run of buildings. This is in keeping with the style or architecture on this side of the ground and has recessed areas so that it has some animation rather than a flat facade.

Cricket School Extension:

The extension is supported. The proposed extension works with the existing in terms of design and materials.

Footpath and gates to Hughes Hall:

Hughes Hall is a grade II listed building and the brick wall and piers appear to be later additions or rebuilt. The new gates will match the existing in materials and style and therefore supported.

There are some concerns over whether the footpath behind the cricket school will be used when desire lines will take pedestrians in front of that building. However the proposals for improving the path to make it more welcoming to pedestrians going to the main college building is acceptable.

Sustainability Officer

- 6.6 The Sustainability Statement outlines a number of approaches to integrate the principles of sustainable design and construction such as creation of biodiversity habitat, good levels of glazing to maximise daylight, solar control glazing to reduce overheating. These measures are supported.

In terms of renewable energy provision photovoltaic panels and gas fired Combined Heat and Power are proposed. These renewable energy provisions would lead to carbon reduction that exceeds the 10% requirement. This is supported.

The overall approach to renewable energy and general approach to sustainable design and construction is supported. However, the applicant is encouraged to give consideration to Sustainable Drainage features as the scheme progresses.

Ecology Officer

- 6.7 The Ecological Assessment and Daytime Bat Inspection Survey Report is satisfactory and appropriate survey efforts have been demonstrated. The proposal is supported subject to securing the recommendations in the assessment and subject to conditions regarding:

- Bird and bat boxes;
- Demolition method statement

Drainage Officer

- 6.8 No comments to make on the proposal and the surface water and foul strategy are supported.

Cambridgeshire County Council (Archaeology)

- 6.9 The site lies within an area of high archaeological potential. Therefore the site should be subject to a programme of archaeological investigation and recommend this is secured through a standard condition.

Design and Conservation Panel (Meeting of)

- 6.10 The Design and Conservation Panel's comments are set out below in full:

Trees

The existing horse chestnuts are key elements in the 'amphitheatre' of Fenner's cricket ground (the southern-most tree from Gresham Road has particular presence). The Panel were informed that although options for their retention had been

explored, many of the trees are in poor condition and were very tightly planted. It was argued their retention would result in an 'inferior' scheme in terms of both massing and density and the Panel accepted this. However, they questioned the choice of replacement trees as it was felt that fewer more substantial trees would be more successful in this parkland setting, Species choice and placing will be key to ensuring that important views, particularly through to Hughes Hall itself are maintained. It was suggested that these issues should be resolved in the context of a study of tree planting for the whole of Fenner's grounds.

Scale and height of the new building

The Panel would have welcomed images revealing the new building's impact at street level. Although the eaves are lower in height than the villas along Harvey Road, adjustments made to the height of the ridge will nevertheless result in a taller building than the existing block.

Views though to Fenner's from Gresham Road

The Panel felt that greater advantage should be taken of the views over to Hughes Hall through the central archway, which mirror those in the historic photograph taken from the Old Cricket Pavilion. The proposed central study room seems to be in danger of blocking this view, particularly where it is attached to the NW block by a toilet and kitchen. Greater height to the open section would provide a more visibility from the street, although the impact of raising this section on delivering student room numbers is understood.

Form of building

The Panel queried the strategy behind the volumetric shift from the four storey flat-roofed block facing Fenner's to the two three-storey pitched roof blocks of the two wings, mediated by the mansard roof on the west facing elevation to the street. The juxtaposition of the forms of these blocks was felt to be not at all well resolved as yet and the Panel would like to see further work to progress this fundamental design issue.

Views looking along Gresham Road

These are the least well resolved elevations in the Panel's view. As the whole building is so visible, particularly seen from the south, the jarring juxtaposition of roofs is laid bare. The mansard roof in particular would benefit from further work. When the building is surrounded by villas of remarkably consistent pitched roof forms, the mixture of roof volumes shown in these proposals seem particularly prominent.

Fenner's elevation (east elevation)

The original idea for this flat-roofed elevation was to express it as three separate blocks. In attempting to retain this articulation, despite there being no actual separation between the elements, sections of the window design are slightly modified to read as glazed panels. Although the issues relating to the boundary and land ownership that have prevented further definition of the blocks are understood, the Panel were unconvinced as to the effectiveness of the proposed articulation of the recesses and whether they could in fact be 'read' as recesses at all.

Landscaping in entrance courtyard on Gresham Road

The proposed garden court will be a welcome addition to Gresham Road. Greater consideration should be given to line of the railings and how they can effectively define the street frontage. The territory in front should be regarded as equally important as the landscaping behind the railings. Consideration should also be given to methods of planting to inhibit unwanted cycle clutter.

PV panels

It was not clear from the presentation how visible these panels would be, or how they would affect the overall aesthetic.

Conclusion

In the Panel's view, resolving the form of the building is a fundamental issue here. The clash between the two pitched roof wings, the mansard elements with dormers and the flat-roofed blocks to Fenner's is an awkward, unresolved marriage. The

views along Gresham Road and the building's engagement with the street demand further consideration.

In terms of the tree planting, the Panel would support a strategic approach to the trees around the entire Fenner's area, which would examine the building in its context within this important and attractive green space.

Prior to the demolition of the existing building, the Panel would stress the importance of thoroughly recording the 1949 health centre as one of the renowned local architect, David Roberts', first buildings.

VERDICT – RED (1), GREEN (1) and AMBER (8)

Cambridge City Council Access Officer

6.11 The Access Officer has made specific comments about the internal arrangement of the building, namely:

- All bathroom/toilet doors should open outwards.
- The changing room should be drawn to Sport England Guidance to have a changing bench.
- There should be 5 rooms designed for disabled students, but these do not have to be just wheelchair users. As each new wave of housing is added facilities should be included to upgrade show changes in provision. Before approval I'd like to see drawing of the 5 rooms.
- The wheelchair accessible toilet needs to be totally changed.
- There needs to be a strategy for hearing loops.
- There needs to be a strategy for colour contrast and signage.
- All double doors must either be powered or have one leaf a minimum of 900mm clear opening.

Sport England

6.12 The proposed extension to the cricket school will not impact the cricket pitch and the proposed redevelopment of the redundant PE building is acceptable. The proposals comply with Sport England's Exception E5 policy, which is for development of an indoor/outdoor sports facility where the benefits to sports outweigh the detriment cause by the loss of playing field. On this basis, Sport England has no objections to this application.

Architectural Liaison Officer

- 6.13 The two gates either side of the proposal will provide good levels of security to the cycle stores. With lighting to both pathways, this should create a safe environment. There are potential security risks with the doors from the kitchen which open out onto the garden court. Security gate to access the site would reduce any risk. Other than this, no objections to the proposal, which would provide an attractive addition to the street scene.
- 6.14 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:

Object:

- 15 Fenner's Lawn
- 21-23 Covent Garden
- 32 Covent Garden
- 48 Covent Garden
- 54 Covent Garden
- 56 Covent Garden
- 58 Covent Garden

Support:

- 18 Fenner's Lawn

Neutral:

- 69 Glisson Road

- 7.2 The representations can be summarised as follows:

Objections:

- The height of the building is disproportionate and will have an adverse impact on light on the Fenner's Lawn;
- Impact on bats – day survey insufficient to determine potential impact;
- The location and route of the footpath adjacent to the rear boundary of Covent Garden would have an adverse impact

the residential amenity in terms of privacy, security, noise and light pollution;

- The path should be relocated;
- The sports field would be used as a college garden;
- The design is well considered and will be an assets and improvement to the area;

Comments in support:

- The design is well considered and will be an asset and improvement to the area.

Comments from neutral:

- On site plan (P0046) a grey detached building is shown along the back of Glisson Road which currently does not exist and does not appear to form part of the proposal.

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. Public Art
4. Renewable energy and sustainability
5. Disabled access
6. Residential amenity
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Third party representations
11. Planning Obligation Strategy

Principle of Development

8.2 The proposed redevelopment of the existing University sports building for student accommodation is considered to be acceptable in this location. The site is not allocated for any specific use and is located within a residential area close to the

city centre. The proposed development is compatible with the existing residential context. The proposal is considered to be windfall student housing development.

8.3 The site is not within Hughes Hall campus. Therefore policy 7/7 (College and University Staff and Student Housing) is considered to be relevant here. Policy 7/7 states that planning permission will be granted for windfall and student hostel sites subject to the following:

- Amenity considerations;
- The proximity to the institution they serve;
- Supervision, if necessary, is provided as appropriate to their size, location and the nature of the occupants;
- They do not result in a loss of family residential accommodation.

8.4 I set out below my assessment of the proposal in relation to the above criteria.

Amenity consideration

8.5 The proposed development has been carefully designed and laid out to ensure the amenity of surrounding residents is not adversely affected. Whilst there will be some degree of impact from the proposed building, the degree of harm is not considered to be significant enough to warrant refusal.

8.6 The proposed accommodation would provide students with high quality living environment within a sustainable location. Each room would have an en-suite and have access to a generous shared kitchen, laundry room and study area.

8.7 I am therefore satisfied that the design of the proposed student accommodation building has given appropriate consideration to the amenity of surrounding residents and future occupiers.

Proximity to institution

8.8 The proposed student accommodation building would be located within close proximity to Hughes Hall college, which is located on the opposite side of the sports field.

Supervision

- 8.9 The proposed building will include a student warden room, which will be made available to a student to provide on site supervision and assistance to other students, when necessary. The students will be postgraduates and it is therefore expected that the accommodation will provide academic year round occupancy. The student warden room is located on the ground floor and close to the main entrance point into the site. The student warden approach is considered to be proportionate due to the proximity to the main college building.

Loss of family residential accommodation

- 8.10 The redevelopment of the redundant sports building site would not result in the loss of family housing.
- 8.11 In my opinion, the principle of the development is acceptable and in accordance with policy 7/7.
- 8.12 The proposal would also result in the loss of a leisure use (D2 Use). Policy 6/1 (Protection of Leisure Facilities) would therefore be relevant to this proposal.
- 8.13 Policy 6/1 states that development leading to the loss of leisure facilities will be permitted if:
- The facility can be replaced to at least its existing scale and quality within the development; or
 - The facility is to be relocated to another appropriate premises or site of similar or improved accessibility for its users.
- 8.14 The sports building will be relocated to the recently completed University Sports Centre on the west of Cambridge. This new site benefits from purpose built and modern design sports building with improved accessibility. The changing facilities which were used by the cricket school will be relocated in the proposed single storey extension, as part of this application.
- 8.15 In my opinion, the principle of the development is acceptable and in accordance with policy 6/1/.

Context of site, design and external spaces

- 8.16 The site is located within a predominately residential area and adjacent to the University sports field which is enclosed on most of its sides by buildings ranging from 3 to 6 storeys and mature trees. The buildings are in residential and student housing use. Gresham Road contains comparatively few buildings due to the location of the tennis courts and sports building. Adjacent to the site is the three storey, flat roof Fenner's Lawn development and a semi-detached pair of well-presented Victorian dwellings at the north-western end. Harvey Road, by comparison, is lined by an avenue of mature trees and consists of three storey, pitched roof Victorian terraces and villas (with attic and basement levels) with prominent bay-windows.
- 8.17 In this context, the redevelopment of the site was constrained by the site setting with open areas to the north and south-east and development to the north-west and south. Any new building design would need to respond sympathetically to each aspect of the site whilst maintaining a cohesive design form.
- 8.18 An assessment of the existing scale and massing of building in the locality was carried out to determine the appropriate amount of development on this site. The sport building has a mixture of 1 and 3 storey elements. Various options were proposed at the pre-application stage which included a mixture of mainly 3 and 5 storey elements.
- 8.19 The height of the building varies between the four storey block facing the sports field and two three storey wings which project off the four storey element. The main block would be 12.7 metres (9.6 metres existing) to the eaves (flat roof) and the wings would be slightly lower at 12.5 metres (8.7 metres existing) excluding the chimney.

Gresham Road side

- 8.20 The proposed building has been designed to respond to the scale of development on Gresham Road and Harvey Road. The elevations facing Gresham Road have been designed to appear as ancillary three storey (second floor in the roof space) mansard roof wings, which are orientated perpendicular to the street. These wings would project off the 4 storey central block which is set back from Gresham Road and designed with zinc

clad dormers to reduce the mass of the upper levels of the building when seen from Gresham Road. The gable ends of the two wings would have projecting sections which incorporate vertical slit windows, the college crest, a two storey corner bay-window (on wing adjacent to tennis courts) and chimneys to provide animation and articulation into these prominent elevations. The wing adjacent to Fenner's Lawn is set back from the other due to the shape of the site. The Design and Conservation Panel (DCP) queried the strategy of a "volumetric shift" from a four storey block adjacent to the sport field to a three storey pitched roof block and felt the form of these blocks was not well resolved and wanted to see further work to progress this fundamental design issue. The design and form of the proposed building has been extensively discussed with the architect and various options have been considered to address this design issue. It was concluded that the relationship between the two forms is acceptable when viewed from the internal garden court and Gresham Road and does not require fundamental alterations to the design. The Urban Design Team agreed with this conclusion.

- 8.21 A garden court is proposed between the wings and four storey block, which will be a landscaped area and provide the main access route into the site and 3 entrance points into the building including the study area. The garden court will help to soften the scale of the building and create a pleasant outdoor space. In view of this, I am of the view that the design and scale of the building responds well with the surrounding built form on Gresham Road and Harvey Road whilst also maintaining a sense of individuality. The articulation of the wings and creation of a garden court would assist in softening the mass of the building from street level.
- 8.22 The scheme has been designed to provide a glimpse view from Gresham Road through the site to Hughes Hall. A section of the ground floor of the four storey block would be undeveloped to create a corridor for students to travel through which would create a pleasant vista over the sports field toward Hughes Hall. DCP suggested that greater advantage should be taken over the views through to Hughes Hall from Gresham Road by creating a central archway which mirrors the historic photograph. This was considered by the college, but it was felt that having a wider or taller archway could not be incorporated into the site without having a knock on effect on other elements

of the building. The college prefers the asymmetry of the entrance into the site. Officers consider the proposed arrangement acceptable and have not required amendments to be made.

8.23 The side elevations of the wings have been designed to give them an ancillary and domesticated scale to respond to the residential context of Gresham Road, particularly in relation to Fenner's Lawn. The proposed wings would have the same eaves height as the Fenner's Lawn building. However, the wing would project 14.1 metres beyond the frontage of the Fenner's Lawn building nearest the boundary and be separated by two metres wide gated path. The wings would contain a full two storey elements with an additional level within the roof announced by the inclusion of dormer windows.

8.24 DCP raised concerns with the south-eastern elevation facing the tennis courts as it would be the most visible. They felt that the jarring juxtaposition of the mansard roofs and vertical elevation of the four storey block needed further work. As a result of this concern, the architect submitted various options showing how the connection between the two blocks could be resolved. Following careful consideration of these options and discussions with architect, I believe the D&CP concerns have been satisfactorily overcome by the submission of amendment plans. The connection between the two forms has been reduced and the articulation in the fenestration at the connection point has been revised. These amendments have, in my view, resulted in a better balanced and symmetrical elevation. As for the mansard roof connection, Officers have agreed that whilst this is an unorthodox connection, it is an integral part of the building's overall designed concept and any alteration to it would require the entire building to be redesigned as it would also affect the opposite side. Whilst it will be one of the most visible elevations, the revisions that have been made to try and resolve the concerns raised. The Urban Design Team agrees that the revisions create a well-articulated and interesting elevation design.

Four storey block

8.25 The four storey block which faces onto the sport field has been designed to read as three blocks. Two recessed sections, which are set back from the front of the blocks by 800mm, have been

incorporated to emphasis the separation between the blocks. This also helps to reduce the mass of the block. The fenestration in the elevation of the blocks facing the sport field has been proportionally and symmetrically articulated. In my view, the rear elevation of the building is well designed and of a scale that would give the building prominence in this setting and successfully complete this end of the amphitheatre.

- 8.26 Overall, each elevation of the proposed building has been arranged to respond sympathetically to each aspect of the site. This has not affected the overall design and scale of the proposed building, as it would still read a cohesive building form rather than a fragmented building. The design is considered to be of high quality and the scale is respectful of its setting. Therefore, in my view, the proposed building would make a positive contribution to this part of the Conservation Area. The building would also successfully complete the end of the row of building which encircle the sport field.

Trees

- 8.27 The seven existing mature horse chestnuts trees which border the rear of the site are proposed to be removed and replaced with six trees that are set 5.98 metres from the proposed four storey block. Currently, the tree trunks of the existing trees are located between 1.35 metres and 2.7 metres from the rear boundary of the site. As a result, they are in the shade a lot of the time. The trees are also grouped very close together, which is not suitable, and the branches interfering with the existing sports building. The replacement trees would be aligned with the existing tree belt, which encircles this side of the sports field. The Tree Officer has advised that, whilst the existing trees do make a significant contribution to the character of the Conservation Area, their removal is justified and could be mitigated by with appropriate replacement planting. Therefore, I have recommended a condition for replacement tree planting to be agreed before the existing trees are removed. I am of the view that whilst the trees are important, they are poorly spaced and located too close to the existing sports building. Therefore, they should not frustrate the development from coming forward as long as appropriate replacement planting can be agreed, which would enable the new trees to make a long term contribution to the site and area.

Extension to cricket school building

- 8.28 The proposed extension would be single storey with a flat roof and project off the side elevation of school building nearest to Gresham Road. The school building is of modern design with a curved roof and grey timber paneling. The scale of the extension would appear as an ancillary element and perform an important ancillary function to the cricket school. The extension would accommodate the main changing facilities which are currently located in the sports building to be demolished. The extension would not be visible from street level on Gresham Road but the roof top may be visible from longer distances. The proposed extension is acceptable in terms of its design and scale and would not have any adverse impact on the character or appearance of the Conservation Area.

Footpath

- 8.29 The proposed 1.5 metre wide footpath would link the student building with the Hughes Hall site via a gate at both ends. The route of the footpath has been planned to minimise the loss of any functional part of the sports field and to provide a secure and safe passage. Concerns were raised regarding the section of the path that snakes around the back of the cricket school building and adjacent to a row of trees, which is considered to it makes an undesirable route. This area is not currently lit and does not benefit from good natural surveillance. However, the proposal seeks to introduce low level lighting and a 1.2 metre high fence along this section of the path. The fence would terminate at the end of the tree line. Students will be advised to use the route instead of the natural desire line which would be to walk in front of the cricket school building. The college is also willing to provide an undertaking to ensure this is carried through. Whilst this section of the path is not ideal, I am satisfied that with the proposed lighting and boundary treatment, that it will be acceptable in terms of safety. The rest of the path is open and benefits from enhanced natural surveillance.
- 8.30 A new brick pier to match the existing piers is also proposed. The pier would be set adjacent to an existing pier to provide a secured gated access into the grounds of Hughes Hall from the footpath. The gate would also match the existing adjacent

railings. The new pier and gate would be in keeping and be a sympathetic addition to the Hughes Hall boundary.

- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Public Art

- 8.32 The applicant is proposing to make an on-site contribution to Public Art in accordance with the Council's Public Art Strategy. A public art delivery plan (PADP) has been submitted which provides details of how the public art will be managed and includes six sites options where the public art could be provided. No artist has been selected to date, but this process will involve the Public Art Officer. Discussions are ongoing with the Public Art Officer over the delivery of the public art.

- 8.33 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

Renewable energy and sustainability

Renewable energy

- 8.34 Photovoltaic Panels are proposed to be incorporated onto the rooftop of the four storey building and hidden from view by a small parapet section. Alongside this, the college are proposing to use a gas fired Combined Heat and Power (CHP) system. The combination of these two renewable energy and low carbon technology, would result the level of carbon reduction that slightly exceed 10%. The proposal also includes various approaches to integrate the principles of sustainable design and construction into the scheme which is overall welcomed and supported.

Sustainability

- 8.35 The site is located within a highly sustainable location, within the City centre, and is highly accessible by foot, cycle and public transport.
- 8.36 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.37 The architect has taken on board the comments made by the Access Officer and as they mainly relate to internal works many of the comments will be addressed under Part M of the building control stage.
- 8.38 In response to the Access Officer's comments about having five rooms designed for disabled students, the college has advised that their preference would be to locate their disabled students room closer to the central college building and therefore do not propose to provide disabled rooms in the proposed building. However, if required for wheelchair users, the layouts are flexible for these to be incorporated at a later date. Five rooms have been outlined; two on the ground floor and one on each upper floor to be adapted to provide larger wheelchair suitable bathrooms should the need arise.
- 8.39 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.40 The proposed student building would be located on the north-west boundary, of the site, similar to the existing two storey flat roof element of the sports building, and adjacent to the existing three storey, flat roof Fenners Lawn block of flats. The existing building currently projects 14.35 metres beyond the frontage of the adjacent flats at a height of 7.1 metres. The proposed wing section of the building, which has a mansard type roof, would project beyond the frontage by 14.1 metres at an eaves height of 7.3 metres (excluding the three dormers which project above it). The roof section of the wing would then slope away from the eaves, at an angle of 43 degree, to a height of 12.7 metres. The adjacent flat roof building is 8.5 metres in height. Therefore, in terms of impact, the scale of the proposed wing has been carefully designed to minimise any adverse overbearing enclosure issue on the residential amenity of the occupiers of the flats nearest the site. The scale of the main two storey section of the wing would be similar to the existing sports building. A daylight assessment, which has been modelled at

9am, 12:15pm and 4pm during March, June, Sept and December, suggests that the proposed building would not cause any significant levels of additional shadowing over that currently created by the existing sports building. I am therefore satisfied the proposed building would not have significant adverse overbearing enclosure issue to the detriment of the residential amenity of the adjoining occupiers.

- 8.41 In terms of overlooking, there are six windows in the side elevation of the wing facing Fenner's Lawn; three at first floor and three at second floor. The rooms within this elevation are the same on upper levels. The first floor windows; starting from the nearest to the flat, serve a stairwell, then two windows serve a kitchen and finally the window on the end serves a bedroom. Therefore, there are no habitable windows (other than the bedroom, which would not have any direct views towards Fenner's Lawn) in the side elevation that would cause a directly overlooking issue of the adjoining flats. The internal configuration of rooms has been carefully laid out to avoid causing a detrimental overlooking issue of the front windows in the adjoining flats.
- 8.42 To the south-west of the site are a collection of garages so there would not be any overlooking issue. No windows in the proposed building would cause direct overlooking of the garden area of no.8 Harvey Way, which is on the corner of Gresham Road and Harvey Road. There is also a mature tree within the garden which would restrict any views.
- 8.43 Concerns have been raised from local residents regarding the proposed footpath, which would be located along the rear boundary of the properties in Covent Garden. The concerns relate to noise, security, nuisance and light pollution.
- 8.44 The rear boundaries of the dwellings in Covent Garden that back onto the sports field are defined by a brick wall and strip of mature overhanging shrub planting. The proposed path would be located between 2 metres and 3.4 metres away from the rear boundaries. Whilst the footpath would be located close to the boundaries, this would ensure the visibility of the path and students from the rear garden and upper levels of the dwellings adjoining the sports field is minimal.

- 8.45 Also the path would be 13 metres from the rear of the nearest dwelling. Therefore, whilst the proposed footpath would introduce a formal route for students to access Hughes Hall, the combination of the depth of the rear gardens, and existing boundary treatment of the dwellings in Covent Garden are likely to also attenuate any adverse noise issues, in my view.
- 8.46 In terms of light pollution, the footpath is to be lit with strategically positioned low level lighting. The lighting along the path adjacent to the boundary with the dwellings in Covent Garden would come from one metre tall lighting columns. An illumination survey has been undertaken for the proposed lighting strategy. This demonstrates that there would be no significant light overspill into the gardens of the adjacent dwellings. I am therefore satisfied that there would be no adverse impact from light pollution on the residential amenity of the adjoining neighbours.
- 8.47 Also, the college is willing to provide an undertaking to ensure all students respect the amenity of all local residents that adjoin the site including Fenners Lawn. The college would also be willing to provide contact details for a liaison officer to ensure regular reviews can take place. In these terms, therefore, I am satisfied that the proposed footpath would not have any significant adverse impact on the residential amenity of the adjoining neighbours. I have therefore recommended a management plan condition which requires (amongst other things) details of precisely how the path will be managed and who residents can call if they are disturbed by any nuisance.
- 8.48 The proposed extension to the cricket school would not affect any of the surrounding residents or future occupiers of the student building.
- 8.49 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

- 8.50 Each student bedroom would be 16.5m² and include an en-suite and study area. The accommodation would be arranged in an apartment format with 6-10 bedrooms arranged around a

shared kitchen/dining room. In my view, given also the location of the site in terms of its city centre location and access to outdoor amenity space, the proposed standard of accommodation proposed would be of high quality.

- 8.51 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

- 8.52 The main refuse storage would be located on the ground floor and accessible via the footpaths adjacent to each of the side elevations of the building. Also, waste receptacles are to be provided in the kitchens for recyclable waste, cardboard, bottles and metal etc...in order to promote recycling. A housekeeping team would manage the general waste from rooms and kitchen. All waste would then be collected from the refuse storage areas by the City Council on a daily basis (Monday to Saturday). No specific details have been provided for the waste storage provision other than the location of the bin stores. Therefore, I have recommended a waste storage and management condition.

- 8.53 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.54 The proposal would not result in any adverse highway safety issue.
- 8.55 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.56 The proposal does not include any car parking provision. Students are not permitted to bring cars to the site. The central location of the site means that students would have access to a

wide range of shops and services including public transport links. I therefore do not consider car parking to be a necessary requirement for this proposal. However, I have recommended a management plan condition which requires details of how drop-offs and pick-ups will be managed so as to avoid any traffic overspill issues.

Cycle Parking

- 8.57 According to the Cycle Parking Standards, 56 spaces are required to be provided for the 85 rooms proposed. The proposal includes a total of 86 cycle spaces provided in two enclosed and secure storage rooms within the ground floor of the building. Both rooms would be accessible from footpaths on either side of the building. The cycle stores can only be accessed via gates at either end of the paths. I am therefore satisfied that there is sufficient cycle parking provision within the college to accommodate the proposed number of student and any additional demands.
- 8.58 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.59 I have addressed most of the concerns raised by the objectors in the above section of the report.

Impact on bats

- 8.60 Concerns have been raised regarding the impact on bats within the existing sports building and surrounding area. The applicant has carried out a bat inspection survey. The survey concludes that there were no bats or evidence of their presence on site and the existing building and trees were considered to have low potential to support roosting bats. The findings and recommendation of the survey are supported by the Council's Ecology Officer. Therefore, the proposal would not have any adverse impact on bats species in the area but I have recommended a condition for bat and bird boxes to secure compliance with the recommendation in the Ecology Survey and Bat Study.

Planning Obligation Strategy

Planning Obligations

8.61 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 Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art. 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

8.62 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.

8.63 The application proposes the erection of an 85 bed student housing building. 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	85	20,230
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					20,230

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	85	22,865
1 bed	1.5	269	403.50		
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					22,865

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	85	20,570
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		

Total	20,570
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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

Public Art

- 8.64 The development is required to make provision for public art and officers have recommended as set out in paragraphs 8.32 to 8.33 above that in this case provision for public art should be made on site. This needs to be secured by the S106 planning obligation.
- 8.65 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Travel Plan

- 8.66 The County Highway Authority have requested a Travel Plan document to encourage users of the proposed development to travel using sustainable transport modes. The terms of the agreement will be agreed with the County Council.

Monitoring

- 8.67 The Planning Obligation Strategy (2010) requires that all new developments contribute to the costs of monitoring the implementation of planning obligations. It was agreed at Development Plans Scrutiny Sub- Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of

those financial contributions (up to a maximum of £50,000) with the exception of large scale developments when monitoring costs will be agreed by negotiation. The County Council also requires a monitoring charge to be paid for County obligations in accordance with current County policy

- 8.68 For this application a monitoring fee of £2,500 is required to cover monitoring of City Council obligations plus the County Council monitoring fee.

Planning Obligations Conclusion

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

9.0 CONCLUSION

- 9.1 The proposed development consists of three elements; 85 room student accommodation building; extension to the existing cricket school building and a new footpath.
- 9.2 The proposed student accommodation building is of high quality design, which responds positively to the site context and surrounding built form. The proposed building will enhance the character and appearance of the Conservation Area.
- 9.3 The proposed single storey flat roof extension to the cricket school has been designed to appear in keeping with the existing building in terms of its material use. The scale of the extension would also appear ancillary to the main building and would not be visible from Gresham Road.
- 9.4 The proposed footpath would create a secure, well lit link from the site to Hughes Hall. The footpath has been laid out to mitigate any adverse impact on the residential amenity of the adjoining occupiers.
- 9.5 The proposed development is of high quality design and there are no issues that would warrant this scheme to be refused.

10.0 RECOMMENDATION

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

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

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

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

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

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

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

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

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

5. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

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

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

8. No development shall take place until full details of the replacement tree planting including species, size, location and proposed time of planting has been submitted to and approved in writing by the Local Planning Authority. The replacement planting shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the appropriate planting and establishment of new trees at the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

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

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

10. 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)

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

Reason: 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).

12. 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&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

13. Prior to commencement 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: To protect the amenity of nearby properties
(Cambridge Local Plan 2006 policy 4/13)

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

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

15. 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 the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

16. No demolition works shall commence on site until a statement for the method of demolition has been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

17. 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 (including route construction vehicles will take to the site), 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.

- v) the number of vehicles that will access the site during construction and at what times.

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).

- 18. Prior to the commencement of the development, full details and plans for the on-site storage facilities for waste and recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, or any other means of storage will be stationed to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. Details should include the on-site storage facilities for waste, including waste for recycling and the arrangements for the disposal of waste detailed; these arrangements shall subsequently be provided and shall include provision for a minimum of 50% recycling/organic capacity. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason:

- 19. The development hereby permitted shall not be occupied until a Management Plan for the student accommodation has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include (but not be restricted to) details of how drop-offs and pick-ups from the site will be managed; how the use of the footpath will be controlled; measure to mitigate disturbance on surrounding residents from the use of the footpath and contact details for local residents in case of disturbance from the use of the footpath;

Reason: To protect the amenity of neighbouring residents. (Cambridge Local Plan 2006, policy 3/7)

20. Prior to the occupation of the building hereby approved details of the security access measures for each entrance and egress gate shall be submitted to and approved in writing by the Local Planning Authority. The details shall include type, location and specification of the security mechanism and access key. The security measures shall be installed in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/7, 3/11, 3/12).

21. Prior to the occupation of the building, a scheme for the type and location of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following provision:

1. At least two sparrow terraces should be incorporated into the design scheme together with a cluster of three boxes suitable for Swift. A number of generalist bird boxes should also be included around the site;

2. Six bat boxes are incorporated into the new buildings design;

The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2006 policy 3/1).

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

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

23. 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)

INFORMATIVE: If during the works contamination is encountered, the LPA should be informed, additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA. 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

The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on

<http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>.

Hard copies can also be provided upon request.

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the Health and Safety Executive (HSE).

Additionally, Guidance from the HSE on the identification and management of asbestos in buildings can be found by following the link below:

<http://www.hse.gov.uk/pubns/indg223.pdf>

It is advised that an asbestos survey is carried out by a licensed and qualified asbestos surveyor prior to any demolition works being carried out.

INFORMATIVE: The construction activities 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:

a. Prior to the commencement of refurbishment/development works a noise report prepared in accordance with the provisions of British Standard (BS) 4142:1997, "Method for rating industrial noise affecting mixed residential and industrial areas," that considers the impact of industrial noise upon the proposed development shall be submitted in writing for consideration by the local planning authority.

b. Following the submission of a BS 4142:1997 noise report and prior to the commencement of refurbishment/ development works, 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) for protecting the residential units from noise from the neighbouring industrial use shall 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". These levels shall be achieved with ventilation meeting both the background and summer cooling requirements.

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.

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 25 March 2015, 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, transport mitigation measures, affordable housing, public realm improvements, public art, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 8/3 and 10/1, the Public Art Supplementary Planning Document 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010.

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete

the Planning Obligation required in connection with this development

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Application Number	14/1467/S73	Agenda Item	
Date Received	22nd September 2014	Officer	Mr Tony Collins
Target Date	22nd December 2014		
Ward	East Chesterton		
Site	169 -173 High Street Chesterton Cambridge Cambridgeshire CB4 1NL		
Proposal	S73 Application to vary condition 2 of application 12/0086/FUL to enable amendments to doors, windows, roof lights and cladding. Dimensional changes due to construction detailing and product purchase decisions. A schedule of Variations is shown on each of the drawings to which they relate. See drawings for details.		
Applicant	Mr Steve Revell 25 Hamstead Avenue Mildenhall Suffolk IP287AS United Kingdom		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot situated on the north east side of High Street, Chesterton.
- 1.2 The site was previously occupied by a Chinese restaurant, the Saigon City. and number 171, a flat roof building then used by a hairdressers. The site has now been redeveloped for residential use in accordance with a permission granted at appeal after being refused by Planning Committee. The development is nearing completion.
- 1.3 The site is not within a Conservation Area. It is within the Chesterton High Street Local Centre, but the surrounding area is mainly residential, and the site adjoins residential gardens to the south-west, north-west and north-east.

2.0 THE PROPOSAL

- 2.1 The application seeks to vary condition 2 of application 12/0086/FUL (Erection of 11 dwellings and a retail unit with flat above). This condition requires adherence to the drawings

submitted with and approved in that permission. The application seeks to substitute new drawings which show changes to dimensions and finishes.

2.2 The changes which would be permitted by the substitution of the new drawings are as follows.

2.3 Block A (south-west part of street frontage)

- ☐ Replacement of a diamond window in the NE gable by a brickwork feature.
- ☐ Two rooflights in rear elevation

2.4 Block B (north-east part of street frontage)

- ☐ Replacement of a diamond window in the SW gable by a brickwork feature.
- ☐ Additional ground floor window in side elevation facing the access drive.
- ☐ Rooflight in rear elevation

2.5 Block C (centre of site, on south-west boundary)

- ☐ Bifold doors to replace door and window on ground floor rear elevation
- ☐ Two first-floor windows shown on SE elevation rather than NW elevation, to match position of windows on plans
- ☐ Front second-floor stairwell windows shown at 400mm wide rather than 300mm wide, to match plans
- ☐ Front first-floor landing windows shown as 400mm wide rather than 350mm, to match plans
- ☐ Rear bathroom windows on first and second floors enlarged to 500mm rather than 300mm wide, and 1500mm rather than 1300mm high
- ☐ Position of timber cladding shown correctly on SE and NW elevations, to match SW and NE elevations

2.6 Block D (on south-west boundary, further to rear)

- ☐ Bifold doors to replace door and window on ground floor rear elevation
- ☐ Front second-floor stairwell windows shown at 400mm wide rather than 300mm wide, to match plans

- ☐ Front first-floor landing windows shown as 400mm wide rather than 350mm, to match plans
- ☐ Rear bathroom windows on first and second floors enlarged to 500mm rather than 300mm wide, and 1500mm rather than 1300mm high
- ☐ Rooflight added to second floor flat roof
- ☐ Position of timber cladding shown correctly on SE and NW elevations, to match SW and NE elevations

2.7 Block E (rear of site, north-west corner)

- ☐ Bifold doors to replace door and window on ground floor rear elevation
- ☐ Front second-floor stairwell windows shown at 400mm wide rather than 300mm wide, to match plans
- ☐ Front first-floor landing windows shown as 400mm wide rather than 350mm, to match plans
- ☐ Rear bathroom windows on first and second floors enlarged to 500mm rather than 300mm wide, and 1500mm rather than 1300mm high
- ☐ Rooflights added to second floor flat roof
- ☐ Position of timber cladding amended on NE and SW elevations, to match SW and NE elevations

2.8 Block F (centre of site, on north-east boundary)

- ☐ Bifold doors to replace door and window on ground floor rear elevation
- ☐ Front second-floor stairwell windows shown at 400mm wide rather than 300mm wide, to match plans
- ☐ Front first-floor landing windows shown as 400mm wide rather than 350mm, to match plans
- ☐ Rear bathroom windows on first and second floors enlarged to 500mm rather than 300mm wide, and 1500mm rather than 1300mm high
- ☐ Windows on first floor NW and SE elevations moved further back
- ☐ Rooflights added to second floor flat roof
- ☐ Position of timber cladding amended on NW and SE elevations, to match SW and NE elevations
- ☐ Brise soleil eliminated
- ☐ Rainwater pipes moved from outer edges to centre on front elevation, and centre to outer edges on rear elevation.

3.0 SITE HISTORY

- 3.1 The only relevant site history is 12/0086/FUL, approved on appeal and described in Paragraph 2.1 above.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
National Planning Practice Guidance 2014
Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Cambridge Local Plan 2006

3/4 Responding to context
3/12 The design of new buildings

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No comment

7.0 REPRESENTATIONS

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

177 Chesterton Road

- 7.4 The representations can be summarised as follows:

- ☐ Loss of privacy
- ☐ Noise and light pollution

- 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

Principle of Amendment

- 8.1 In my view, these amendments can be divided into two groups: those which either have no impact, or which affect only the appearance of the buildings (I have termed these Group A), and those which have the potential to have an impact on neighbours (Group B).
- 8.2 Group A consists of the elimination of diamond windows, the new side windows facing the entrance drive, the flat roof rooflights, the loss of the brise-soleil, the rearrangement of rainwater pipes, and the corrections to the pattern of timber cladding. Group B consists of the introduction of bifold doors, the alteration of window sizes, the transfer of the position of windows in Blocks C and F, and the addition of rooflights on the pitched roofs of Blocks A and B. I assess these two groups in turn.

Group A

- 8.3 All of these changes are very minor, and in my view, none of them would have any detrimental impact on the appearance of the building.

Group B

- 8.4 In my view, the introduction of bifold doors would not have a significant impact on neighbour amenity. In every case, the boundary treatment prevents there being any increased overlooking. I do not consider the doors likely to result in any greater noise, light pollution or disturbance to neighbouring occupiers.
- 8.5 The additional rooflights to be added to Blocks A and B are in roofs where dormer windows have already been approved in close proximity. They would give rise to no additional overlooking opportunities.

- 8.6 The windows in the SE elevation of Block C were incorrectly shown in the approved drawings on the opposite elevation of the block. In the correct position as now shown, they face towards the rear garden and rear elevation of Block A. They are, however, 15m distant from the rear garden boundary of that house, and 18m from the rear elevation itself. Furthermore, any future occupier of Plots 3 and 4 in Block A would be aware of the position of these windows before buying or renting the houses. I do not consider that any loss of privacy could be said to result from the position of these windows. The first floor windows at both ends of Block F are repositioned further back on the block. I do not consider that this repositioning has any impact on the privacy of neighbours.
- 8.7 I do not consider that the marginal increases in widths or heights of the first and second floor windows in Blocks C-F would have any significant impacts on neighbour amenity. The changes are a hand's breadth at most, and all the windows concerned are landings, stairwells or bathrooms. Little outward looking is likely to take place from any of them, and it would not be materially increased in its scope by the extra width. I note the concern about this issue with respect to the rear of Block F expressed in neighbour representations, but I do not believe it to be well-founded.
- 8.8 In my opinion, the amendments are acceptable and in accordance with policies 3/4 and 3/12 of the Cambridge Local Plan 2006.

Third party representations

- 8.9 I have addressed the issues raised.

9.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. The development (as amended by the drawing numbers hereby approved) shall take place only in accordance with the conditions placed on the permission 12/0086/FUL by the Inspector at appeal.

Reason: To ensure adherence to the planning policies identified in those conditions.

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Agenda Item 8

PLANNING COMMITTEE

DATE: 3RD DECEMBER 2014

Application Number	14/0625/FUL	Agenda Item	
Date Received	24th April 2014	Officer	Mr Sav Patel
Target Date	19th June 2014		
Ward	Market		
Site	Guthrie Court Paradise Street Cambridge CB1 1AJ		
Proposal	Two new apartments extending Art Deco style building on Paradise Street, Cambridge		
Applicant	Mr Lorne Williamson 97 Chesterton Road Cambridge Cambridgeshire CB4 3AP United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">– The proposed design and scale of the extension would be in keeping with the appearance, proportions of the existing building and site context.– The proposal would enhance the character and appearance of the Conservation Area.– The proposal would not have a significant detrimental impact on the residential amenity of the existing and adjoining residents.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is comprised of a unique three storey residential building formed of 13 units that occupies a large irregular space between Grafton Street and Paradise Street. The site is flanked on either side by two storey terraced properties. The facade of the building is rendered in a peach pastel colour with large columns on the Paradise Street elevation and in traditional brick

on the Grafton Street elevation. The roof of the building adjacent to Paradise Street is of a flat roof design and is occupied by a series of solar panels, whereas the Grafton Street elevation roof is of a pitched roof style with red tiles.

- 1.2 The site falls within the Central Cambridge Conservation Area (1993) and the Kite Conservation Area Appraisal (1996) is relevant. The building is designated as a building of local interest (BLI).

2.0 THE PROPOSAL

- 2.1 The full planning application proposes to erect two new 2-bedroom dwellings on the flat roof of Guthrie Court. This has been designed as a recessed single storey building with a pyramidal roof for the two new dwellings, designed in light grey fibre cement cladding. The internal floor space, including access, of these new dwelling would be 168m². The existing building has bin and cycle storage provision.
- 2.2 The application has been supported by computer-generated views and sketch perspective views.

3.0 SITE HISTORY

Reference	Description	Outcome
06/0727/FUL	Change of use from educational to residential (1 No. 2-bed house, 7 No. 1-bed flats, 5 No. 2-bed flats and 1 No. 3-bed flats), involving replacement of existing flat roof over Paradise Street building increasing height by 1100mm.	Permitted.
06/0426/FUL	Change of use from Jubilee Hall to residential comprising 10 graduate studio flats, 9 private flats and 3 private houses.	Withdrawn.

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 Plan 2006	Local	3/1 3/4 3/7 3/11 3/14 4/11 4/12 5/1 8/16 10/1

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 Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
	<u>City Wide Guidance</u>

	Roof Extensions Design Guide (2003)
	<u>Area Guidelines</u>
	Kite Area Conservation Area Appraisal (1996)
	<u>Buildings of Local Interest (2005)</u>

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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 This building has, historically, issues with servicing as the site is fronted by a residents parking bay, requiring wheeling of bins to a gap to load waste.

This proposal would not be seen as likely to have any significant impact upon that issue: it will not improve matters, but will not make them significantly worse and the planning process is not able to remedy existing problems.

Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the site will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes

operating on surrounding streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

Urban Design and Conservation team

6.2 The main concern here is the visual impact of the roof top extension and its effect upon the Conservation Area. The existing 'Art Deco' building is rather out of scale with its neighbours but, of course, has been that way for many decades and is an established part of the townscape. The shallow-pitched, pyramidal roof proposed has an Art-Deco feel to it but the extension overall does add somewhat to the visual bulk of the Paradise Street views. However, the computer-generated views and sketch perspective views suggest that the impact will be modest and – looking obliquely down the street – will be rather better than the rooftop solar panel presently on view.

6.3 The application is supported subject to the following conditions:

- Roof material details.
- Full details of all non-masonry walling systems, cladding panels or other external screens.
- Full details of external joinery.
- Full details of the design and installation of the renewable energy source(s).
- Hard landscaping scheme.

Environmental Health Team

6.4 No objection, subject to the following conditions:

- Construction hours.
- Construction deliveries.
- Noise insulation scheme.
- Waste storage facilities and collection.

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:

- 1 Guthrie Court, Paradise Street
- 11 Grafton Street
- 9 Guthrie Court, Paradise Street

7.2 The representations can be summarised as follows:

- The applicant proposes a substantial change to the solar heat system without detail.
- Concerned that the alterations to solar panels could have substantial effect on energy collected.
- The applicant should demonstrate that no dwellings will be adversely effected by the changed layout.
- The applicant should agree a compensation scheme for residents due to loss of power during construction stage as panels will be removed at this stage.
- Cycle parking is inadequate and should be extended by at least four spaces.
- Capacity of the bin room should be increased.
- Capacity of the cycle room should be increased.
- Overlooking into apartment 9's main bedroom and mezzanine space.
- Loss of central atrium skylight will leave the central stairwell only lit by artificial light.
- Concerns regarding noise disturbance.
- Would have a negative impact on property values of existing flats.

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 proposal is to add an extra storey to the existing block of flats to create two 2bed residential dwellings. The site is surrounded mainly by residential development in various forms and shapes.
- 8.3 The proposed residential development on this site is considered to be acceptable in this location and context. Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces

- 8.5 The existing three storey building has a prominent position within the middle of a Victorian terrace row of two storey dwellings. On the eastern end of the terrace is a modern (1980s) extension of 2 and half storey dwellings with dormer windows, gable frontages and undercroft parking. Opposite this is a development of three storey flats. The development on the northern side of the road (opposite the site) comprises mixed use development including residential flats arranged mainly over 4 storeys which are set back from Paradise Street. The flats are located above and to the rear of the commercial uses that front Burleigh Street.
- 8.6 Therefore, in this context, the proposal to add an additional storey with a shallow apex roof, which is set back 2.2 metres from the frontage of the existing building and 3.6 metres to the ridgeline is considered to be an acceptable extension to the building. Currently from both ends of the street, the existing solar panels are visible. These are not considered to be attractive features.

- 8.7 The proposed extension would be set in from all sides by 2.2 metres (except for the south-western corner, which would follow the existing step of the building) and rear elevation, which would be set in 3 metres. The south-western corner of the proposed building would consist of a glazed corner window and a roof overhang. The window would be obscure glazed. The rear elevation would contain the roof terrace, which is proposed to be screened by a 1.8 metre glazed balustrade.
- 8.8 The proposed extension, in terms of its design, layout and scale would, in my view, appear as a sympathetic addition to the existing building which would enhance the character and appearance of the Conservation Area. The proposed cladding materials would also enable the extension to appear as an ancillary addition at this rooftop level. The internal arrangement has been designed to ensure the atrium element of the building is maintained.
- 8.9 The existing solar panels would be removed and 23 new smaller panels would be provided on the rooftop and behind the parapet roof, which the applicant advises will be able to match the existing provision and that for the proposed flats. The proposed panels would be arranged on the southern and eastern side of the building and would not be visible from street level. However, I have recommended a renewable energy condition so that details of the solar power provision including type of panels are provided for our consideration.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The proposed extension is unlikely to have an adverse impact on the residential amenity of flats on the opposite side of the road due to the level of separation. To the rear (south) of the existing building is a communal amenity area which is attached to the rear and side gardens of the dwellings in Grafton Street and Paradise Street. The site boundaries are defined by fencing and contain trees and shrub planting which would mitigate views into the adjoining occupiers rear gardens.

- 8.12 The proposed extension would be set back from the edge of the rear elevation by 3 metres and include a 1.8 high glazed balustrade. The balustrade would be set in from the edge of the rear elevation by 200mm due to the existing low level parapet wall that surrounds the perimeter of the building. The proposed glass balustrade would also be obscure glazed. In this context, therefore, the proposed roof terrace for each flat would, in my view, not cause any adverse levels of overlooking such that they would be significantly detrimental to the privacy of the adjacent occupiers. The corner window would also be obscure glazed to mitigate oblique views from this window into the second floor flat below the roof terrace. I am satisfied what the proposed mitigation measures are acceptable and would not cause any adverse loss of privacy on the existing residents and surrounding occupiers.
- 8.13 The proposal of two additional flats would not, in my view, create or significantly increase levels of noise and disturbance such that it would have a detrimental impact on the residential amenity of existing and surrounding occupiers.
- 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 and 3/14

Amenity for future occupiers of the site

- 8.15 The proposed 2bed flats would provide future residents with a high quality living environment which includes a private roof terrace. The residents would also have access to the communal garden and bin and cycle storage. The site is also located close within a highly sustainable location in terms of shops, amenity facilities and public transport links.
- 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 3/14

Refuse Arrangements

- 8.17 The existing building has an internal bin store on the ground floor where the large waste containers are located. The existing bin storage provision would comfortably accommodate the proposed flats.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.19 The site the proposed development would not have a significantly adverse impact on highway safety.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.21 No car parking is proposed. I believe that this city centre location is suitable for a car-free development. There are good public transport links nearby as well as suitable cycling and pedestrian routes into the city centre and railway station.
- 8.22 The Highway Officer has recommended an informative advising future tenants that they will not qualify for residents parking permits. I have appended the suggested informative to the permission.

Cycle parking

- 8.23 The existing building provides an internal cycle store which has stands to accommodate 25 cycles. The proposed 2bed flats would require 4 additional spaces to be provided. I am of the view that this provision can be accommodated on site. However, as no specific details have been provided to demonstrate this I have recommended a cycle parking condition.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.25 I have addressed most of the representations in the main body of the assessment. I set out below my response to the issues I have not addressed.

Comments	Response
Compensation for existing residents during construction stage	The construction is an inevitable part of development and therefore whilst there may be some disturbance this will only be temporary.
Loss of natural light into stairwell	A glazed panel is proposed in the apex of the roof which is designed to allow natural light to flood into the stairwell.
Negative impact on property prices	Not a planning issue.

Planning Obligation Strategy

Planning Obligations

- 8.26 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

- 8.27 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.
- 8.28 The application proposes the erection of 2 two-bedroom flats, so the net total of additional residential units is two. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

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

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		

2-bed	2	269	538	2	1076
3-bed	3	269	807		
4-bed	4	269	1076		
Total					1076

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

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	2	1264
3-bed	3	316	948		
4-bed	4	316	1264		
Total					1264

8.29 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

- 8.30 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		
2-bed	1256	2	2512
3-bed	1882		
4-bed	1882		
Total			2512

- 8.31 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

- 8.32 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	2	300
Total			300

- 8.33 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy

(2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

- 8.34 The Planning Obligation Strategy (2010) requires that all new developments contribute to the costs of monitoring the implementation of planning obligations. It was agreed at Development Plans Scrutiny Sub- Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of those financial contributions (up to a maximum of £50,000) with the exception of large scale developments when monitoring costs will be agreed by negotiation. The County Council also requires a monitoring charge to be paid for County obligations in accordance with current County policy
- 8.35 For this application a monitoring fee of £353.60 is required to cover monitoring of Council obligations plus the County Council monitoring fee and the monitoring fee associated with the provision of public art.

Planning Obligations Conclusion

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

9.0 CONCLUSION

- 9.1 The proposed rooftop extension of the existing building to create an additional level to accommodate two 2bed flats. The extension would be recessed from the perimeter of the building on all four sides (except for the south-west corner) and so would not be prominent from the street. Whilst the extension would be visible from oblique views along Paradise Street it would improve the current appearance of the large angle solar panels and servicing.

- 9.2 The design and layout of the proposed extension has been carefully planned to mitigate the impact on the residential amenity of the existing residents and adjoining occupiers.
- 9.3 The design, scale and layout of the proposed extension would not have a detrimental impact on the character and appearance of the Conservation Area. The proposed extension is therefore considered to make a positive contribution to the building and visual setting of the area.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement by 24 March 2015 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. 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. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday ' Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: 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)

5. 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 potentially high ambient noise levels at the façade overlooking rear access yard of Burleigh Street, taking into account vehicle movements to and from the yard, deliveries and mechanical plant in the area, be submitted to and approved in writing by the local planning authority. The scheme shall achieve 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: This will protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan policies 3/7 and 4/13).

6. No metal-clad or other non-traditional roofs shall be erected until full details of such roofs including materials, colours, surface finishes and relationships to rooflights or other rooftop features 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 avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

7. Prior to the commencement of development full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/ textures and relationships to glazing and roofing are to be submitted to and approved in writing by the LPA. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

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

8. Prior to the commencement of any development full details of all external joinery, including finishes and colours, to be submitted to and approved in writing by the LPA. Joinery is taken to mean all windows, doors etc. whether made of timber or not. Thereafter the development shall be carried out in accordance with the approved details.

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

9. Prior to the occupation of the flats hereby approved, full details of the output, design and installation of the photovoltaic panels including plant, mounting frames/ brackets etc., screening systems, etc. to be submitted to and approved in writing by the LPA. The panels shall be installed so that they are integrated into the roofslope and do not project beyond the roof plane unless otherwise agreed. Development shall be implemented in accordance with the approved plans.

Reason: To reduce carbon emissions and to avoid harm to the special interest of the Conservation Area (Cambridge Local Plan 2006 policies 4/11 and 8/16)

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

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

INFORMATIVE: The applicant is advised that any future occupiers of the new flats 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 24 March 2015, 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, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 8/3 and 10/1 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

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Agenda Item 9

PLANNING COMMITTEE

DATE: 3RD DECEMBER 2014

Application Number	14/1362/FUL	Agenda Item	
Date Received	27th August 2014	Officer	Mr Sav Patel
Target Date	22nd October 2014		
Ward	West Chesterton		
Site	34 Victoria Road Cambridge Cambridgeshire CB4 3DU		
Proposal	Retrospective change of use for use by 9 persons HMO (class sui generis from class C3 dwelling house).		
Applicant	Dr Yuqing Liu C/o Alexander Greens Property Office 1A 23-25 Gwydir Street Cambridge CB1 2LG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1) The use would not result in any external alterations to the dwellinghouse as such the visual appearance of the dwellinghouse would be maintained.2) The proposal will not adversely affect the residential amenity of the surrounding residential properties.3) To use would add to and strengthen the range this type of accommodation.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.34 is an end of terrace four storey (including roof and basement level) Victoria property located on the northern side

of the highway. The property appears to sit on a higher level than the adjoining terrace as it projects above the ridge line of the adjoining terrace and has a higher eaves line. The dwelling also has a pitched roof dormer in the front and rear roof slopes.

- 1.2 The property has a metal spiral staircase which is located on the rear elevation property. Adjacent to the staircase is a two storey outrigger which connects to a single storey element.
- 1.3 The property and terrace row sits forward of the single storey dwelling to the west. The bungalow forms part of the Victoria Homes site. There are six single storey detached and semi-detached dwellings on the frontage of the Victoria Homes site. The dwellings are located on spacious plots.
- 1.4 To the rear of the site is a recently constructed block of flats which is located in Corona Road.
- 1.5 The site is located within the extended Central Conservation Area.

2.0 THE PROPOSAL

- 2.1 The planning application seeks retrospective planning permission for the change the use of a 6 bed dwellinghouse to a 9 bed House in Multiple Occupation (HMO). No external alterations are proposed.
- 2.2 The bin and cycle storage provision for the use is proposed to be located at the front and side of the property.

3.0 SITE HISTORY

Reference	Description	Outcome
04/1403/FUL	Change of use to form five flats (four 1-bed and one 3-bed).	REFUSED

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
National Planning Practice Guidance 2014
Community Infrastructure Levy Regulations 2010
Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Cambridge Local Plan 2006

3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
4/11 Conservation Areas
5/1 Housing provision
5/2 Conversion of large properties
5/7 Supported housing/Housing in multiple occupation

5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction
Cambridgeshire and Peterborough Waste Partnership
(RECAP): Waste Management Design Guide Supplementary
Planning Document (February 2012)

5.4 Material Considerations

City Wide Guidance

Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal may increase parking demand in the area and whilst the proposal would not have any significant adverse highway safety impact it may have an impact on residential amenity.

Urban Design and Conservation team

- 6.2 The proposal is not considered to raise any material conservation issues.

Head of Refuse and Environment

- 6.3 The proposed bin storage arrangement whilst not ideal would in these circumstances be acceptable.
- 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 representations:
- Victoria Homes, Victoria Road

- 7.2 The representations can be summarised as follows:

- The proposed use would have an adverse impact on the neighbouring sheltered housing site in terms of noise and disturbance;
- No need has been demonstrated for this type of use;
- The proposal does not make satisfactory provision for car, cycle or waste storage nor for delivery of goods;
- Lack of parking provision will increase demand for on street parking;
- There is a restriction on the freehold title which restricts the use of the dwelling as a residential dwelling only;

- 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

8.2 Policy 5/7 states that HMOs will be permitted subject to the following criteria:

- a) Impact on the residential amenity of the local area;
- b) The suitability of the building or site; and
- c) Proximity of bus stops and pedestrian and cycle routes, shops and other local services.

8.3 I have considered these issues below and reached the conclusion that the proposed change of use is acceptable in principle.

a) Impact on residential amenity of local area:

8.4 No.34 was a 6bed dwellinghouse before it was altered internally and used as a HMO. The property would contain 3 single rooms (3x1person=3) and 3 double (3x2person=6) rooms. The residents have access to communal facilities such as dining room, kitchen and utility room including external garden area.

8.5 The property is not, in my view, used any differently to a 6 bed dwellinghouse. 3 of the bedrooms are proposed as double rooms and therefore the maximum occupancy of the property is 9 people if all double rooms contain 2 residents. However, this is the worst case scenario. I do not consider the comings and goings of 3 additional residents would have a significantly detrimental impact on the residential amenity of the adjoining neighbours.

8.6 In terms of overlooking, no additional windows are proposed that would otherwise increase the level of overlooking of the adjoining sites.

8.7 In terms of noise disturbance, whilst I accept that there is likely to be some level of increased noise as a result of increased activity (if used to maximum occupancy), I am of the view that

the proposal would not raise noise levels significantly enough to warrant the application to be refused.

8.8 The proposed bin storage area at the front of the property is likely to affect light entering the basement window for 'bedroom 1'. However this room would have the benefit of patio doors which would allow light into the room from the rear. Also, the proposed enclosure for the bins and location of the bins could be designed and laid out to maximise the amount of light this lower level receives. I do not consider this issue to be significant enough to warrant refusal.

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

a) The suitability of the building or site;

8.10 The property has been extended at two storey and single storey level at the rear of the property. There is adequate space in the individual rooms and shared spaces. The proposal does not include any additional alterations to the property.

8.11 In terms of outdoor space, there is sufficient amenity space to the rear to provide a private communal area.

8.12 The site is located within close proximity to public transport links and is within walking distance of local shops/services and the city centre. Due to the proximity of the site to local amenities, city centre and bus stops, I do not consider car parking would need to be provided for the proposed use.

8.13 In these terms, therefore, I am satisfied that the building is sufficient to accommodate the proposed change of use to an HMO.

b) The proximity of bus stops and pedestrian and cycle routes, shops

8.14 The property is located within close proximity to the nearest bus stops on Victoria Road and Chesterton Road and within reasonable cycling distance of local shops, the City Centre and railway station.

- 8.15 There is a District Centre on Chesterton Road, which is within short walking distance of the site.
- 8.16 The proposal includes a bin store area along the frontage of the property and cycle parking stands within the communal garden area. Whilst the location of the cycle stands are not ideal, there is currently no existing provision within the site. However, no specific details have been provided for the bin store enclosure and cycle stands. Therefore, I have recommended a condition requiring details of the bin and cycle store to be submitted for approval.
- 8.17 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 5/7 of the adopted Local Plan.

Context of site, design and external spaces

- 8.18 No external alterations are proposed to the existing building other than the bin storage provision at the front of the site for which further information is required.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.20 The applicant has provided details showing how the required level of bins will be accommodated without providing any specific details on how the bins would be enclosed. I therefore recommend a bin storage condition to ensure the detailed aspect of this provision can be satisfactorily addressed.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.22 No alterations are proposed to the existing highway. The proposal does include cycle parking within the site which would remove the need to park cycles on the metal railings at the front of the site.

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

Car and Cycle Parking

- 8.24 No car parking is proposed. As the site is a sustainable one and heavily constrained, I do not consider the lack of car parking warrants refusal.
- 8.25 The applicant has proposed to provide eight cycle stands within the site (2 behind the metal railings at the front of the site and 6 within the paved terrace area). The site currently does not benefit from any cycle parking provision. Therefore, whilst not ideal, the proposed arrangement is considered to be acceptable.
- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.27 I have addressed the comments raised in the third party representation received in the above section.

9.0 CONCLUSION

- 9.1 The retrospective change from of the 6bed dwellinghouse to 9bed HMO does not involve any external alterations. In my view, the additional occupiers would not result in any significant harm to the amenity of the neighbours.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. Prior to the implementation of the use hereby approved details of the on-site refuse storage facilities including waste for recycling and the arrangement for the disposal of waste shall be submitted to and approved in writing by the Local Planning Authority. The details shall include layout of the external refuse storage area, type of enclosure and the type of refuse receptacles shall be accordance with the Council's domestic requirement which are as follows:

- Residual Waste _ 405-450L _ 2 x 240L
- Dry recycling _ 450-495 _ 2 x 240L
- Organic waste _ 180L _ 1 x 240L

The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

4. The HMO use hereby permitted shall be occupied by no more than nine people at any one time.

Reason: For the avoidance of doubt, and because any intensification of use of the property would require re-examination of its impact. (Cambridge Local Plan 2006 policies 3/4, 3/12, 4/13 and 8/2)

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Application Number	14/1278/FUL	Agenda Item	
Date Received	19th August 2014	Officer	Elizabeth Thomas
Target Date	14th October 2014		
Ward	Romsey		
Site	160 Mill Road Cambridge Cambridgeshire CB1 3LP		
Proposal	Retrospective change of use from wig shop to ice cream and dessert parlour (class A3)		
Applicant	Mrs D Vara 160 Mill Road Cambridge Cambridgeshire CB1 3LP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>It would not reduce the proportion of A1 uses in the local centre below 60 %</p> <p>It would contribute to the vitality and viability of the local centre</p> <p>The change could be made on a temporary basis without the need for planning permission</p>
RECOMMENDATION	APPROVAL subject to conditions.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 160 Mill Road is situated on Mill Road Broadway opposite terraced residential properties and a public house on the corner of Great Eastern Street just before Mill Road Bridge on the southern side.
- 1.2 160 Mill Road is adjacent to other retail and commercial units. The site is situated within the Mill Road conservation area, and number 160 is designated as a positive unlisted building in the Mill Road Conservation Area Appraisal (2011).

2.0 THE PROPOSAL

- 2.1 The proposal is for a retrospective change of use from a wig shop (A1 use) to ice cream and dessert parlour (class A3) only. As the application is retrospective the work has already been carried out to the unit and the unit is operating as an A3 use.
- 2.2 It should also be noted there has been a Shisha Lounge erected to the rear of the A3 operating unit, which does not have planning permission neither does it form part of this application. The design and access statement submitted with this application states; *'...it has been decided not to proceed with the Shisha Lounge at the rear of the property and it is intended to dismantle the construction as soon as practicable'*. It should also be noted that the structure which was erected to facilitate the use of a Shisha Lounge to the rear of the A3 operating unit did not have planning permission neither did it form part of this application. The design and access statement submitted with this application states; *'...it has been decided not to proceed with the Shisha Lounge at the rear of the property and it is intended to dismantle the construction as soon as practicable'*.
- 2.3 The application is accompanied by the following supporting information:
1. Design and Access Statement (July 2014)
 2. Location Plan
 3. Previous Existing and Retrospective Proposed floor plans (July 2014)

3.0 SITE HISTORY

3.1

Reference	Description	Outcome
14/0955/FUL	Retrospective change of use from wig shop to ice cream and dessert parlour with Shisha lounge to rear.	Withdrawn
13/0663/FUL	Change of use from hair and wig shop to Dessert parlour	Withdrawn

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
National Planning Practice Guidance 2014
Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Cambridge Local Plan 2006

3/4 Responding to context
3/7 Creating successful places
4/11 Conservation Areas
6/7 Shopping development and change of use in the District
and Local Centres
6/10 Food and drink outlets
8/1 Spatial location of development
8/2 Transport impact

5.3 Material Considerations

Area Guidelines

Mill Road Area Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Environmental Health

- 6.1 No objections. Condition on hours of use, and informatives recommended.

Cambridgeshire County Council (Highways)

- 6.3 Highways do not consider that significant impact could be demonstrated to result from this proposal, should the Planning Authority be minded to grant approval.
- 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 Two objections have been received. Both objections are from number 162 Mill Road and are in relation to the Retrospective Shisha Lounge, which as previously mentioned does not form part of this application. The representations do not object to the change of use from A1 to A3.
- 7.2 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 The retrospective change of use from a wig shop to ice cream and dessert parlour (class A3) adds to the variety and vitality of the Broadway experience. Policy 6/7 states it is permitted for a change of use from A1 to A3 providing the A1 use class does not fall below 60%. The councils shopping survey (2012) shows A1 retail units of 75% including vacant A1 uses.
- 8.2 It is also important to be mindful of the changes to COU permitted development rights insofar as you can convert an A1 unit to A3 on a two year temporary permitted change. I am also mindful of the fact that if prior notification is given (which did not happen in this case) an A1 use can be changed to A3 for a temporary period of two years under the current permitted development rules. I do not consider that the ice cream parlour use is likely to lead to unacceptable levels of noise or litter.
- 8.3 The Highways authority is content that the servicing and frequency of deliveries associated with the A3 use would not cause significant additional detriment to highway safety.

9.0 CONCLUSION

- 9.1 The granting of this permission is solely for the change of use from A1 to A3 not the shisha lounge to the rear of the retrospective A3 unit.
- 9.2 The A3 unit is compliant with policy 6/7 based on 2012 policy monitoring evidence. It does not cause any harm to the conservation area, but adds variety and diversity to Mill Road as a whole. With prior notification, the unit could also have been changed to A3 use for a temporary two-year period without needing permission. On this basis the application is acceptable.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The A3 use shall only be open for business to customers between the hours of 11:00hrs to 23:00hrs Monday to Saturday and 11:00hrs to 22:00hrs on Sundays and Bank Holidays.

Reason: To protect the amenity of the adjoining properties.

INFORMATIVE: As the premises is intended to be run as a food business the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Food and Occupational Safety (FOS) Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: If the premises are intended to provide alcohol, regulated entertainment or food after 11pm or before 5am it may require a Premise Licence under the Licensing Act 2003. The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 for further information.

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Application Number	14/1500/FUL	Agenda Item	
Date Received	21st October 2014	Officer	Miss Sophie Pain
Target Date	16th December 2014		
Ward	East Chesterton		
Site	20 - 21 Orwell House Orwell Furlong Cambridge Cambridgeshire CB4 0PP		
Proposal	Change of use from office (B1) to an education business (D1) or B1(a) in the alternative.		
Applicant	Mr Denby Liddlelow Broadway House 149 - 151 St Neots Road Hardwick Cambridge CB23 7QS		

SUMMARY	<p>The proposal accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The principle of change of use from office to an educational business is acceptable. -The proposed use will protect the amenity of existing tenants. -Adequate car and cycle parking is provided.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site comprises of two offices that are located at first floor level of Orwell House. Cowley Road borders both the south and west boundaries of this site, which is located to the west of the golf driving range and Park and Ride site. The site is close to the City boundary with South Cambridgeshire, which is located at the eastern end of Cowley Road, adjacent to the existing railway sidings. The general area is in

commercial/industrial use with a variety of office buildings, Orwell House being one.

- 1.2 The site does not benefit from any protection or allocation as part of the Cambridge Local Plan and falls outside of the controlled parking area.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a change of use from Class B1(a) (office) to Class D1 (educational business) in the alternative. This means that the unit could move between these two uses without the need for planning permission for a period of ten years from the date of the permission. The use at the end of the ten-year period would then become the sole lawful use.
- 2.2 Orwell House is owned and managed by Cambridge City Council, Property Services.

3.0 SITE HISTORY

Reference	Description	Outcome
06/0051/FUL	Change of use from use Class B1 (Business) to mixed use Class B1 and Class A3 (Restaurants and Cafes) at 2 Orwell Furlong.	Permitted
12/0592/FUL	Change of use from B1c (light industrial) to D1 (combined office and day centre) at 1 Orwell Furlong.	Withdrawn

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
National Planning Practice Guidance 2014
Community Infrastructure Levy Regulations 2010
Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Relevant Development Plan policies

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

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

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>City Wide</u> Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No significant adverse effect upon the public highway should result from this proposal should it gain the benefit of planning permission.

Head of Refuse and Environment

- 6.2 The proposed development will have no impact on environmental health matters.
- 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:

- ☐ 6 Orwell House

- 7.2 The representations can be summarised as follows:

- ☐ The security, privacy and safety of existing tenants would be affected by too many members of the public visiting at weekends and evenings as there would be no-one on reception;
- ☐ Orwell House would no longer be an attractive place to conduct business if it becomes mixed use;
- ☐ Additional visitors will put pressure on tenants facilities;
- ☐ Additional visitors will result in extra noise

- 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

Principle of Development

- 8.1 The application site does not fall within any allocation site or protected use site, meaning that the principle of a change of

use from B1(a) to D1 is considered to be acceptable. Policy 5/11 of the Cambridge Local Plan 2006 identifies that for the purposes of the Local Plan, tutorial colleges are excluded from the definition of a community facility as they do not cater for the primary local market. For this reason, policy 5/12 which refers to proposals to development new community facilities is not relevant to this proposal.

Context of site, design and external spaces

- 8.2 The proposed change of use does not require any external changes to the building and for this reason there would be no impact on the character or appearance of the area.
- 8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 & 3/7.

Amenity of other tenants of Orwell House

- 8.4 Although there are no residents who will be impacted by the proposals, there are other tenants within Orwell House whose amenity needs to be considered.
Generally, the tenants are office based businesses that have some visitor throughput. The proposed change of use will be for the premises to be used as an educational business that provides tutorial teaching to groups of children. This use needs to operate outside of school hours and so the business provides one and a half hour long tutorials that will accommodate up to 10 children in a group between the hours of 4 pm and 7 pm on weekdays and 9 am until 1 pm on Saturdays. During the remainder of the working day, the application site shall be used as an office to provide administrative functions to the educational business.
- 8.5 Concerns have been expressed that the proposed use as an education business will harm the amenity of other occupants as there will be a greater quantity of people coming and going.
During the working day, the premises will be an office which will support the function of the business. As such, other tenants are unlikely to see a change in how the premises operates from the existing use. It will be during late afternoon/early evening that there will be groups of visitors to the premises.

- 8.6 In order to overcome the concerns of other tenants, the applicant has provided a statement that explains how the business will operate, which has been discussed with the premises manager and the City Council's property manager. As the application site is located towards the north east corner of the property, there is a stairwell that leads down to an external door at ground floor level. It is proposed that there will be an intercom on this door that the applicant will answer and in turn manage the comings and goings of students via this entrance.
- 8.7 By proposing this management of movements via the north east stairwell, it will mean that the minimum number of offices will be disturbed and that it will be a secure way of allowing people into and out of the premises after hours. The applicant and their staff know the pupils and parents who will be visiting the premises and the same arrangement has worked well in their existing premises.
- 8.8 Orwell House does have a Centre Manager that other tenants can speak to should they have any concerns about the operation of the proposed business. Officers are also minded that any business within the property could experience a spike in visitors to their office premises, which would result in an increase in comings and goings to the same effect as this proposed use.
- 8.9 Officers do consider that it is pertinent to impose a condition that prevents the application site from being used as any other use within the D1 category, such as a place of worship or children's nursery, because the view is that these types of uses could indeed harm the amenity of other tenants and the security of the building.
- 8.10 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Car and Cycle Parking

- 8.11 There is a level car and cycle parking that is associated with the use of Orwell House and the 23 offices that are contained within it. This application site has 4 car parking spaces that are

allocated to the use. The view is that this would be acceptable as the greatest demand for parking will be during the drop off and pick up period between the two tutorial classes. This is likely to be around 6 pm which is when the availability of spaces will be high and also on Saturdays when most business within the premises will be closed. If required there are on street car parking spaces along Cowley Road to the west of the site.

8.12 There are areas of covered cycle parking on the site that are for use by staff and visitors of Orwell House. This proposed use would have equal access to these facilities. For the daytime part of this use, there will be no additional pressure upon these facilities than the previous office use and in the later afternoon and evenings, when the tutorials are occurring, there will be a higher availability of cycle spaces as many of the business within the premises are likely to be closed.

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

Third Party Representations

8.14 I consider that I have addressed the concerns within the report.

9.0 CONCLUSION

9.1 The proposed application seeks a change of use that respects the existing businesses within the building and does not require any external changes that would otherwise harm the character and appearance of the area.

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. 20 and 21 Orwell House shall not be used for any use within class D1 other than the education business granted by this permission. For the avoidance of doubt, it shall particularly not be used as a language school, clinic or any other medical facility, nor as a place of worship.

Reason: Other uses within class D1 raise different planning issues which might make them unacceptable; the case for such uses would need to be tested against policy in a detailed application. (Cambridge Local Plan policies 3/4, 4/13, 5/12, 7/11, 8/2, 8/6, 8/10)

3. 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.

Application Number	14/1492/FUL	Agenda Item	
Date Received	24th September 2014	Officer	Mr Amit Patel
Target Date	19th November 2014		
Ward	East Chesterton		
Site	61 Green End Road Cambridge Cambridgeshire		
Proposal	Proposed single storey extension to form ancillary dwelling to existing detached dwelling (four apartments) and new front porch to existing dwelling.		
Applicant	Mr A Cullup Orwell House 1 Cowley Road Cambridge CB4 0WY		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>There will be no significant harm to the neighbours</p> <p>There will be no significant impact upon the highways</p> <p>The applicants have indicated they are willing to make appropriate contributions to infrastructure</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The main building on the application site is a detached two storey house set back 9.5m from 61 Green End Road. The area is characterised by a mixture of semi-detached, detached and terraced houses. The existing building is used as four flats for independent living and has an area for car parking to the front of the dwelling and to the rear (where there is a garage). The building is not within a conservation area or controlled parking zone.

2.0 THE PROPOSAL

- 2.1 This application seeks approval for a single-storey extension to accommodate a two bedroom annexe to the main building, which contains 4 flats. To accommodate the extension the existing garage will be demolished, which sits hard up on the boundary with the neighbour to the north number 63 Green End Road.
- 2.2 The application also seeks to add a front porch.

3.0 SITE HISTORY

Reference	Description	Outcome
C/04/0921	Erection of 4 no two bedroom flats, including parking, refuse and access arrangements following demolition of existing bungalow (56 Green End Road)	Approved with conditions
04/1064/FP	Erection of 1 st floor rear extension, erection of 2 nd floor with new elevated roof, including the insertion of a dormer window in front elevation and conversion of house to 5 no. 1 bed flats.	Refused
05/1146/FUL	Roof extension with dormer to front and conversion to 4 one-bedroom flats	Refused
07/1128/FUL	Residential conversion to 4no 1 bedroom flats.	Approved with Conditions

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	3/1 3/4 3/7 3/11 3/14 8/2 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 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Planning Obligation Strategy (March 2010)

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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The local highways have commented that the gates shown will infringe on the safe ingress and egress of motor vehicles onto Green End Road and unless these are removed the application is recommended for refusal.

Once these gates are removed the highway authority recommend that the proposal is acceptable subject to the following conditions, driveway materials, no gates, construction specification, drainage, visibility splay, manoeuvring, redundant vehicle cross over, access to be retained free of obstruction, Construction management plan and informatives relating works in the highway, overhang onto the public highway and public utilities.

Head of Refuse and Environment

- 6.2 The proposal is acceptable subject to conditions relating to construction hours and piling.

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:

☐ 59 Green End Road

- 7.2 The representations can be summarised as follows:

- ☐ Potential loss of overshadowing, loss of privacy and overlooking;
- ☐ Creation of a new unit;
- ☐ Increase in utility bills relating to overshadowing;
- ☐ Overlooking from windows facing number 59;
- ☐ Maintenance of number 59 will be compromised;

- Unclear from the plans regarding the height of the proposed development and roof design.

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

Principle of Development

8.2 The proposal is to extend the existing facility by adding an additional two bed space with one room for a carer. The existing site functions in the same manner with the other four units allowing for independent living. Policy 5/7 of the Local Plan generally supports these developments subject to the impact on neighbours, site context and local amenities. I consider that the general principle for development is acceptable and in accordance with policy 5/7. The specific impacts are discussed in the report below.

Context of site, design and external spaces

8.3 The proposal seeks to create an independent flat which will add to the existing four units. Comments have been received suggesting that this creation of a new unit would not be in keeping with the surrounding area. I acknowledge that the proposal is laid out as an independent unit but this site is used by a charity that supports independent living and this unit will add to the amount of accommodation rather than be separated from the main building and I consider this acceptable.

- 8.4 The area is characterised by two-storey dwelling houses. The proposal seeks to add further residential space. Although the proposal would result in an increased floor space, this property benefits from a deep and wide garden and the proposal would still leave sufficient amenity space and would not be harmful to the character of the area.
- 8.5 The plans show car parking and bin storage for the property, the Environmental Health team have not raised any concern regarding the amount of bin storage and I consider this acceptable. The car parking is discussed below. The property is close to local amenities on Milton Road and Green End Road. Being on a main transport route the proposal site is well connected to pedestrian, cycle and public transport routes and therefore I do not consider that the proposal will have a harmful impact upon the character of the area.
- 8.6 The main part is to the rear with some element to the side, which will be visible in the street. There are other properties that have extended to the rear and side.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14 and 5/7.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The Environmental Health officer has commented that as this is a residential area, construction activity could potentially impact upon the neighbours and therefore recommends conditions to control working hours (3) and piling (4). I agree with their advice and recommend conditions.
- 8.9 Comments have been received regarding the potential impact of the proposal on number 59 through loss of light and privacy. The proposal will be over 12m deep but is set off the common boundary by 1m. The current boundary treatment is a mixture of fencing, planting and side wall of the existing garage. The garage sits hard up on the boundary but is set further down the garden. 59 Green End Road is located north of the application site. There will be some overshadowing in the later parts of the afternoon. However, the existing garage is being removed; the proposal is set in 1m from the common boundary; it is single-

storey and only 3.1m high overall. Given that a 2m high fence could be erected on this boundary without permission I do not consider that there will be significant overshadowing as to warrant refusal.

- 8.10 With respect to overlooking and loss of privacy, there are windows that face number 59. These windows are at ground floor level and there will be an intervening fence, which these windows face. Considering that a boundary treatment will be in place I do not consider that there will be any loss of privacy or overlooking to the detriment of number 59.
- 8.11 With respect to the neighbour at 63 Green End Road, I do not consider there will be any significant impact. The proposal is set off the boundary; is single-storey in height and the windows looking directly towards this neighbour do not give unrestricted views into this garden due to the intervening boundary treatment.
- 8.12 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 5/7.

Highway Safety

- 8.13 The local highway authority have commented that the installation of gates will not allow a car parked in the drive to leave in a forward gear. Having been on site the current parking would also not allow cars to leave in a forward gear. However, I recommend condition 8 to address the issue of gates.
- 8.14 The highway authority requests conditions. I have recommended conditions 5 to 11 and informatives 13 to 15.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.16 The plans show car parking to the front of the house. This is the existing situation and below the maximum car parking level as stipulated by the Car Parking Standards in the Cambridge Local

Plan (2006). I consider that due to the cycling, pedestrian and transport routes this is acceptable.

- 8.17 No cycle parking is shown on the plans. There is ample room on site to accommodate 1 space for every 6 residents and 1 space for every 2 members of staff. There are no details as to how many residents there will be on site but I consider a condition can control this (condition 12).
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.19 The main planning issues of overlooking, loss of privacy and context have been addressed in the main body of the report above.
- 8.20 The issue of increased utility bills is not a planning matter and would be unreasonable to refuse the application on these grounds. The maintenance issue is a civil matter and height of the development can be scaled off the plans. I do not consider this would be a reasonable grounds for refusal.

Planning Obligation Strategy

Planning Obligations

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

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

(b) directly related to the development; and

I 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

- 8.22 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 8.23 The application proposes the erection of 1 two-bedroom flat so the net total of additional residential units is 1. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

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

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

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

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	1	632
3-bed	3	316	948		
4-bed	4	316	1264		
Total					632

8.24 The applicants have shown willingness to enter a unilateral undertaking and 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

Community Development

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

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

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

Waste

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

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

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

Monitoring

- 8.29 The Planning Obligation Strategy (2010) requires that all new developments contribute to the costs of monitoring the implementation of planning obligations. It was agreed at Development Plans Scrutiny Sub- Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of those financial contributions (up to a maximum of £50,000) with the exception of large scale developments when monitoring costs will be agreed by negotiation. The County Council also requires a monitoring charge to be paid for County obligations in accordance with current County policy
- 8.30 For this application a monitoring fee of £173.05 is required to cover monitoring of Council obligations plus the County Council monitoring fee and the monitoring fee associated with the provision of public art.

Planning Obligations Conclusion

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

9.0 CONCLUSION

- 9.1 The proposal is for a rear and side extension to accommodate a two bedroom independent unit. Being single-storey and set in from the common boundaries it is considered that the proposal is acceptable subject to conditions and section 106.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement by 31st January 2015 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. 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. 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&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

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

6. Notwithstanding the approved plans and the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order), the gates shown on the drawing number 311/14/2 serving the car parking and bin store area are not approved. Full details of the revised site layout 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: In the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2).

7. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site. (Cambridge Local Plan (2006) policy 8/2).

8. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

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

9. Prior to the commencement of development two 2.0 x 2.0 metres visibility splays shall be provided. The splays are to be included within the curtilage of the new dwelling. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high. The details shall be submitted and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

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

10. The manoeuvring area and access as shown on the drawings shall be provided and retained free of obstruction.

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

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

Development shall take place only in accordance with the approved plans.

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

12. 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)

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

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

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

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 31st January 2015, or if Committee determine that the application be refused against officer

recommendation of approval, it is recommended that the application be refused for the following reason(s):

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

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

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PLANNING COMMITTEE

Date: 3RD DECEMBER 2014

Application Number	14/0810/FUL	Agenda Item	
Date Received	11th June 2014	Officer	Mr Amit Patel
Target Date	6th August 2014		
Ward	West Chesterton		
Site	253 Chesterton Road Cambridge Cambridgeshire CB4 1BG		
Proposal	Change of use from continental delicatessen to private (specialist) referral Dental Practice		
Applicant	Dr A Mobli 233 Charwork House Chesterton Road Cambridge CB4 1AS		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal is in accordance with policy 5/12</p> <p>There are no external changes proposed</p> <p>The car parking will be the same as the existing</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site lies at the corner of Chesterton Road and Hawthorn Way, and consists of two adjacent rectangles, joined corner-to-corner by a 3m wide 'neck'.
- 1.2 At present the corner unit on the ground floor (253 Chesterton Road) was occupied by a delicatessen, and the current adjoining retail unit, to the east, (255 Chesterton Road) is occupied by hairdressers. The remainder of the ground floor space (fronting Hawthorn Way), and part of the first floor, are used by a private tutorial college, and there are also a two-

bedroom flat and a three-bedroom flat at first floor level. There are wide paved areas adjacent to the footway on both frontages; that on the Hawthorn Way side is currently used for parking cars.

- 1.3 The north-eastern rectangle lies in the backland between Chesterton Road, Hester Adrian Way and Coach House Court. It measures 13m x 30m, and is occupied by a row of single-storey garages. Access to the backland rectangle is by an access drive which runs to the north of the frontage building along the northern edge of that part of the site. It is closed off from Hawthorn Way by double gates.
- 1.4 The surrounding area is predominantly residential, but there are a number of hotels and guest houses on the opposite side of Chesterton Road. On the opposite corner of Chesterton Road/Hawthorn Way, at 251, there is a similar, but not identical, building to that on the application site. The ground floor of that building is occupied by a convenience store. This group of shops is not identified as a local centre in the Cambridge Local Plan (2006).
- 1.5 The site is not within or near to any conservation area. It falls outside the controlled parking zone (CPZ).

2.0 THE PROPOSAL

- 2.1 The application seeks approval for a change of use from class A1 retail unit to class D1 specialist dental practice.
- 2.2 There are no external changes to the proposal.
- 2.3 The application is accompanied by the following supporting information:

1. Covering letter
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
09/0319/FUL	Erection of 9 flats (1 one-bed flat, 7 two-bed flats and 1 three-bed	Refused

flat) and offices (Class B1).

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 5/12 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
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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, policy 72 in the emerging Local Plan is of relevance.

The site is allocated as a neighbourhood centre (Hawthorn Way).

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 There are no car parking details. Details need to be provided in order to assess any impact upon the highway. The existing dropped kerb would only be the most suitable access for car parking to the front of the unit. Recommend refusal on highway safety grounds.

Head of Refuse and Environment

- 6.2 No objection in principle. There are no external changes proposed. However, if any new plant is introduced then a condition requiring plant noise insulation would be recommended.
- 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:

- ☐ 253A Chesterton Road

7.2 The representations can be summarised as follows:

- ☐ The proposal could have more cars than stated and this could lead to competition for parking on the surrounding street.

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
5. Car and cycle parking
6. Third party representations

Principle of Development

8.2 The site is not within a district or local centre in the current local plan, and is therefore not subject to any local plan policy restricting changes of use from Class A1 to other uses. In the Cambridge Local Plan 2014: Proposed Submission, the site is within Local Centre 27 (Hawthorn Way).

8.3 Relatively little weight can be accorded to the emerging local plan because it has not yet completed the stage of examination in public. Notwithstanding this, the proposal is in accordance with Policy 72 of the Proposed Submission, which supports changes of use in local centres from A1 to other centre uses (which include A2 and D1) provided that an appropriate mix and balance of uses is retained which will provide for the day-to-day needs of local people. In my view, the proposed use within class D1 will provide a day-to-day need for the locality and add to the mix of uses within this neighbourhood centre. The proposal involves no conflict with the aspirations of Policy 72 of the Proposed Submission which seeks to promote and coordinate the use of sustainable transport modes, and deliver and reinforce a sense of place and local shops and services.

- 8.4 The compliance of the proposal with policy 72 of the Proposed Submission, while carrying very little weight in itself, is in my view, a useful pointer, providing some assurance that the change of use would not conflict with paragraph 70 of the Framework, which requires councils to guard against the unnecessary loss of valued facilities and services.
- 8.5 I am also of the view that approval of the change of use would comply with paragraphs 19 and 21 of the Framework, which urges councils to support existing business sectors, allow their expansion, and avoid acting as an impediment to sustainable growth.
- 8.6 The unit is vacant. Granting this change of use will bring it back into use and will provide a facility for the community at large which is supported by policy 5/12. Policy 5/12 supports new facilities that are needed in the local area. The current practice is further along Chesterton Road at number 233. The proposal is to expand their operation to provide dental care to the local area. The current practice is at capacity and therefore further space is required. There are other uses within D1 use that would not be appropriate and therefore I recommend a condition to restrict the use to dentistry and similar uses and no other use within D1. (condition 4).
- 8.7 In my opinion, the principle of the development is acceptable and in accordance with the aim of Chapter 6 of the Cambridge Local Plan 2006 to ensure Cambridge is vibrant and thriving, and with paragraphs 19, 21 and 70 of the Framework.

Context of site, design and external spaces

- 8.8 There are no external changes proposed and therefore the proposal will not have any impact upon the character of the area.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 There are not any physical changes proposed but concerns have been raised regarding car parking. I will address this later in my report but this site is not within a controlled parking zone and there are no changes to the existing car parking.
- 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

- 8.12 Third party comments state that the car parking will be over used. The local highway authority has requested that a plan be provided for the car parking and recommend refusal. The applicants state that the car parking will not change from the existing.
- 8.13 The site is located outside the controlled parking zone and therefore on street car parking could occur without any restrictions. In addition to this, I consider the previous use could have generated more movements due to the nature of the business than the one being proposed. This proposal is a dental practise where people come here when they have appointments and therefore I consider that the car parking issue raised by third party and local highway would not have a detrimental impact over and above the existing situation and is acceptable.
- 8.14 The layout of the car parking can be controlled by condition and therefore I recommend a condition 2 for the car parking layout to be submitted prior to the use starting.
- 8.15 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.16 The site is 171 square metres. The City Council Car Parking Standards set a maximum level of 9 car parking spaces for a D1 use of this size. The proposal for 8 spaces falls within this limit.
- 8.17 There are no details are provided for cycle parking. The Cycle Parking Standards seek 2 spaces per consulting room and 1

space for every 3 members of staff. The plans show 4 consulting room and 6 part time staff which equates to 3 full time staff. So the proposed number of spaces required is 9. There is space on site to accommodate cycle parking. A condition (3) is sufficient to secure this.

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

Third Party Representations

- 8.19 Third party comments have been addressed in the main body of the report above in the sections headed “Highway Safety” and “Car and Cycle Parking”.

9.1 CONCLUSION

- 9.1 The proposal is to change the use of the vacant A1 unit to a specialist dental practice falling within D1 use. There are no external alterations and car parking will remain the same. I consider subject to conditions the proposal is acceptable and I recommend APPROVAL.

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 building shall not be occupied until a plan showing the car parking layout of the proposed use shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved plans.

Reason: In the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

3. No development shall commence until full details of facilities for 9 spaces of secure parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved by the Local Planning Authority in writing. The agreed 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)

4. The premises shall be used only for dentistry and other medical or paramedical or therapeutic or similar activities and for no other purpose (including any other purpose in Class D1; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: For the avoidance of doubt, and because use of the building for any other purpose would require re-examination of its impact. (Cambridge Local Plan 2006 policies 3/4, 3/12, 4/13 and 8/2)

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Application Number	14/0754/FUL	Agenda Item	
Date Received	15th May 2014	Officer	Mr Amit Patel
Target Date	10th July 2014		
Ward	Cherry Hinton		
Site	12A Drayton Close Cambridge Cambridgeshire CB1 9EY		
Proposal	Alterations to provide dependant relative's annex single storey side and rear extensions (retrospective).		
Applicant	Mrs S Jenson And Mr J Paul 12A Drayton Close Cambridge Cambridgeshire CB1 9EY		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal is not out of keeping with the character of the area.</p> <p>The proposed changes do not have an adverse impact on the neighbours.</p> <p>The proposal is for an annex and does not have a significant impact on the highway.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 12a Drayton Close is the northern half of a pair of semi-detached houses located at the end of the cul-de-sac/turning area at Drayton Close. The property has recently been re-numbered from No.13 to 12a and is referred to as such throughout this report. Numbers 12, 12a and 14 were all built at the same time and are of a similar design. 12a has been extended to the north-east with a two storey extension.

- 1.2 The surrounding area is characterised by semi-detached two storey houses. Some of the houses benefit from extensions, which are mainly single storey but there are two storey extensions and some of the ground floor additions are of a substantial size.
- 1.3 The site does not fall within a Conservation Area and there are no Listed Buildings, Buildings of Local Interest or protected trees in the vicinity. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 This application seeks retrospective approval for single-storey extensions to the existing kitchen and living area. The larger wing has already gained permission under planning reference 11/0873/FUL but this element has not been built in accordance with the approved plans and therefore permission is also sought for this.
- 2.2 This application is to regularise the works that have been carried out on site. The main changes to this application compared to the approved scheme are:
- ☐ The addition of the rear extension to the existing living room which measures 3.5m by 4.5m by 2.6m to the eaves and 4.2m to the highest part of the roof with a lean-to roof.
 - ☐ The addition of a rear extension to the existing dining room which measures 3.5m by 5m which tapers down to 4.7m by 2.6m to the eaves and 4.2m to the highest part with a lean-to roof.
 - ☐ The side extension which already gained approval for a 12.6m deep extension but this has been extended by 1m to 13.6m.
 - ☐ The ground floor window in the north elevation has moved to accommodate the extension to the existing kitchen.
- 2.3 There is a discrepancy in the depth of the previously approved side extension. The layout plan on drawing number shows this to be 13.6m deep, however, on the same plan the north elevation shows the depth of this element to be 12.6m. The agent has confirmed that this is a discrepancy and a revised north elevation drawing will be formally sent to update the drawings. In light of this, I have assessed the proposal as being 13.6m deep.

2.4 This application was removed from the agenda at South Area Committee. Cllr Dryden had requested the application be heard at Area Committee on the grounds of over-development.

2.5 The application is now being brought back after further investigations have taken place by Officers.

3.0 SITE HISTORY

Reference	Description	Outcome
11/0873/FUL	Alterations to provide dependant relative's annex single storey side and rear extension.	A/C

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/14 8/2 8/10

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
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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 in the emerging Local Plan are of relevance:

Policies 1, 55, 56, 58, 80 and 82.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 There will be no adverse impact upon highway safety but could cause residential amenity problems with car parking on street.

Head of Refuse and Environment

- 6.2 No comments to make on this application.
- 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:

- ☐ 28 Bridewell Road

7.2 The representations can be summarised as follows:

- ☐ Changed from a four bed to a seven bed house
- ☐ The building comes close to the boundary with 28 Bridewell Road
- ☐ Overlooking
- ☐ Refusal of an application in Trumpington is similar to this application as a house was being extended and was not supported due to overdevelopment of the site.

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 representation 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 parking
5. Third party representations
6. Planning Obligation Strategy

Context of site, design and external spaces

8.2 The houses in Drayton Close are of the same design with generally red brick walls under a pitched and hipped roof. The terrace of 9-12 Drayton Close, which is finished in white render, is an anomaly that gives the end of the cul-de-sac a distinctive character. Most of the houses in the Close have some form of extension and therefore additions are not out of character. 12a Drayton Close benefits from a two storey extension, however the location of the rear extensions does not allow any views from the street.

8.3 The extensions are not highly visible in the street but are visible above the boundaries of nos. 12 and 14 Drayton Close and from first floor windows from Bridewell Road. 12a Drayton

Close is unusual in that it occupies a corner plot and has a larger garden than some neighbouring houses. Although the extensions occupy a large footprint it is my view they are acceptable because a sufficiently large garden is retained to preclude overdevelopment of the plot and it has limited impact on the visual amenities of the area.

- 8.4 The side element mirrors the roof design on the existing house and the lean-to roofs to the rear have a similar angle to the existing roof which is compatible with the design of 12a Drayton Close and they are constructed in bricks and tiles which match existing.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 Comments received raise concerns regarding the side extension coming closer to the rear boundary with Bridewell Road causing privacy concerns. In terms of the physical presence of the extensions, the neighbours most affected by the development are the occupiers of 12 and 14 Drayton Close. Although the approved single-storey side extension extends 1m further towards number 12, I consider that the single storey nature of the extension mitigates its impact to a significant degree as do the 1.8 metre high boundary fences to the boundaries with the neighbours. With respect to the properties on Bridewell Road this amended proposal does not come closer to their boundary. I do not consider that there is any significant difference on impact to these properties from the previous approved scheme.
- 8.7 The single-storey extension to the dining room is hard up on the boundary with the neighbour at no.14. The proposal is marginally more than what could be constructed under permitted development. It is 0.5m deeper by 0.2m higher than what could be constructed under permitted development. I do not consider that there is a significant impact in terms of loss of light or outlook.

- 8.8 There are no new windows proposed but two doors in the rear elevation serving the extensions to the dining room and kitchen. These are at ground floor level and considering that there is a 1.8m boundary treatment, I do not consider there is a significant loss of privacy to the neighbours.
- 8.9 Comments have been received regarding this being a seven bedroom property. The proposed development does not lead to the creation of a new dwelling or separate planning unit. In these circumstances a refusal on the grounds of additional noise and disturbance could not be justified.
- 8.10 The proposal creates an annex for dependent relatives. Although there are no fundamental issues relating to this, I note that this could easily be converted into a separate unit. This would, in my opinion, need further assessment as the impacts are significantly different. I recommend a legal agreement to control this.
- 8.11 Subject to condition, 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 3/14.

Highway Safety

- 8.12 The Highway Authority has raised no objection. I do not consider that it would be reasonable to recommend refusal on the grounds of highway safety.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car Parking

- 8.14 The annex is for dependent relatives and there is potential that they will have their own vehicle. The proposal will have a car parking space to the front of the dwelling. The car parking standards require a 3 or more bedroom house to have no more than 2 car parking spaces. The proposal has space off road for 2 spaces and is therefore acceptable. This site is outside the controlled parking zone and therefore car parking on street would not be out of the question. Illegal car parking is a matter

for the Highway Authority. It would not be reasonable to refuse the application on these grounds.

- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/10.

Third Party Representations

- 8.16 The third party concerns have been addressed in the main body of the report above.
- 8.17 The issue concerning a comparable proposal being refused planning permission in Trumpington has not been addressed as each site is individually assessed and the context may be different.

Planning Obligation Strategy

Planning Obligations

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

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

The proposal is for a retrospective application for the annex to the side of the existing house and extensions to the rear. It is considered that a condition alone is not sufficient to control the use as this element can be easily converted into a separate unit internally. In my opinion, in this case the ancillary use of the annex should be tied up legally through a section 106 which prohibits its independent use as a separate house.

I consider that this meets the three tests as set out above.

9.0 CONCLUSION

- 9.1 In my opinion the proposed development at 12a Drayton Close is sensitive to its context and is appropriate in scale to the surrounding area. The development does not have any adverse impact upon either the surrounding area or the amenities of neighbouring residents. The application is therefore acceptable and is recommended for approval.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. 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 change of use to C4 is permitted.

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)

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Application Number	14/1353/FUL	Agenda Item	
Date Received	24th September 2014	Officer	Michael Hammond
Target Date	19th November 2014		
Ward	Castle		
Site	37A Castle Street Cambridge CB3 0AH		
Proposal	Change of use from domestic premises to childcare on domestic premises C3/D1.		
Applicant	Mrs Rachel Leigh 37A Castle Street Cambridge CB3 0AH		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>It will not have a significantly detrimental impact on the amenity of adjoining neighbours.</p> <p>The highway authority has advised that the proposal would not cause any significant threat to highway safety.</p> <p>The introduction of Class D1 use to the site would not cause conflict with any policy in the Cambridge Local Plan 2006.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is currently situated on the west of Castle Street. There is a large annexe to the rear of the main dwelling house which is accessed from St Peter's Street and has on-site car parking available. To the south of the site is St Peter's Church and there is a large fenced off area that is designated as parking space for the church. The area is mixed use, containing offices, drinking establishments and restaurants.

- 1.2 The site falls within the Central Cambridge Conservation Area and is a Grade II Listed building. St Peter's Street to the rear of the property is a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal seeks full planning permission for the change of use from domestic premises to childcare on domestic premises (C3/D1).
- 2.2 The lower ground floor and upper ground floor of the main dwelling house at 37A Castle Street have been proposed for childcare (D1), whilst the first floor and second floor have been proposed to be retained for domestic use (C3).
- 2.3 The rear two-storey residential annexe to 37A has also been retained as ancillary accommodation to the main property on the upper floors, and a Mikvah on the ground floor.

3.0 SITE HISTORY

Reference	Description	Outcome
07/0646/CL2PD	Application for a certificate of Lawfulness under Section 102 for a certificate of lawfulness for Jewish ritual bath (Mikvah) to rear.	Certificate not granted.
09/0550/FUL	Change of use of the ground floor of the annexe at 37a Castle Street from a garage/kitchen use to use as a Mikvah (Jewish Ritual Bath) and engineering operation to create a Mikvah.	Allowed on appeal.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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 Guidance	<u>N/A</u>
	<u>Area Guidelines</u> Castle and Victoria Road Conservation Area Appraisal (2012)

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

Cambridgeshire County Council (Highways)

- 6.1 Whilst the proposal has potential to generate additional trips to the site, it is well placed for these trips to be made by sustainable modes and is situated in an area where those trips that are made by car will generate parking within controlled streets where parking is managed.

The applicant should, however, be required to produce a Travel Plan that can be distributed to customers so that they are aware of the travel and parking constraints of the site and manage their pick up and drop off accordingly so as to minimise disruption in the vicinity of the site.

Environmental Health Team

- 6.2 *Original Comments*

I have no objection to this application in principle. I have no concerns with regards to Environmental Health matters for this proposed change of use and therefore have no further comments to make.

Additional Comments (5th November 2014)

- 6.3 Children playing in the garden/ within a house are unlikely to constitute a statutory nuisance. This is of course unless there is any kind of typical nuisance features such as musical instruments, amplified music/tv etc. The hours are confirmed by

the applicant as being 9am-4pm, which isn't unreasonable. As such, my comments remain as previously submitted.

Conservation Team

- 6.4 It is considered that there are no material conservation issues with this proposal.
- 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:

- 2 Bells Court, Castle Street
- The owner/ occupier of 44 Back Road, Linton who is the owner of nos. 26, 28, 30, 32, 34A and 34B Castle Street

- 7.2 The representations can be summarised as follows:

- Increase in noise in a residential area.
- The conversion to commercial use in a high density residential area, with inadequate garden facilities is not suitable.
- No children's playground nearby so noise from garden in residential area will cause a disturbance.
- The extension of the opening time of the child care facility will cause noise disturbance.
- There is limited off street parking and negligible on street parking so access will be difficult for parents dropping off and picking up children.
- The approval should be conditioned to prevent any dropping off of children at the front of the site on Castle Street.

- 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, Impact on Listed Building and Conservation Area
3. Residential amenity
4. Highway safety
5. Car parking
6. Third party representations

Principle of Development

8.2 The issue of principle that must be addressed is the inclusion of childcare on the lower, upper ground floors and courtyard area of the domestic property.

8.3 Policy 5/12 of the Cambridge Local Plan states that: 'proposals to develop new or extend existing community facilities, for which there is a local need, will be permitted...'

8.4 The lower and upper ground floors of the dwelling will be replaced by childcare space, leaving the first and second floors of the property for residential use. Outside of the operating hours of 9am-4pm, the applicant intends on using the childcare space for domestic use.

8.5 The highways officer has identified that the site is well placed for sustainable modes of transport and in an area where car parking is controlled. The applicant has also identified in their accompanying statement that the main entrance for childcare will be from St Peter's Street, which is within the controlled parking zone.

8.6 In the accompanying statement from the applicant, it is explained that six children are currently catered for and that they have six more children on a waiting list, demonstrating a demand for childcare. In the application form it is stated that there is at present one full-time employee and one part-time employee, and that they are proposing to increase employment

as a result of the proposed change of use up to four full-time employees.

- 8.7 It is my opinion that the submitted information shows there is a local need for this use, and that the premises are located in a sustainable location.
- 8.8 In my opinion, the principle of the development is acceptable and in accordance with policy 5/12 of the Cambridge Local Plan

Context of site, design and external spaces, Impact on Listed Building and Conservation Area

- 8.9 No external changes are proposed to the main building and so there will be no harm to the character of the area or the wider conservation area.
- 8.10 The utility room of the lower ground floor has been divided partially to allow for the insertion of a small bathroom and baby changing facility. This is the only internal alteration to the listed building.
- 8.11 The conservation officer has raised no material conservation issues with the proposals. Therefore in light of the lack of external alterations and minor nature of the internal alterations, I am of the opinion that the proposal would not have a detrimental impact on the character of the area or the historical significance of the listed building.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 4/11 and 4/12

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.13 The main issues regarding residential amenity with this proposal are: the potential for noise disturbance (particularly from the use of the external courtyard space); the location of drop-off points; and the number of children and staff on site.
- 8.14 In respect of the potential for noise disturbance, the Environmental Health team has stated that the change of use is unlikely to constitute a statutory nuisance and that the hours

confirmed by the applicant as being 9am-4pm are not unreasonable.

- 8.15 Having visited the site, I am of the opinion that the use of the outdoor space as play space during the day would be acceptable. I have come to this conclusion because of the existing high levels of background noise as a result of traffic from Castle Street and also because the rear courtyard of no.37A is set down significantly lower than that of the properties along Bells Court. Whilst I am mindful that the rear garden of no.2 Bells Court partially backs onto the dividing wall of the rear yard of no.37A Castle Street and that children playing outside would introduce a different type of noise and could generate some disturbance at times, I am mindful of the advice from the Environmental Health team.
- 8.16 I note that there is also a playground nearby at Mount Pleasant which the child minders could make use of. Furthermore, I recommend a condition to limit the operating hours of the childcare business to between 9am-4pm Monday-Friday. A condition is also recommended to ensure that only the lower ground floor, upper ground floor and courtyard of the main dwelling can be used for childcare, whilst the annexe, first floor and second floor will be precluded from being used for childcare. An additional condition to limit the maximum number of children that can be cared for on-site to 12 has also been attached. These conditions are all necessary to control the impact of the use.
- 8.17 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

- 8.18 The proposal will change the use of the lower ground floor and upper ground floor of the property. There is still adequate domestic amenity space available on the first floor and second floor of the house and the lower and upper ground floors will be used as domestic space outside of the operating hours of the childcare business. I consider that a high quality living environment is retained on site and the proposal is compliant with Cambridge Local Plan (2006) policy 3/7.

Highway Safety and Car Parking

- 8.19 It is explained in the proposal that the site will be primarily accessed from St Peters Street to the rear of the property as opposed to Castle Street as accessing from this busy road is discouraged by the applicant. St Peters Street is far quieter in terms of traffic than Castle Street and the highway authority has raised no concerns in regard to highway safety. I agree with this view.
- 8.20 There are at present two on-site car parking spaces at the rear of the property along St Peters Street which is a controlled parking zone.
- 8.21 The accompanying statement states that as the site is located in a city centre location most of the parents choose to walk their children to and from the childcare business as opposed to driving. It is also explained that staff are advised to use public transport or park outside the city centre and walk in to work.
- 8.22 The highways officer has requested that a travel plan be provided to ensure that customers are aware of the travel and parking constraints of the site and manage their pick up and drop off accordingly so as to minimise disruption in the vicinity of the site. This has been attached as a condition and will be submitted and approved prior to the commencement of this change of use.
- 8.23 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/2 and 8/10.

Third Party Representations

- 8.24 The third party representations have been addressed in the main body of the report above.

9.0 CONCLUSION

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

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. 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.

2. 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.

3. The operating hours of the childcare business in receiving and taking care of children are limited to and must not start before or finish after the following times:

Monday to Friday 09:00 - 16:00

The business shall not operate on Saturdays, Sundays or Bank Holidays

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

4. Prior to commencement of the change of use, the applicant shall submit a Travel Plan which shall be approved in writing by the Local Planning Authority. The Travel Plan shall contain provisions so that customers are aware of the travel and parking constraints of the site and manage their pick up and drop off accordingly so as to minimise disruption in the vicinity of the site. This travel plan shall contain information on the following:

- The discouragement of drop-off by vehicle from Castle Street
- Details of where to pay to park in the local area;
- Details of cycle parking available for cycle drop offs and pick-up;

- Provision of a Cambridge cycle map showing safe routes to the site;
- Location of bus stops and timetable information on the buses that serve the site;
- Details of journey planner websites

Reason: In the interests of highway safety and to encourage sustainable transport to and from the site (Cambridge Local Plan 2006 Policy 8/2).

5. In accordance with the approved drawings, only the lower ground floor, upper ground floor and courtyard of the site shall be used for the function of childcare (D1). The first floor, second floor and the annexe shall not be used at anytime for the function of childcare (D1).

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

6. There shall be no more than 12 children minded on the site at any time.

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

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CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning Services

TO: Planning Committee DATE: 03/12/14

WARD: Trumpington

PLANNING ENFORCEMENT CONTROL ENFORCEMENT NOTICE REPORT

43 Aberdeen Avenue, Cambridge Unauthorised operational development relating to the erection of a heat source pump and solar panels

SUMMARY	<p>A planning enforcement investigation has identified unauthorised development at the above address, namely the erection of a heat source pump and solar panels without planning permission.</p> <p>The development is not acceptable because it is considered to have a detrimental impact to the visual amenity of local residents.</p>
RECOMMENDATION	<p>That enforcement action is authorised in respect of the breach of planning control.</p>

1 INTRODUCTION

This report seeks delegated authority to serve an Enforcement Notice to address the unauthorised development at 43 Aberdeen Avenue, namely, "Without planning permission the erection of a heat source pump and solar panels." See appendix A for site plan.

2 PLANNING HISTORY

Reference	Description	Outcome
14/1677/NMA	Non material amendment on application 14/0845/FUL for re-siting air source heat pump on roof of dwelling and specify size accurately	Pending Consideration
14/0845/FUL	Erection of a 12 panel solar array and an air source heat pump	Perm

3 BACKGROUND / TIMELINE OF ENFORCEMENT INVESTIGATION

- 3.1 43 Aberdeen Avenue is situated on the award winning (RIBA Stirling Prize) Accordia development.
- 3.2 The surrounding area is predominately residential in character. The Accordia development was included as part of an enlargement to Brooklands Avenue Conservation Area in June 2013. The building is neither Listed nor a Building of Local Interest.
- 3.3 Enforcement officers received a complaint in August 2014 that works applied for under planning reference 14/0845/FUL for “Erection of a 12 panel solar array and an air source heat pump” had not been implemented correctly.
- 3.4 A site inspection was undertaken on 21/08/14 during which officers inspected the works to the roof.
- 3.5 During the initial site inspection it was noted that the heat source pump was larger than shown on the approved plans and was located in a different position than shown on the approved plans. The solar panels were spaced out differently than shown on the approved plans and now covered a wider area of the roof space. The approved drawings of application 14/0845/FUL are attached as Appendix B.
- 3.6 The drawings submitted for application 14/0845/FUL showed the heat source pump unit to measure 70cm in height, 1m in width and 30cm in depth. Officers measured the unit as built at 99cm in height, 1.13m in width and 39cm in depth.

- 3.7 The solar panels also appear on the drawings to be placed in a slightly different position from that approved. The heat source pump unit was shown on the plans to be located 2.6m back from the roof terrace of the property and 6.1m from the rear elevation. This meant that only 15cm should have been visible from the roof terrace elevation, and the thinnest part of the unit would face the neighbouring properties.
- 3.8 The orientation of the unit as installed puts the longest section now facing the neighbouring properties, and is located much closer to the neighbouring boundary wall. A photograph that shows the built form is attached as Appendix C and a drawing showing the approximate new location on the plans is attached as Appendix D.
- 3.9 Officers wrote to the developer requesting that the details on site be amended to reflect the approved plans on 21/08/14. In the correspondence officers noted that the informal view of officers was that the new positioning was materially different from that which was approved.
- 3.10 A response was received by the owner of the property on 22/08/14 in which officers were advised that the approved drawings were not considered to be indicative of size as a note had been placed on the drawings requesting the scale not be used. Officers advised that planning applications require scaled drawings in order to assess details and as such a planning condition (no. 2) was attached to the permission detailing that works should be in accordance with the drawings.
- 3.11 Correspondence continued with the owner in which they advised that the changes had been made to the scheme to reduce any noise that may come from the unit. In addition, they queried if the works may not require formal planning permission and could benefit from Permitted Development rights under Schedule 2 Part 40 of the Town and Country Planning General Permitted Development Order 1995 (as amended.) Officers responded that the permitted development rights for the site were removed as part of the original planning permission for the Accordia development under planning application reference C/00/1175/OP, condition 28, which revoked right for extensions, additions and garages for the properties. The heat source pump and solar panels are considered to be an addition to the roof of the property.
- 3.12 A planning contravention notice was served on 16/09/14 to establish the names and addresses and intentions of the owner and anyone

else with an interest in the land. In the response the owners stated that they did not consider the works to be different from those approved under planning reference 14/0845/FUL and that they did not intend to submit a further planning application for consideration.

- 3.13 The breach of planning control remains on site and officers have confirmed that the owners do not intend to apply for permission, or change the works to comply with the planning permission that has been previously granted. Formal enforcement action is therefore considered to be the next appropriate step to resolve this breach of planning control.
- 3.14 Officers have advised the owner of 43 Aberdeen Avenue that this report has been prepared for members to consider the service of an Enforcement Notice for unauthorised operational development.
- 3.15 Consideration has been given in relation to the steps to comply. The works implemented are fundamentally different from those approved under planning reference 14/0845/FUL. This permission could still be implemented if the applicant wishes to. The development undertaken is not considered acceptable and therefore requires removal.
- 3.16 The applicant has submitted a Non-Material Amendment application under reference 14/1677/NMA. This application is yet to be decided but the informal view of officers is that it is likely to be refused. It is also the informal view of officers that should a planning application be made for the unauthorised development that officers would not support a retrospective application.

4 ASSESSMENT AGAINST PLANNING POLICY AND OTHER MATERIAL CONSIDERATIONS

4.1 The National Planning Policy Framework states:

‘Para 207 Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.’

4.2 National Planning Policy Guidance states:

Para 17b-003: 'There is a clear public interest in enforcing planning law and planning regulation in a proportionate way. In deciding whether enforcement action is taken, local planning authorities should, where relevant, have regard to the potential impact on the health, housing needs and welfare of those affected by the proposed action, and those who are affected by a breach of planning control'.

4.3 Assessment against Cambridge Local Plan 2006:

In order to issue an Enforcement Notice there must be sound planning reasons to justify taking such action. The informal opinion from planning officers is that the change in orientation of the heat source pump allows the item to have a greater and detrimental impact on the visual amenity of adjoining properties and the Conservation Area. The development would therefore be contrary to policies 3/4, 4.11 of the Cambridge Local Plan 2006 and to guidance provided by the NPPF 2012.

4.4 Enforcement is a discretionary power and the Committee should take into account the planning history, the details of the breaches of planning control and the other relevant facts set out in this report.

4.5 Officers investigating the breach of planning control and setting out their recommendations have been mindful of, and complied with the Planning Investigation Service Policy and the City Council's Enforcement Concordat.

4.6 Consideration should be given to the Human Rights Act 2000 and to the Equalities Act 2010. In terms of human rights, officers have noted Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination) as being relevant considerations. The Council must also have regard to its public sector equality duty (PSED) under S.149 of the Equalities Act. The duty is to have due regard to the need (in discharging its functions) to:

Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing, minimising disadvantages suffered by persons who share a relevant protected characteristic that are

connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, marriage and civil partnerships, race, religion or belief, sex and sexual orientation.

Officers do not consider that the recommendation in this report would have a disproportionate impact on any protected characteristic.

- 4.7 Officers consider that the service of an enforcement notice with a reasonable period for compliance would be lawful, fair, proportionate, non-discriminatory, and necessary in the public interest to achieve the objective of upholding national and local planning policies.
- 4.8 Consideration has been given to Human Rights including Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination). It is considered that taking necessary and appropriate action would be lawful, fair, non-discriminatory, and necessary in the general public interest to achieve the objective of upholding local planning policies.
- 4.9 If members choose not to authorise the service of an Enforcement Notice the unauthorised operational development would become immune from enforcement action after a period of four years (i.e by August 2018) and the enforcement case would be closed.

5 RECOMMENDATION

OPTION 1:

Enforcement Notice

- 5.1 (i) To authorise an enforcement notice under S172 of the Town and Country Planning Act 1990 (as amended) in respect of a breach of planning control, namely the unauthorised operational development consisting of the erection of a heat source pump and solar panels at 43 Aberdeen Avenue

specifying the steps to comply and the period for compliance set out in paragraphs 5.2 and 5.3, for the reasons contained in paragraph 5.4.

- (ii) to authorise the Head of Planning Services (after consultation with the Head of Legal Services) to draft and issue the enforcement notice.
- (iii) to delegate authority to the Head of Planning Services (after consultation with the Head of Legal Services) to exercise the Council's powers to take further action in the event of non-compliance with the enforcement notice.

5.2 Steps to Comply

Remove the heat source pump and solar panels from the property.

5.3 Period for Compliance:

6 months from the date the notice comes into effect.

5.4 Statement of Reasons:

It appears to the Council that the breach of planning control has occurred within the last four years. The applicant has undertaken development without the benefit of planning permission.

The informal opinion from planning officers is that if an application for the operational development was submitted it would not be supported because the heat source pump by virtue of its orientation is considered to have negative affect on the visual amenity of neighbouring properties and creates an unacceptable intrusion on the rooftops of the terrace. It is also considered to have an unacceptable effect on the character of the Conservation Area due to its prominent position on the roof top. The development would therefore be contrary to policies 3/4, 4/11 of the Cambridge Local Plan 2006 and to guidance provided by the NPPF 2012.

Mindful of the NPPF, Development Plan policy and other material considerations, the Council consider it expedient to serve an enforcement notice in order to remedy the breach of planning control.

Consideration has been given to the Human Rights of the current tenants of the building, officers have noted Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a

reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination). The Council has also had regard to its public sector equality duty (PSED) under S.149 of the Equalities Act.

Officers consider that the service of an enforcement notice with a reasonable period for compliance would be lawful, fair, proportionate, non-discriminatory, and necessary in the general public interest to achieve the objective of upholding national and local planning policies, which seek to restrict such forms or new residential development.

OPTION 2:

5.5 Take no further action

To authorise the Head of Planning Services to instruct officers to close the current enforcement investigation and take no further action regarding this matter.

BACKGROUND PAPERS

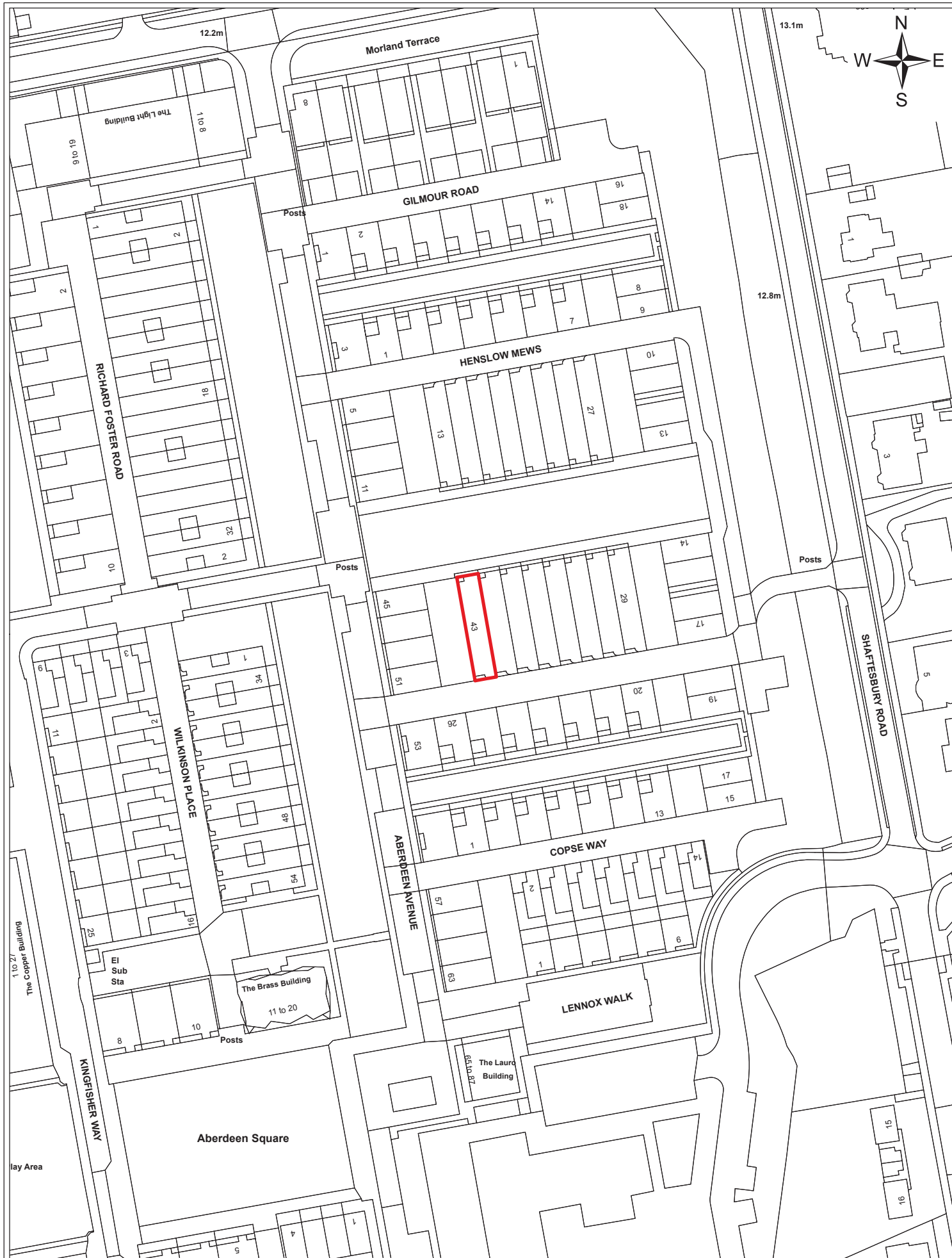
EN/0311/14- Investigation papers

APPENDICES

Appendix A	Site plan of the property
Appendix B	Approved plan for application 14/0845/FUL
Appendix C	A photograph showing the built form
Appendix D	A drawing showing the approximate new location on the plans.

The contact officer for queries on the report is Alison Twyford on extension 7326.

Report file: N:\Development Control\Planning\Enforcement\ Committee Reports\ 43 Aberdeen Avenue EN report Dec 2014



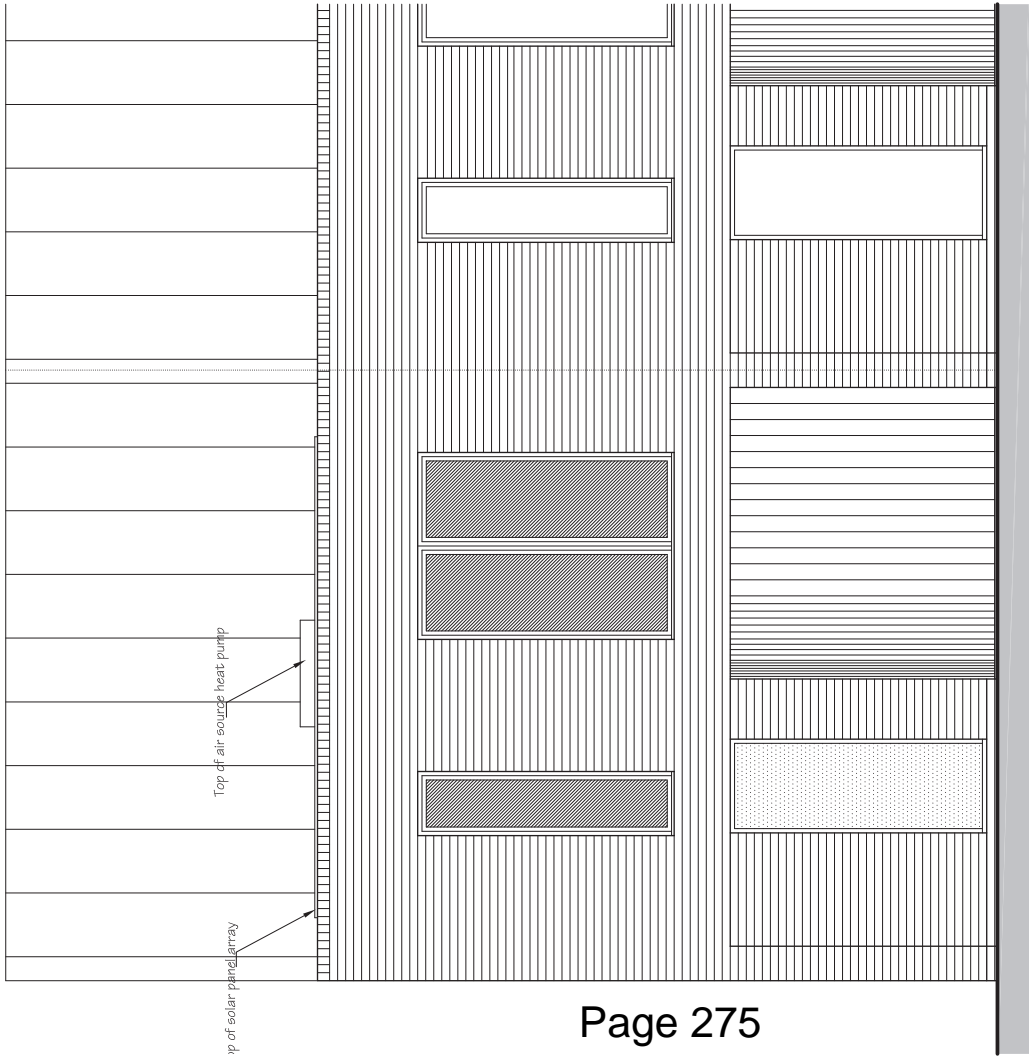
43 Aberdeen Avenue,
Cambridge
Page 273



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Date:	18 November 2014
Produced by:	GIS Team
Section/Department:	Information Systems, Environment Dept
Scale:	1:1,250 @ A4

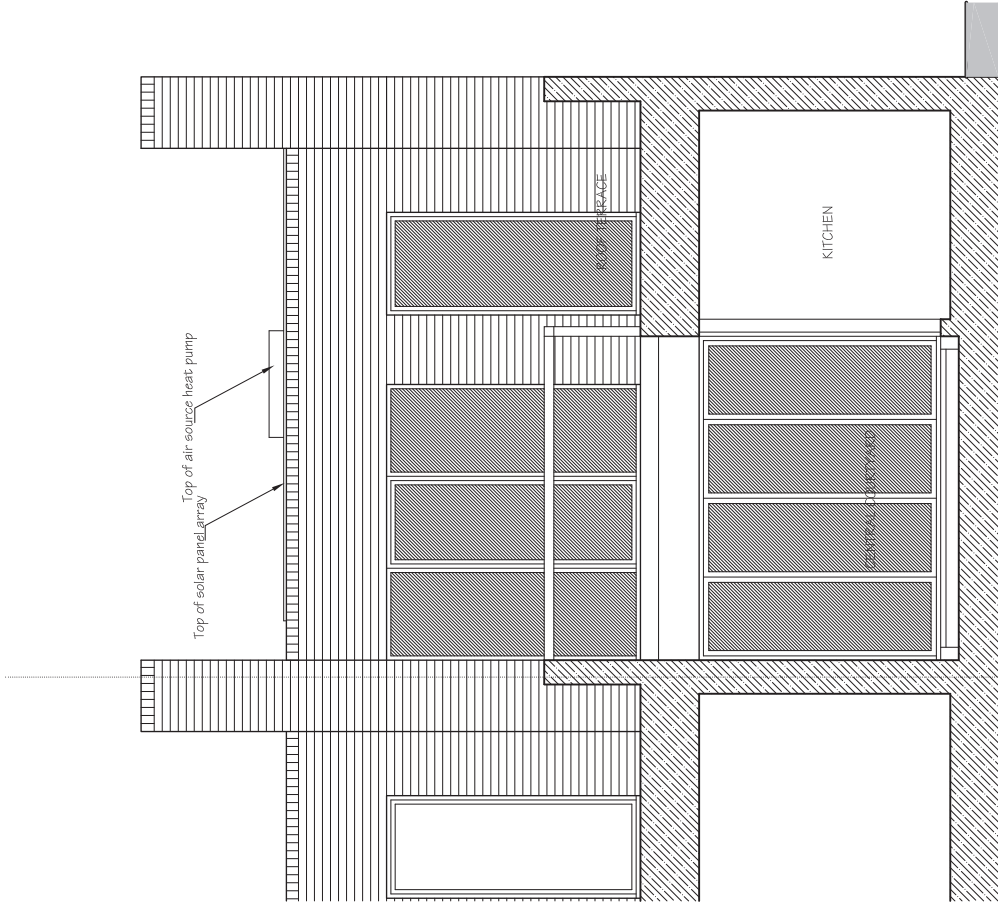
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SOUTH ELEVATION



- NOTES:
1. © THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF TERRY STOODLEY ARCHITECT
 2. DO NOT SCALE FROM THE DRAWING
 3. CONTRACTOR TO TAKE AND CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES, DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
 4. DIMENSIONS GIVEN ARE FOR CLEAR STRUCTURAL OPENINGS, SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.
- REVISIONS:



NORTH ELEVATIONAL SECTION

Terry Stoodley Architect
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Telephone: 01353 777 349
Mobile: 07718 875 067
E-mail: terry.stoodley@btinternet.com

CLIENT: A. WEBSTER & J. NICOLAOU
PROJECT: Proposed Alterations @
43, Abredeem Avenue,
Cambridge, CB2 8dl
DRAWING: ELEVATIONS
SCALE: 1:50 @A3

DATE: 19.05.2014
DRAWN: trgs

DRG NO: **14:09:22**

REV:

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Appendix D: Drawing showing the approximate new location on the plans

N.B This drawing is for reference purposes only and is not to scale.

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CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning Services

TO: Planning Committee DATE: 11/09/14

WARDS: ALL

PLANNING ENFORCEMENT REPORT SIX MONTHLY UPDATE

SUMMARY	Planning Enforcement update
RECOMMENDATION	That the Committee notes the information contained in the report and approves the recommendations detailed in paragraph 6 of the report.

1 INTRODUCTION

- 1.1 This report provides an update on the work of Planning Enforcement team and includes information on the status of planning enforcement cases where enforcement action has been approved and / or actioned.

2 BACKGROUND

- 2.1 Officers investigating breaches of planning control and setting out any recommendations are mindful of, and comply with the Planning Investigation Service Policy and the City Council's Enforcement Concordat which are available on our website.
- 2.2 A review of the current Planning Enforcement policy is the subject of a separate report to this committee.

3 STATISTICS RELATING TO PERFORMANCE TARGETS

3.1 All complaints and enquiries received by the Planning Enforcement team are categorised as immediate, urgent or non-urgent according to the priorities agreed in the Planning Investigation Service's Enforcement Policy 2000.

3.2 The targets for the team to assess whether there is a breach and advise the complainant of their intended actions are:

5 working days for immediate complaints
10 working days for urgent complaints
15 working days for non-urgent complaints.

3.3 Statistics for 2013

3.3.1 1 January to 30 June 2013

Total number of complaints received: 100

Officer response within agreed targets:

Immediate – 50%
Urgent – 88%
Non Urgent – 82%

3.3.2 1 July to 31 December 2013

Total number of complaints received: 136

Officer response within agreed targets:

Immediate – 90%
Urgent – 93%
Non Urgent – 76%

3.5 Statistics for 2014

In January 2014 Planning Enforcement changed the software used to record, monitor and manage complaints.

The reports which produce performance targets are not available in the same format however the following figures have been compiled:

3.5.1 1 January 2014 to 30 June 2014

Total number of complaints received: 228

3.5.2 1 July 2014 to 31 October 2014

Total number of complaints received: 208

- 3.6 Appendix A contains a table showing the number of cases where officers responded to complainants within agreed targets between 1 January and 31 October 2014.

4 UPDATE ON ENFORCEMENT CASES

- 4.1 The following case summaries have been compiled to provide members with information and updates on investigations where formal enforcement action has been initiated.

4.2 Breach of condition at Citygate, Woodhead Drive

In November 2010 planning approval reference 10/0367/FUL was granted for 'Erection of four one bed and four two bed flats and works to parking area at Citygate, Woodhead Drive, Cambridge'. The approval was subject to a number of conditions. Condition 14 of 10/0367/FUL required a brick wall to be built along the boundary with 56 Robert Jennings Close.

The developer failed to comply with the condition and an application to vary condition 14 of 10/0367/FUL to allow for a wooden fence as the boundary treatment reference 13/0262/S73 was refused under delegated authority in April 2013.

On 3 June 2013 an appeal against the refusal of 13/0262/S73 was lodged with the Planning Inspectorate. The Planning Inspectorate dismissed the appeal on 17 October 2013.

On 28 August 2014 members of the North Area Committee authorised the preparation and service of an enforcement notice for Breach of Condition 14 of 10/0367/FUL.

On 19 September 2014 the boundary wall with 56 Robert Jennings Close was completed meaning that the planning condition had been complied with and the breach remedied before the enforcement notice had been served.

4.3 Operational Development at 8 Richard Foster Road

On 16 September 2013 members of the South Area Committee refused a retrospective planning application to 'Provide roof and roof lights over upper floor terrace, convert car port to playroom and provide storage in entrance lobby (retrospective)' at 8 Richard Foster Road on the Accordia site.

The Council's scheme of delegations (part A4) provides the Planning Enforcement Service with delegated authority to serve an enforcement notice in relation to works which have failed to gain approval by means of a retrospective application for Planning Permission.

On 7 May 2014 a Notice was served on the owners of the property, the Notice was appealed to the Planning Inspectorate and the appeal was due to be determined by way of a Public Inquiry. The Inquiry date was set for April 2015.

While preparing for the Public Inquiry officers noted that there had been an error made in relation to the process followed in issuing the planning enforcement notice and so on 15 October 2014 the Notice was withdrawn by the Council.

Officers are working with Legal services to confirm authorisation for enforcement action and to draft and issue new enforcement notice(s) relating to the works at 8 Richard Foster Road.

4.4 Operational Development at land to the rear of 91/93 Burnside

On 28 November 2013 members of the East Area Committee authorised the service of an enforcement notice requiring the demolition of the residential outbuilding which had been constructed at the rear of 91/93 Burnside.

The notice was served and an appeal against it was lodged with the Planning Inspectorate.

The Inspectorate dismissed the appeal but varied the enforcement notice to allow 12 months for the demolition of the building, the notice requires compliance by 12 September 2015.

Officers intend to arrange a visit to the site soon after 12 September 2015 to check compliance with the enforcement notice.

4.5 Material change of use of car part at 27 Babraham Road

On 26 June 2013 members of the South Area Committee authorised the service of an enforcement notice for the unauthorised use of a car port garage extension for the storage of ice cream vans.

On 3 July 2013 the enforcement notice requiring the unauthorised use of the car part for the storage of ice cream vans to cease was served.

The enforcement notice is the subject of an appeal to the Planning Inspectorate. The appeal will be determined by way of a Public Inquiry. The Inquiry date is set for 17 March 2015.

4.6 Breach of planning conditions at 107 Darwin Drive

In August 2006 planning approval was granted for 'Change of use from single family residential space to community house for the Bangladeshi community, including residential space for key worker.' Reference 06/0473/FUL.

The approval was subject to a number of planning conditions. Key conditions included the following:

Condition 5:

The community house shall not be occupied by more than 20 people at any one time, unless otherwise agreed in writing by the local planning authority.

Condition 7:

The ground floor of the premises shall only be in operation between the hours of 09.00 and 21.00 Monday to Sunday and 09.00 and 22.30 Monday to Sunday throughout the months of June and July unless otherwise agreed by the local planning authority.

Planning Enforcement received allegations that condition 5 of was not being complied with and following confirmation of the breach of condition a Breach of Condition Notice was served on 23 June 2010.

Officers have undertaken monitoring of the Community House during key periods throughout 2011, 2013, 2013 and 2014 to check compliance with condition 5 and the other conditions attached to the planning permission for the property.

Officers have also held regular meetings with representatives from the Shah Jalal Community House and provided advice on the drafting and implementation of a management plan for the house. After a number of drafts a management plan for the Community House is now in place and is reviewed regularly.

The complainant continues to report alleged breaches of condition to Planning Enforcement. However, officers have not witnessed any breaches of condition that would warrant formal enforcement action.

As offices continue to receive complaints, the investigation into breaches of planning conditions attached to 06/0473/FUL remains open.

4.7 Material change of use of 4 Laburnum Close

On 10 September 2012 an enforcement notice was served relating to the erection of a residential mobile home on garden land at 4 Laburnum Close.

The notice, which was varied at appeal, required the removal of the residential caravan that was brought onto the site on 20 August 2010 permanently from the Land by a revised compliance date of 26 September 2014.

The requirements of the notice were not met and on 5 November 2014 Committee authorised the Head of Planning and the Head of Legal Services jointly, to take action on behalf of the Council in the event of failure to comply with the requirements of the Enforcement Notice.

4.8 Material change of use of 102 Mill Road

Officers have investigated the unauthorised change of use of 102 Mill Road (Sweet n Spicy) from and A1 (shop) to an A3 (café/ restaurant)

in 2003 and 2005. The current investigation was opened in November 2010.

A previous application to change the use of the premises from an A1 shop to a mixed A1 shop and A3 restaurant use (reference C/04/035) had been refused because the property is situated within the Mill Road West District Centre to which policy 6/7 (Shopping Development and Change of Use in District and Local Centres) of the Cambridge Local Plan (2006) applied.

In January 2011 the occupier of 102 Mill Road sought advice on change of use of the property. The advice given was that policy 6/7 restricts change of use from Class A1 to Classes A2, A3, A4 and A5 in District and Local Centres where the percentage of Class A1 uses has fallen below 60% (measured by number of units). At the time the Mill Road West District Centre had only 58% of units in Class A1 use, and, therefore, the threshold set out in the Local Plan has already been exceeded.

In 18 August 2011 members of the East Area Committee granted approval for 'Change of use from A1 to mixed Use Class A1/A3 and single storey rear extension at 102 Mill Road' reference 11/0255/FUL. The decision notice was issued on 12^h February 2012.

The permission was not implemented immediately and due to the delay in implementing the permission, and the ongoing breach of planning control, officers asked the East Area Committee for authorisation to serve an enforcement notice requiring the cessation of the A3 use of the premises. On 21 June 2012 the Committee authorised the service of a notice with a 12 month compliance period. The notice was served on 27 August 2012 and required compliance by 27 August 2013. The notice is extant.

Works to implement the change of use from A1 to mixed A1/A3 were completed in summer 2014 and a site visit took place on 10 November 2014. Officers confirmed that the premises has seating for 40 customers and the menu and website confirm that 102 Mill Road is operating as a restaurant with a small ancillary A1 shop element.

Officers' assessment is that 11/0255/FUL has not been fully implemented, that the planning use of 102 Mill Road is as an A3 restaurant and that the extant enforcement notice is not being complied with,

In May 2013 The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 came into effect and granted temporary permitted development rights for the change of use of Class A1 (shops) to Class A3 (restaurants and cafes) for a single continuous period of up to two years beginning on the date the building. A condition of the permitted development right is that the Local Planning Authority receives prior notification of the intended change of use before the change takes place.

In the light of the extended permitted development rights to change the use of an A1 shop to an A3 café officers do not consider that it would be reasonable or expedient to pursue compliance with the extant enforcement notice at this time.

Members are asked to approve the recommendation that officers do not pursue compliance with the notice at this time and to review the case in two years, in line with the temporary permitted change of use.

The recommendation can be found in paragraph 6 of this report.

5 PLANNING POLICY, LEGAL AND OTHER CONSIDERATIONS

5.1 The National Planning Policy Framework states:

‘Para 207 Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.’

5.2 National Planning Policy Guidance states:

Para 17b-003: ‘There is a clear public interest in enforcing planning law and planning regulation in a proportionate way. In deciding whether enforcement action is taken, local planning authorities should, where relevant, have regard to the potential impact on the health, housing needs and welfare of those affected by the proposed action, and those who are affected by a breach of planning control’.

- 5.3 All interested parties who have had involvement with the investigations detailed in paragraph 3 of this report have been advised of the content of this report and that the Planning Committee is a public meeting which they can attend.

6 RECOMMENDATIONS

- 6.1 That the Committee note the contents of this report.
- 6.2 That the Committee instruct officers not to pursue compliance with the extant enforcement notice relating to the change of use of 102 Mill Road (as detailed in paragraph 4.4 of this report) for a period of two years.

7 IMPLICATIONS IN RELATION TO THE RECOMMENDATION

- (a) **Financial Implications** - None
- (b) **Staffing Implications** - None
- (c) **Equal Opportunities Implications** - The Council has had regard to its public sector equality duty (PSED) under S.149 of the Equalities Act. The duty is to have due regard to the need (in discharging its functions) to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing, minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
 - Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- (d) **Environmental Implications** - None
- (e) **Community Safety** - None
- (f) **Human Rights** - Consideration has been given to Human Rights including Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination).

APPENDICES

Appendix A: Table showing performance targets for 2014

The contact officer for queries on the report is Deborah Jeakins on ext 7163.

Enforcement Team response times 2014

		Jan	Feb	March	April	May	June	July	Aug	Sept	Oct
Inside target	Immediate		2				1				
	Urgent	3	2	5	6	4	10	7	8	13	29
	Non Urgent	12	14	18	16	16	12	11	10	14	27
Outside target	Immediate			1			2	1			1
	Urgent	2		4	2		6	12	8	5	10
	Non urgent	23	13	9	15	16	11	18	10	3	9
Total*		40	31	37	39	36	42	49	36	35	76

*A further 15 complaints were received between 1 January and 31 October 2014 which were recorded and advice was given that the enquiry was not an enforcement matter. Referrals to other departments were made where it was appropriate to do so.

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