



PLANNING

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

Despatched: Tuesday, 27 January 2015

Date: Wednesday, 4 February 2015

Time: 10.00 am

Venue: Small Hall - The Guildhall

Contact: Democratic Services

Direct Dial: 01223 457013

AGENDA

Order of 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

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 *(Pages 9 - 24)*

To confirm the minutes of the meeting held on 3 December 2014 & 7 January 2015 *(attach separately)*.

Part 1: Major Planning Applications (10.00am)

4 14/1633/REM : LAND TO THE WEST AND SOUTH WEST OF ADDENBROOKES CAMPUS *(Pages 77 - 190)*

5 14/1648/REM: HOMERTON BUSINESS CENTRE, PURBECK ROAD *(Pages 191 - 230)*

Part 2: Minor Planning Applications (1.00pm)

6 14-1811-FUL:35 TENISON ROAD *(Pages 231 - 240)*

7 14/1649/FUL : LAND TO R/O 8 MONTREAL ROAD *(Pages 241 - 262)*

8 14/1382/FUL : LAND REAR OF 268 QUEEN EDITHS WAY *(Pages 263 - 298)*

9 14/1820/FUL : 25 CAMBRIDGE PLACE *(Pages 299 - 310)*

10 14/1872/FUL : 39 WINDSOR ROAD *(Pages 311 - 316)*

11 14/1936/FUL : LAND BETWEEN 2 AND 3 SHAFTESBURY ROAD *(Pages 317 - 370)*

12 14/1653/FUL : LAND TO REAR OF 551-553 NEWMARKET ROAD *(Pages 371 - 388)*

13 14/1769/FUL : 220 VICTORIA ROAD *(Pages 389 - 400)*

General and Enforcement Items

14 PLANNING CODE OF GOOD PRACTICE *(Pages 401 - 410)*

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, the Council Chamber and the Small Hall) 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 Head of Planning Services (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**

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

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

PLANNING

3 December 2014

10.00 am - 3.00 pm

Present:

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

Officers:

City Development Manager: Sarah Dyer

Urban Design & Conservation Manager: Glen Richardson

New Neighbourhoods Development Manager: Sharon Brown

Principal Planner (City): Tony Collins

Principal Planning Officer: Lisa Lamb

Principal Planner (City): Toby Williams

Principal Planner (New Neighbourhoods): Mark Parsons

Senior Planning Enforcement Officer: Alison Twyford

Planning Officer: Michael Hammond

Planning Officer: Sav Patel

Planning Enforcement Officer: Debs Jeakins.

Legal Advisor: Victoria Watts

Committee Manager: Claire Tunnicliffe

FOR THE INFORMATION OF THE COUNCIL**14/85/PLAN Apologies**

No apologies were received.

14/86/PLAN Declarations of Interest

Name	Item	Interest
Councillor Dryden	14/1411/REM	Personal: Board of Governors for Addenbrookes Hospital. Did not take part in the discussion and vote.
Councillor Pippas	14/1411/REM	Personal: Ward Councillor.

14/87/PLAN Minutes

The minutes of the meeting held on 5 November 2014 were approved as a correct record and signed by the Chair.

Re-ordering of the Agenda.

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the agenda.

14/88/PLAN 14/1411/REM: Land To The West And South West Of Addenbrookes Campus

The Committee received a reserved matters application.

The proposal sought outline approval 06/0796/OUT for the new Papworth Hospital and associated amenity space, planting, vehicle drop off area, cycle parking, energy centre/plant room and servicing area.

The Principal Planner (New Neighbourhoods) advised the Committee of the updated condition 13 which superseded the condition on the amendment sheet and gave a the following verbal update.

There shall be no occupation of the development hereby approved until additional parking provision, for parking spaces displaced within Multi-Storey Car Park 2 are provided in accordance with the Cambridge Biomedical Campus, Updated Parking Strategy 2014 (or any document superseding this strategy) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that there is adequate parking spaces for the development and for other buildings and uses on the Cambridge Biomedical Campus (Cambridge Local Plan Policy 8/10)

The Committee received a representation in objection to the application from Paul Cutmore.

The representation covered the following issues:

- i. Did not object to the principle of the development but to the car parking strategy.
- ii. The original car parking strategy was acceptable but was not being implemented in an adequate way.
- iii. Objected to the application on the grounds that it envisages using car parking capacity in MSCP1 even though the parking capacity in the

- Forum was not yet built. Contravenes the parking strategy laid out in the planning application for MSCP1 (11/0780/REM).
- iv. The original car parking strategy was developed in 2011 which was the basis for the first multi storey car park, opening in 2014.
 - v. This strategy covered the period of 2011 to 2021, making the provision of three multi-storey car parks, including 600 car parking spaces for Papworth Hospital in 2014 when it was envisaged that development would begin.
 - vi. The scheme recognised the need to eliminate over time any hospital related on-street parking in adjacent residential areas and any use of Babrahams Park and Ride site for Hospital staff parking. The inclusion of this elimination seemed at the time to be sufficient.
 - vii. Travel plans have been delayed which included a delay of the second multi storey car park.
 - viii. The car parking strategy had been revised last year and did not include the requirement for the elimination of on street parking.
 - ix. Believed that on-street parking has increased over the years as it was cheaper than parking on site.
 - x. Reported that a staff member at Addenbrookes Hospital advised this was the only hospital they had worked at who charged their staff to park.
 - xi. Parking charges affect where people will park but the issue of car parking charges undermined the parking strategy.
 - xii. The additional 600 parking spaces should be free of charge.
 - xiii. Permission to build the New Papworth Hospital should be dependent on the parking strategy being implemented in the first instance and should reinstate the elimination of on- street parking.

Ken Brewer (Agent) addressed the Committee in support of the application.

The Committee:

Resolved (6 Votes to 0, with 1 abstention) to grant the application for full planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer and the amended recommendation.

Pre-Committee Amendments to Recommendation:

Additional Condition – Condition 13 (Approved drawing number condition moved to condition 14)

There shall be no occupation of the development hereby approved until additional parking provision, for the parking spaces displaced within Multi-Storey Car Park 2 to provide parking from this development, are available for use in accordance with the Cambridge Biomedical Campus, Updated Parking Strategy 2014 (or in accordance with any updated document superseding this strategy) unless otherwise agreed in writing with the local planning authority.

REASON: To ensure that there is adequate parking spaces for the development and for other buildings and uses on the Cambridge Biomedical Campus. (Cambridge Local Plan Policy 8/10)

14/89/PLAN 14/1154/FUL: Wests Garage Ltd, 217 Newmarket Road

The Chair informed the Committee that the applicant had requested that the application be withdrawn from the agenda.

The City Development Manager informed the Committee that the application would be brought back to the future meeting for consideration.

The Committee:

Resolved unanimously to remove the application from the agenda.

14/90/PLAN 14/1211/FUL: University Health Centre, Gresham Road

The Committee received an application for full planning permission.

The proposal sought approval for the 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.

The Committee received a representation in objection to the application from Allyson McCord.

The representation covered the following issues:

- i. Expressed concern that the noise report and day time survey submitted by Cole Jarman's (Consultants in Acoustics) had excluded the planned pathway.
- ii. Stated that the plan submitted by Cole Jarman's did not show the planned pathway.

- iii. Questioned how the Committee were able to consider the application when a significant part of the planning application concerning the permanent construction of the pathway had been ignored in the reports submitted.
- i. Specified that the proposed pathway would run close to the garden boundaries of the properties along Covent Garden which border a small corner of the cricket ground. This would have an adverse impact on the residential amenity in terms of privacy, security, noise and light pollution.
- ii. Stated that the peace along this boundary would be interrupted daily throughout the year as students left their accommodation block. The accommodation block would be occupied all year so the path and gate would be in constant use
- iii. Believed that Paragraph 123 of National Planning Policy Framework (NPPF) referenced in Cole Jarman's report which stated the following had not been taken into consideration:

'Planning policies and decisions should aim to identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason'.
- iv. Areas of tranquillity should remain relatively undisturbed by noise and are prized for their recreation and amenity value.
- v. The day time survey did not assess the potential impact on where bats (a protected species) were likely to be roosting.
- vi. Many houses in Covent Garden were built before the cricket ground existed and some before the college was built.
- vii. Stated that the impact of the pathway was a serious oversight and before a decision could be taken the reports should be sent back to Cole Jarman with a request that the pathway be taken into consideration.

Anthony Freeling (on behalf of Applicant) addressed the Committee in support of the application.

The Committee:

Councillor Smart proposed an additional condition to include screening panels to be installed on the northern side of the first and second floor kitchen windows.

Resolved unanimously to condition 24 to read that no development shall commence until details of the type of screening panels to be installed on the northern side of the first and second floor kitchen windows on the north-western elevation facing Fenners Lawn have been submitted to and approved

in writing by the Local Planning Authority. The details shall include scaled elevation and layout plan, as well as the design and RAL colour of the panels, and how they are to be fixed to the building. The approved screens shall be installed prior to first occupation of the building and thereafter retained in situ.

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

Councillor Blencowe proposed an amendment to the Officer's recommendation that condition 19 be brought to Chair and Spokes for approval.

This amendment was **carried nem con**.

Resolved unanimously to grant the application for full planning permission in accordance with the Officer recommendation, subject to the completion of a S106 agreement, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer, including the following amended and new condition:

Condition 18 (Waste Strategy)

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

Condition 19 (Management Plan)

Add the following trigger to implement the condition:

The approved management plan shall come into effective prior to first occupation or use, whichever is sooner, of the development.

Condition 24

No development shall commence until details of the type of screening panels to be installed on the northern side of the first and second floor kitchen windows on the north-western elevation facing Fenners Lawn have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled elevation and layout plan, as well as the design and RAL colour of the panels, and how they are to be fixed to the building. The approved screens shall be installed prior to first occupation of the building and thereafter retained in situ.

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

14/91/PLAN 14/1467/S73: 169 -173 High Street

The Committee received an application to vary condition.

The proposal sought approval to vary condition 2 of application 12/0086/FUL (Erection of 11 dwellings and a retail unit with flat above) to enable amendments to doors, windows, roof lights and cladding. Dimensional changes due to construction detailing and product purchase decisions.

A schedule of variations was shown on each of the drawings to which they related and referenced in the Officer's report.

The Committee:

Resolved unanimously to grant the approval to vary condition 2 of application 12/0086/FUL for full planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer.

14/92/PLAN 14/0625/FUL: Guthrie Court, Paradise Street

The Committee received an application for full planning permission.

The proposal sought approval to erect two new 2-bedroom dwellings on the flat roof of Guthrie Court. This had 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 existing building had bin and cycle storage provision.

The Committee received a representation in objection to the application from Vittal Aithal.

The representation covered the following issues:

- i. The development would bring an additional strain on facilities.
- ii. Capacity of the bin room and cycle room should be increased.
- iii. The applicant proposed a substantial change to the solar heat system without any detail.

- iv. Expressed concern that the alterations to solar panels could have a substantial effect on the energy collected.
- v. The terrace of the proposed developed would look into the bedroom of the property opposite which would have an adverse impact on privacy.
- vi. The development would create an increase in noise.

Lorne Williams (Applicant) addressed the Committee in support of the application

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

This amendment was **carried nem con.**

The Committee:

Resolved (7 votes to 0) with 1 abstention to grant the application for full planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer and subject to the completion of the s106 Agreement by 24 March 2015, including the new informative.

Informative:

The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.

14/93/PLAN 14/1362/FUL: 34 Victoria Road

The Committee received an application for retrospective change of use.

The application sought approval for retrospective planning permission for the change of use of a 6 bed dwelling house to a 9 bed House in Multiple Occupation (HMO). No external alterations were proposed.

The Committee:

Councillor Tunnacliffe proposed that an additional condition be added to include screening of the bins.

Resolved (by 7 votes to 0, with 1 Abstention) that condition 5 reads that within 3 months from the date of this permission, details for the bin storage enclosure shall be submitted to and approved in writing by the Local Planning Authority. The detail shall include elevation and layout plans and also materials to be used. The enclosure for the bins shall be carried out in accordance with the approved plans and be implemented within 2 month from the date of the formal discharge of this condition.

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

Resolved (by 7 votes to 0, with 1 Abstention) to grant the application for retrospective planning permission for a change of use in accordance with the Officer recommendation, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer, including the additional condition

14/94/PLAN 14/1278/FUL: 160 Mill Road

The Committee received an application for retrospective change of use permission.

The proposal sought approval for retrospective change of use from a wig shop (A1 use) to ice cream and dessert parlour (class A3) only.

The Committee:

Resolved unanimously to grant the application for retrospective change of use in accordance with the Officer recommendation, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer.

14/95/PLAN 14/1500/FUL: 20 - 21 Orwell House, Orwell Furlong

The Committee received an application for a change of use permission.

The application sought approval for 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.

The Committee:

Resolved unanimously to grant the application for a change of use in accordance with the Officer recommendation, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer.

14/96/PLAN 14/1492/FUL: 61 Green End Road

The Chair informed the Committee that the applicant had withdrawn the application from the planning process, therefore the application would not be considered.

14/97/PLAN 14/0810/FUL: 253 Chesterton Road

The Committee received an application for a change of use permission.

The application sought approval for a change of use from class A1 retail unit to class D1 specialist dental practice.

The Committee:

Resolved unanimously to grant the application for a change of use in accordance with the Officer recommendation, for the reasons set out in the Officer report, subject to the completion of the s106 Agreement and conditions recommended by the Officer.

14/98/PLAN 14/0754/FUL: 12A Drayton Close

The Committee received an application for retrospective planning permission.

The proposal sought approval for retrospective planning alterations to provide dependant relative's annex single storey side and rear extensions.

Councillor Ashton addressed the Committee about the application.

The representation covered the following issues:

- i. Stated that the Committee should go against Officer recommendation of approval and refuse the application.

- ii. Acknowledged that mistakes were made in planning but questioned if this was a simple mistake or did the application require further investigation.
- iii. The report highlighted that 'the surrounding area benefits 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'. However this was small in size with only six out of the twenty houses extended.
- iv. The combined extensions of the property covered over fifty percent of the garden which had taken away the majority of land.
- v. Described the extensions as too large for a small area which had slowly increased with time.
- vi. The first extension had not been built in accordance with the plans and the second extension did not meet the specification of the windows.
- vii. Advised that concern had been raised by Councillors and members of the public regarding the size of the property during the build process and questioned who was living in the property.
- viii. Officers asked to investigate found that elderly relatives were not living at the property but the extension was being rented to contractors who were working in the area.
- ix. Emphasised paragraph 2.2 & 2.3 of the Officer's report which showed a large amount of work that had been undertaken against the approved scheme.
- x. The extensions were far bigger than what is allowed under permitted development.
- xi. Questioned the purpose of building constraints when these had not been adhered to with any of the extensions.
- xii. Informed the Committee that the property was currently for sale and had been marketed as an "investors dream extended by the current owner for letting". This was not what had been stated on the application but to be built for elderly relatives.
- xiii. The property has not been built for what it was intended for.
- xiv. Concluded that if permission was given this could open the flood gates for further abuse of the system.

The Committee:

Resolved (4 votes to 1 vote, with 3 abstention) to grant the application for full planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer.

Pre-Committee Amendments to Recommendation:

The decision wording should read:

“APPROVE subject to the following conditions and completion of a legal agreement to prohibit the use of the extension as a separate dwelling”

14/99/PLAN 14/1353/FUL: 37A Castle Street

The Committee received an application for full planning permission.

The proposal sought approval for full planning permission for the change of use from domestic premises to childcare on domestic premises (C3/D1).

Rachel Leigh (Applicant) addressed the Committee in support of the application.

The Committee:

Councillor Blencowe proposed an additional condition that childcare activities on the site should be carried out only in conjunction with the occupier(s) of the associated residential unit at 37a Castle Street.

Resolved unanimously to condition 7 to read that Childcare activities on the site shall be carried out only in conjunction with the occupier(s) of the associated residential unit at 37a Castle Street. The floors of no. 37A must remain physically and functionally linked and operate as one planning unit. The childcare space shall not be used by, or let to, an external 3rd party operator and neither shall the residential space be separated off from the floors to be used for childcare or be made capable of independent accommodation in the form of a flat or maisonette.

Reason: To ensure that any residential occupier maintains an interest and a responsibility in the childcare business to minimise the impact on residential amenity (Cambridge Local Plan policies 3/4 and 4/13)”

Resolved unanimously to grant the application for full planning permission for the change of use in accordance with the Officer recommendation, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer and the additional condition.

14/100/PLAN Planning Enforcement Report: 43 Aberdeen Avenue

The Committee received a report requesting authorisation to take formal enforcement action.

The report sought enforcement action be authorised in respect of the breach of planning control.

Site: 43 Aberdeen Avenue,

Breach: During the initial site inspection it was noted that the heat source pump was larger than shown on the approved plans and 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 Committee:

Resolved unanimously to approve option 1 of the Officer recommendation, for the reasons set out in the Officer report, subject to the conditions recommended by the Officer.

Option 1

- 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.

14/101/PLAN Planning Enforcement Update

The Committee received a report from the Head of Planning Services.

The report provided an update on the work of the Planning Enforcement team and included information on the status of planning enforcement cases where enforcement action had been approved and / or actioned.

The report asked the Committee to note the contents of the report and sought approval for the Committee to 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 Officer's report) for a period of two years.

Mr Ali and Mr Huslakin addressed the Committee opposing the request for enforcement due to alleged breaches of condition for 107 Darwin Drive.

Mr Kerr addressed the Committee to support enforcement due to alleged breaches of condition for 107 Darwin Drive.

The Chair thanked both parties for their comments and advised that the recommendations did not include enforcement for 107 Darwin Drive but the address had been referenced in the report as part of the update of the planning enforcement cases.

The Committee:

Resolved 7 votes to 0, with 1 abstention to note the contents of the report and to 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 the Officer's report) for a period of two years.

14/102/PLAN Planning Enforcement Policy

The Committee received a report from the Principal Planning Officer.

The report made reference to legislative changes, particularly the regulators code which came into force in April 2014, which had made it necessary to review and update the Council's Planning Enforcement Policy.

The report made recommendations to adopt the proposed Planning Enforcement Policy which was attached as Appendix A to the Officer's report.

The report also sought approval for authority to be delegated to the Head of Planning Services to amend the 'Further Information' section of the Policy to

update the links to the information. No changes would be made to the body of the Policy without further reference back to the Committee.

The Committee:

Resolved unanimously to adopt the proposed Planning Enforcement Policy attached as Appendix A to the Officer's report and approved the delegation to the Head of Planning Services to amend the 'Further Information' section of the Policy to update the links to the information.

14/103/PLAN Additional Planning Meeting for 2014/15: 29 April 2015

The Committee were informed that due to the May 2015 elections, the first meeting scheduled for 13 May 2015 was to be cancelled with an additional meeting scheduled at the end of the municipal year 2014/15, taking place on 29 April 2015.

The meeting ended at 3.00 pm

CHAIR

MAJOR APPLICATIONS

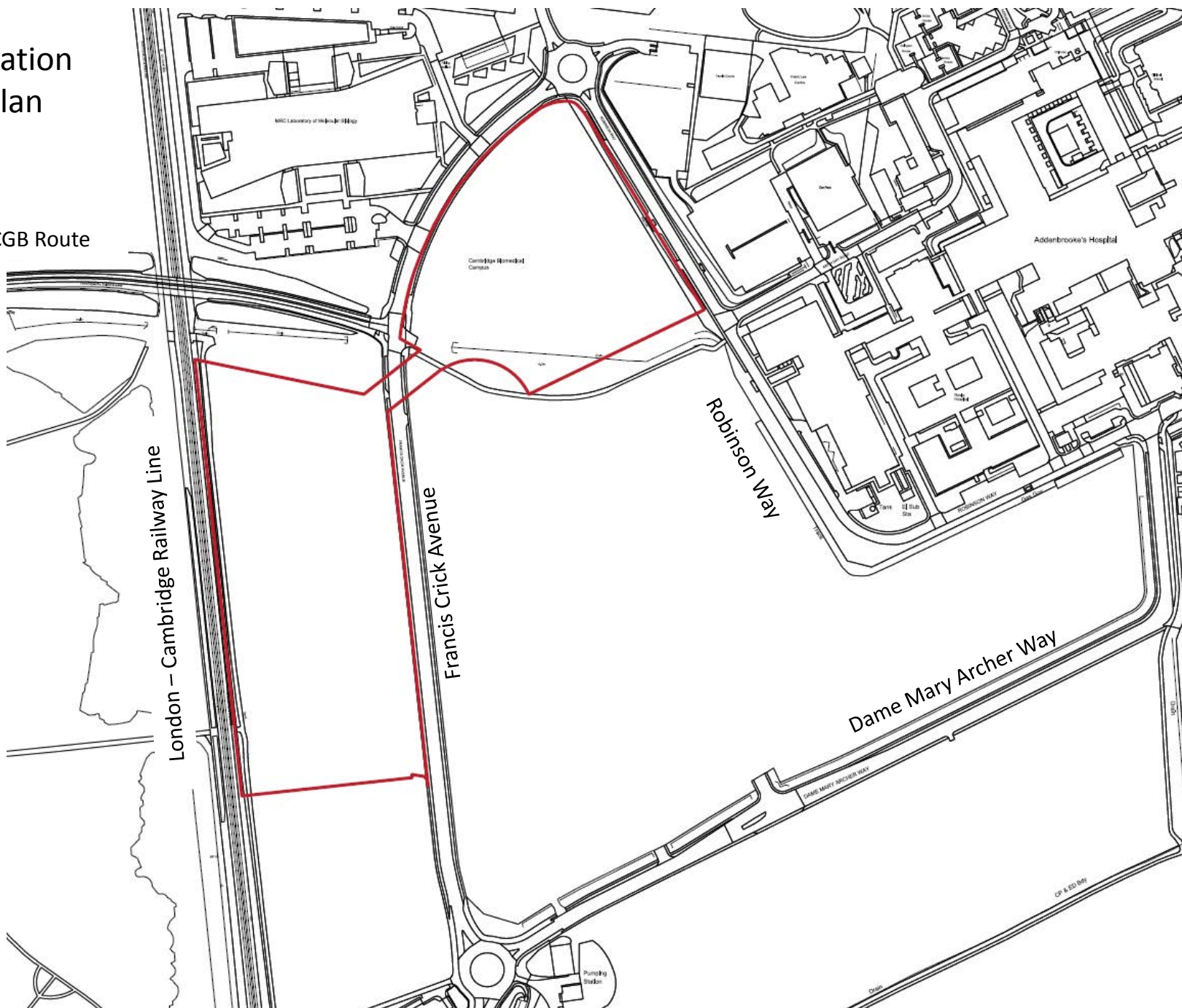
Land to the West and South West of Addenbrookes Campus

14/1633/REM

Location Plan

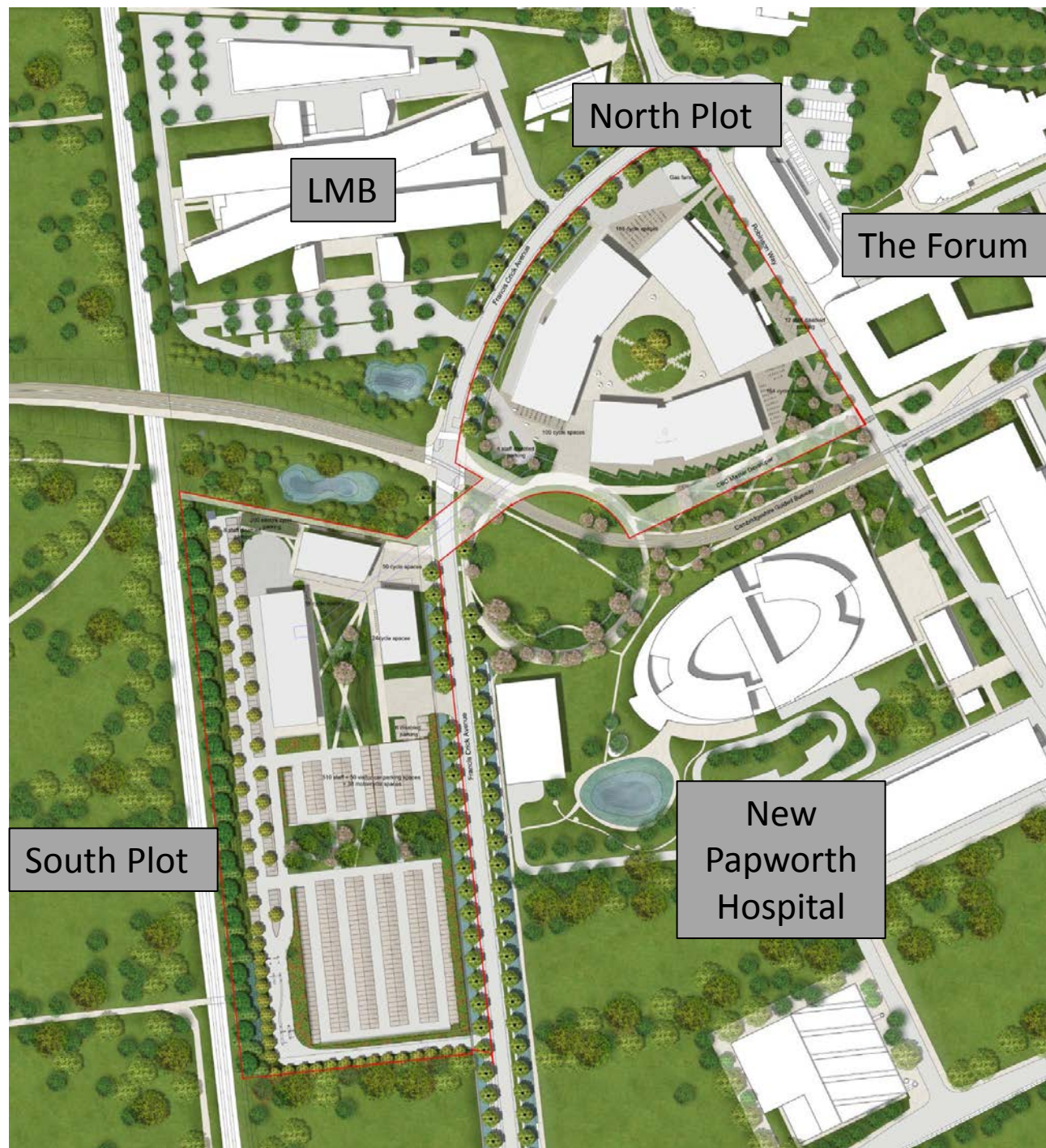
CGB Route

Page 25



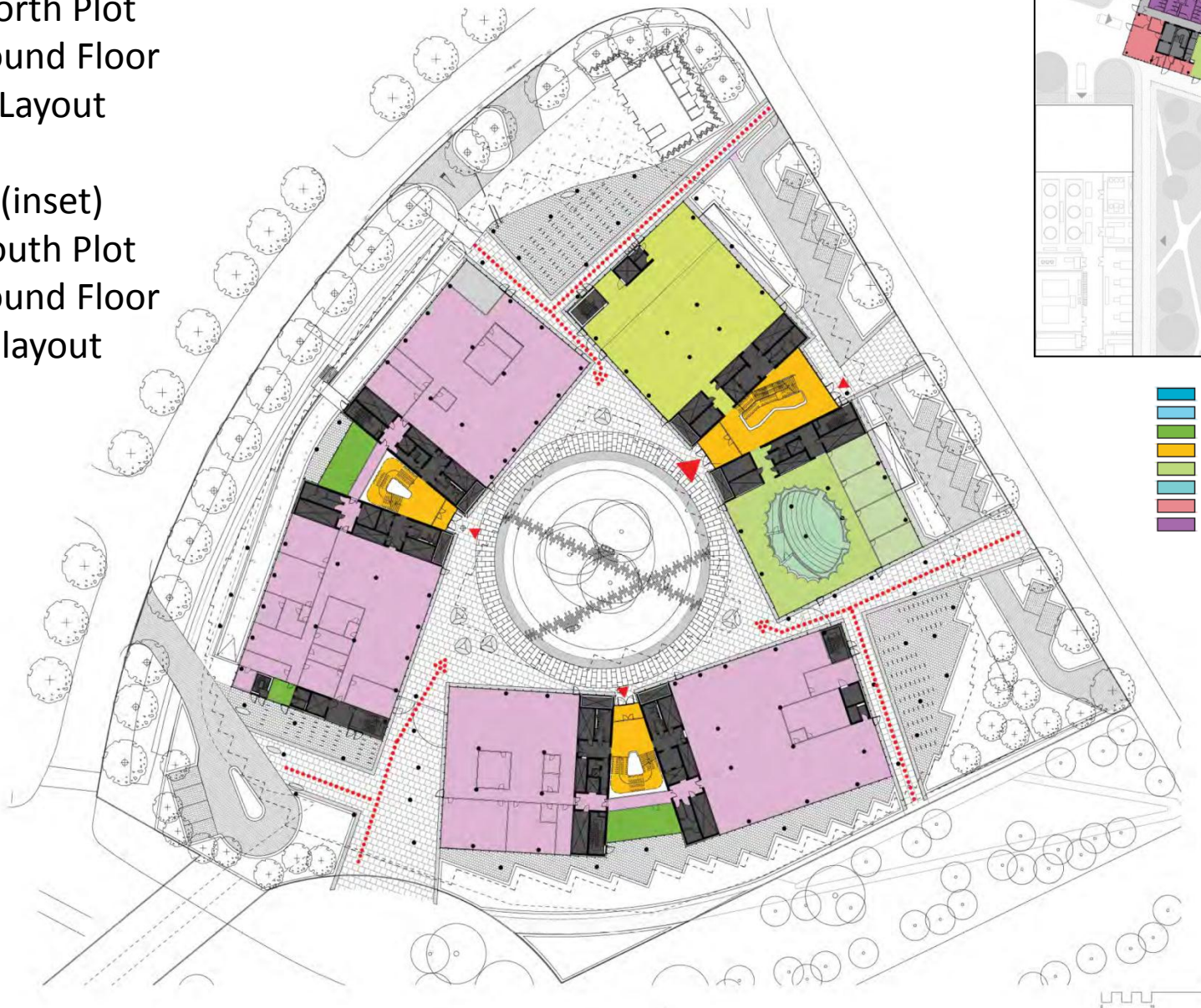
Phase 1 Masterplan

Page 26



North Plot Ground Floor Layout

(inset)
South Plot
Ground Floor
layout



- Base Zone
- Alternative Workplace Settings
- Connected Zone
- Unplugged Zone
- Café
- Health Suite
- Kitchen + Back of House
- Showers + Lockers, WC

- Unplugged zone
- Connected Zone
- Laboratories
- Conference Center
- Auditorium
- Café
- Restaurant

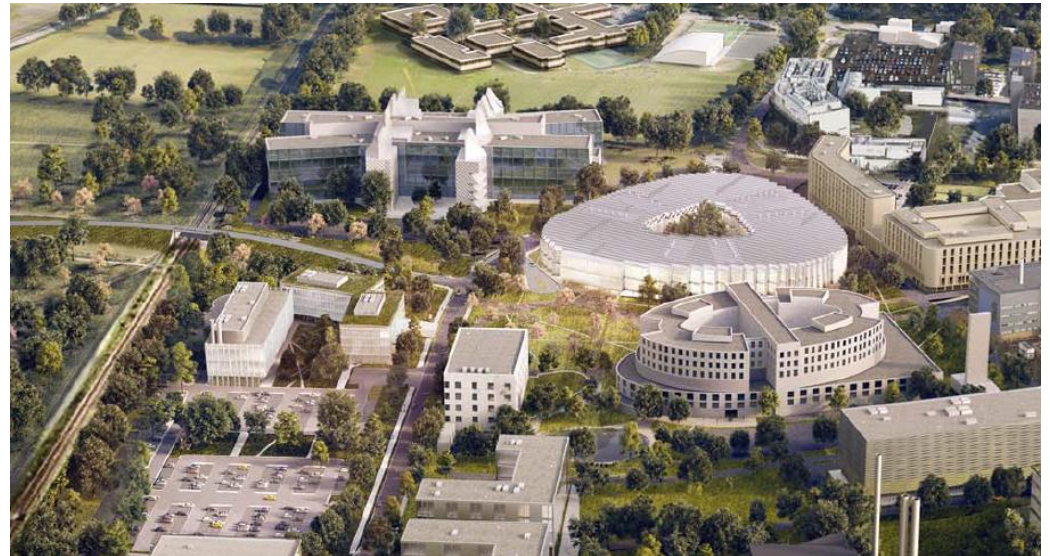


The North Plot; Top left- view from South West Corner entrance in to courtyard, Top right- view looking south facing the north corner, Bottom left- the internal courtyard, Bottom right- the view from the 'circuit' (circuit design indicative).





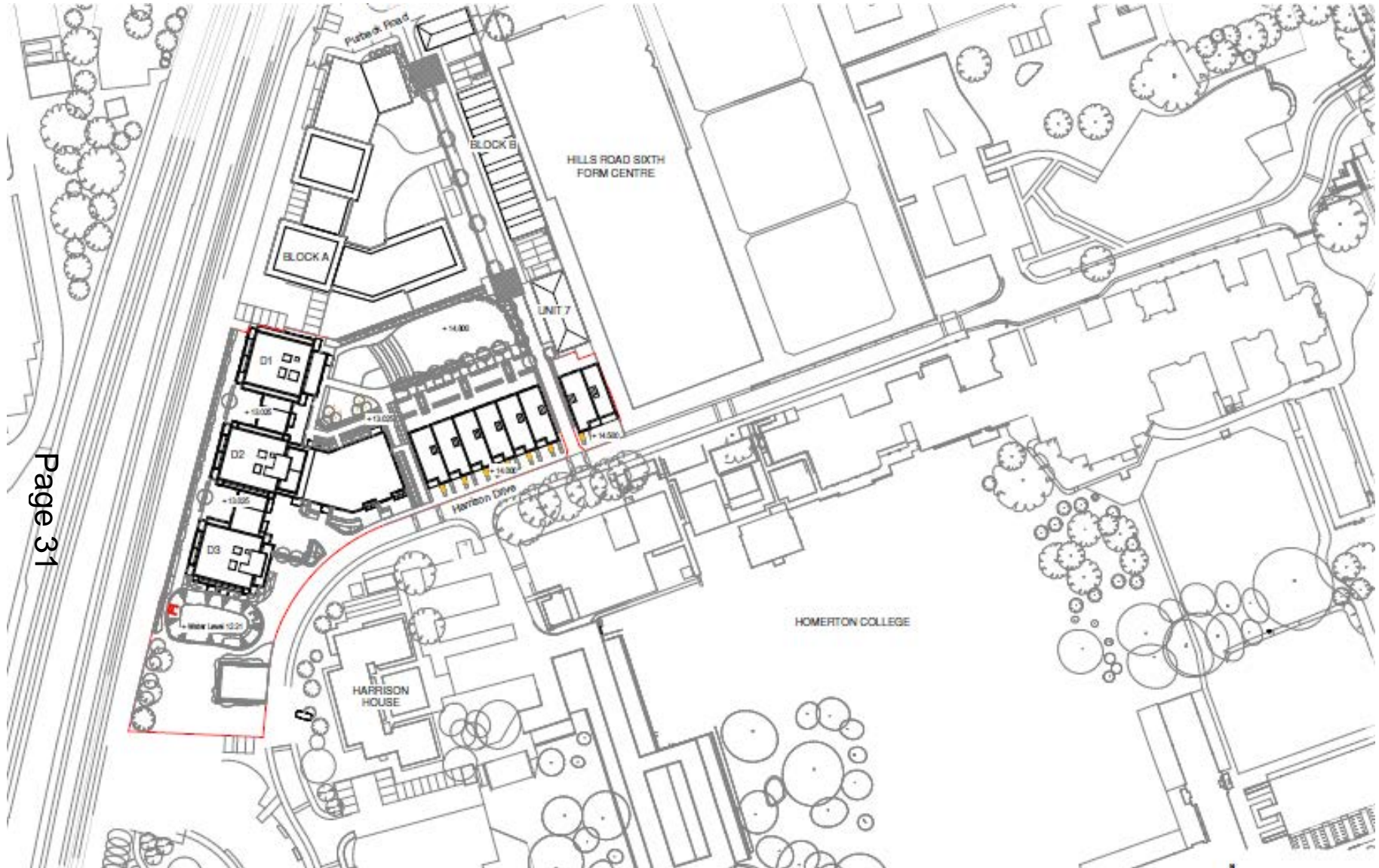
The South Plot; Top left- view from the 'circus' (circus design indicative), Top right- view from within the courtyard, Bottom left- illustrative view of the energy centre building, Bottom right view from the air looking over the proposal, New Papworth Hospital, the Forum and LMB.



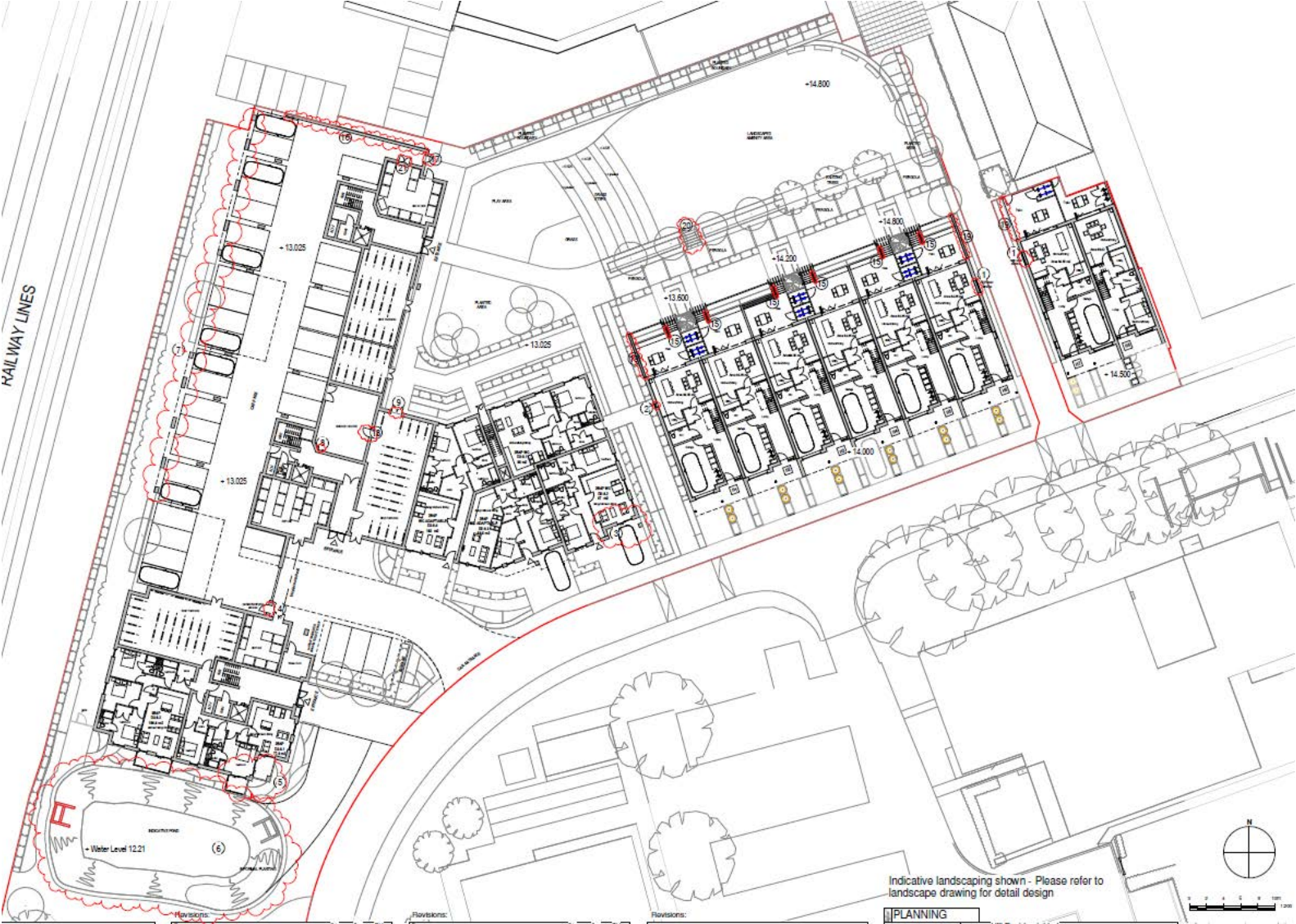
Homerton Business Centre Purbeck Road

14/1648/REM

Location Plan



Site Layout Plan



Block D1, D2 and D3



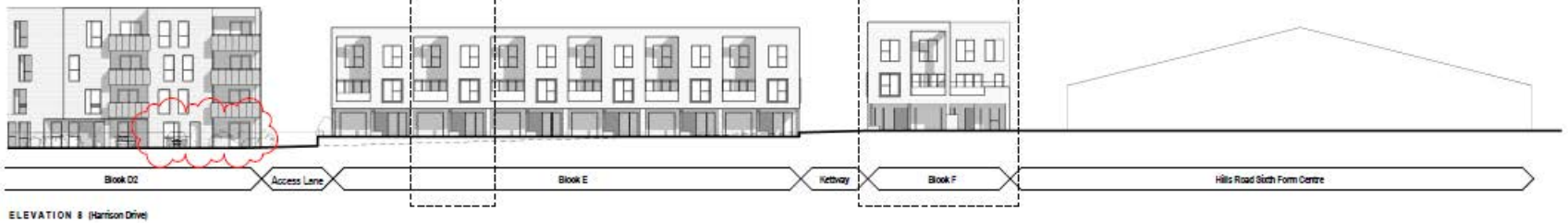
Block E and F

South (front) elevation

Block E

Block F

Page 34



North (Rear) elevation



Height Parameters



Page 35



MINOR AND OTHER APPLICATIONS

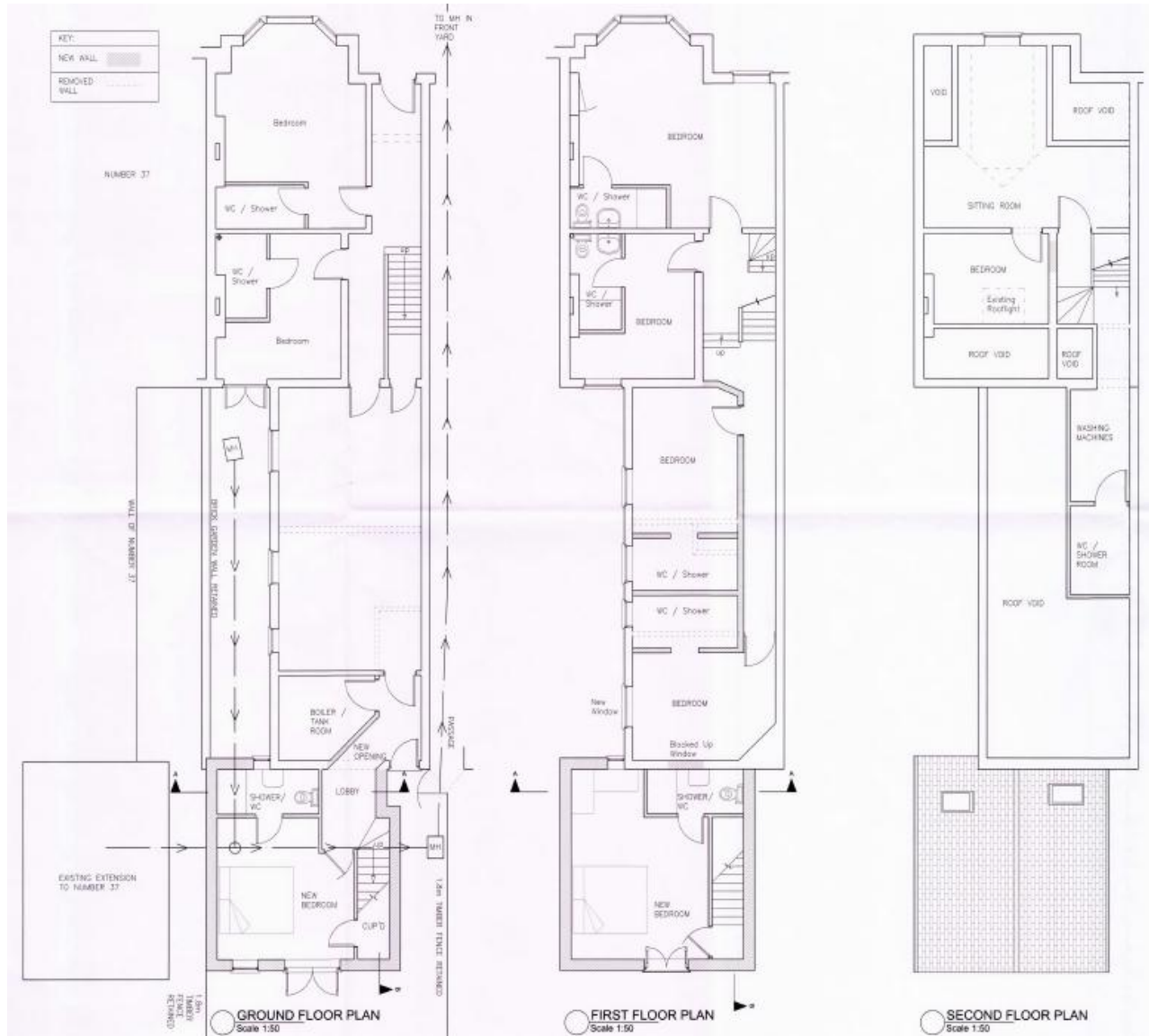
35 Tenison Road

14/1811/FUL

Location Plan and Elevations



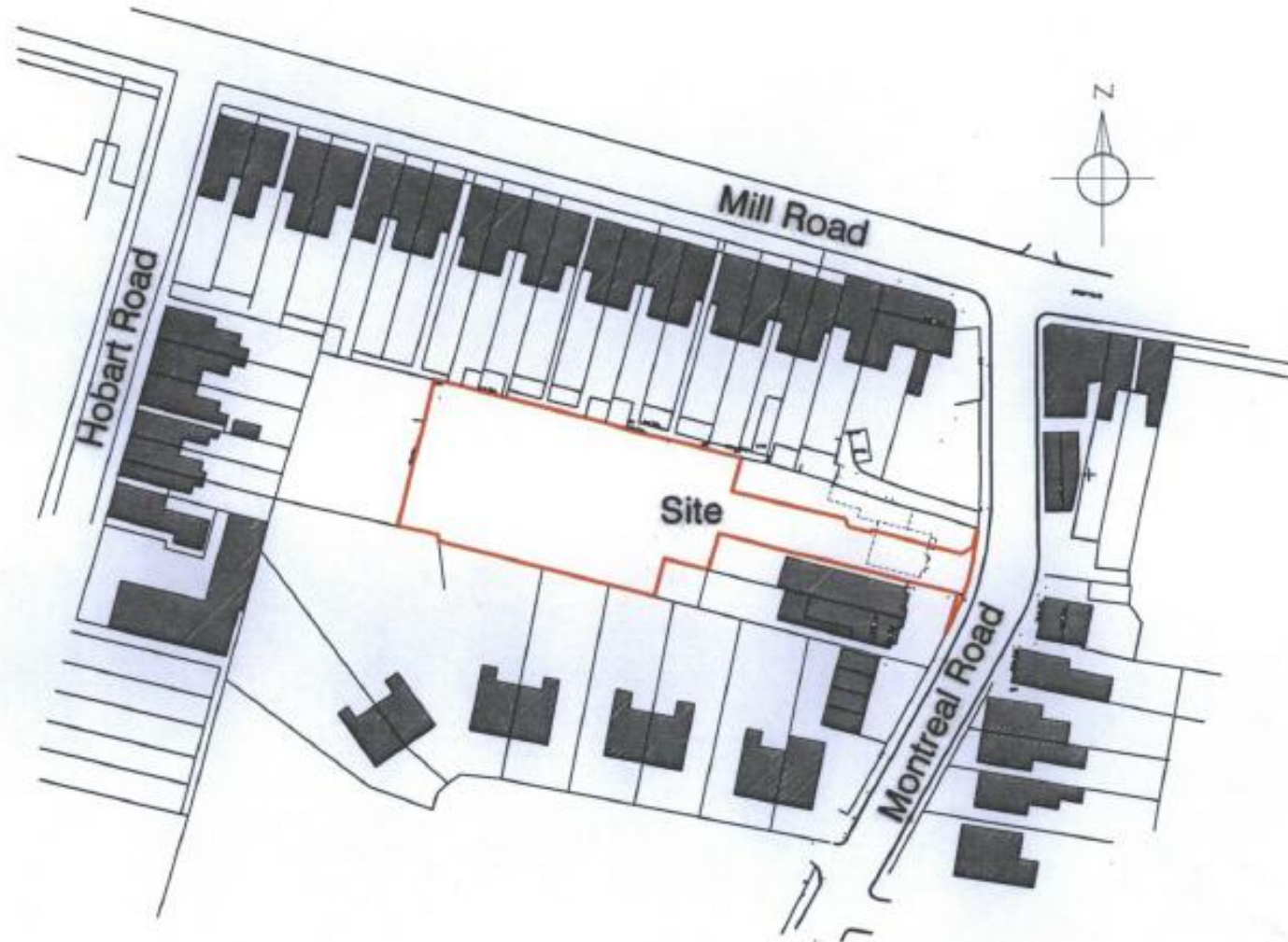
Floorplans



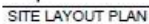
Land rear of 8 Montreal Road

14/1649/FUL

Location Plan



Scale 1/100µm



Elevations



EAST ELEVATION

age 43

- White upvc joinery
- Stone sills to windows
- Red Facing brick bay



WEST ELEVATION

- Sarnfil Lead grey
- Recessed vertice
- Dormer window
- Stone lintels to v
- Red Facing briol
- White french door

NORTH ELEVATION



HOUSE 1

- Red Facing brick gable course
- Buff Facing brick with stone sills
- Red oapped ridge tiles
- Natural Slate roof

NORTH ELEVATION



HOUSE 4

SOUTH ELEVATION

Land rear of 268 Queen Ediths Way

14/1382/FUL

Location Plan



Site Plan

251

QUEEN EDITH'S WAY

LIMEKILN ROAD

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

0 10m 20m 30m 40m

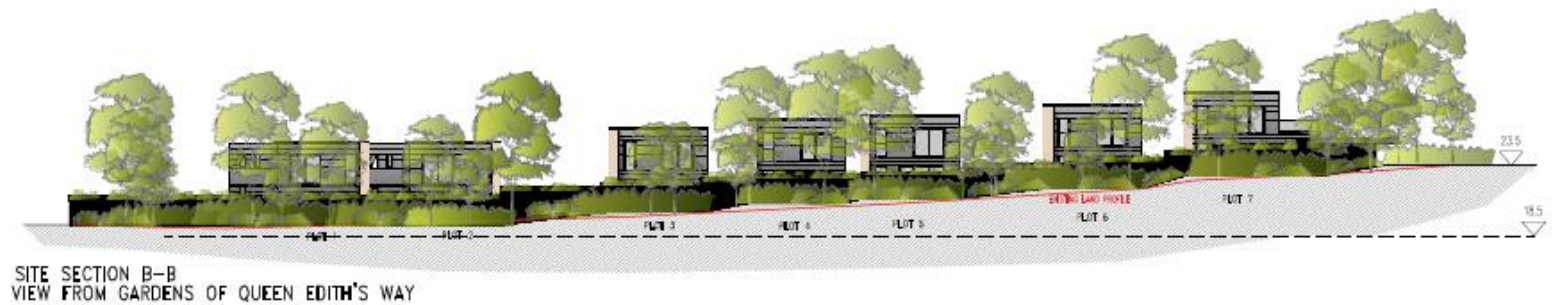
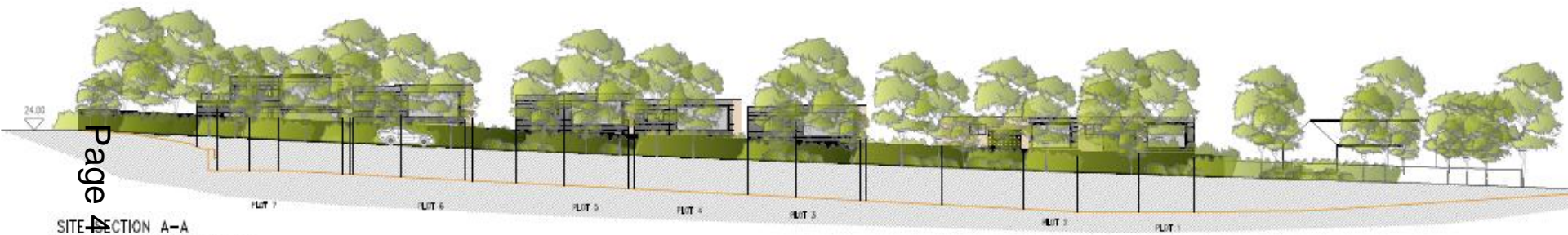
NOTES TO THE DRAWINGS FOR 4000 PLANS AND 1000 ELEVATIONS

EXISTING HOUSES TO REMAIN ARE INDICATED BY HATCHED PATTERNS AND NEW HOUSES (PLOTS 1-7) ARE INDICATED BY SOLID PATTERNS

Elevations



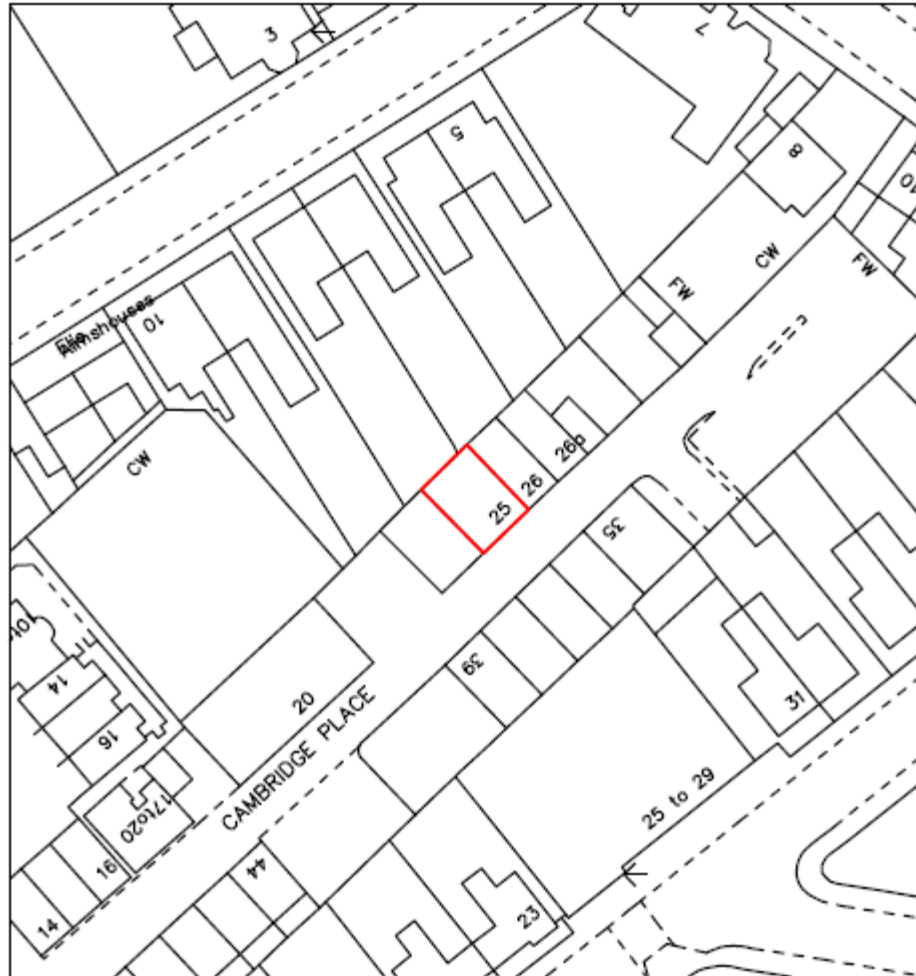
Sections



25 Cambridge Place

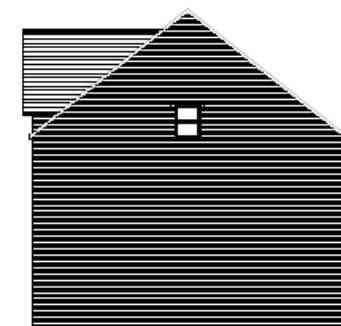
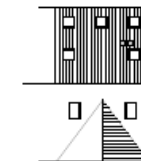
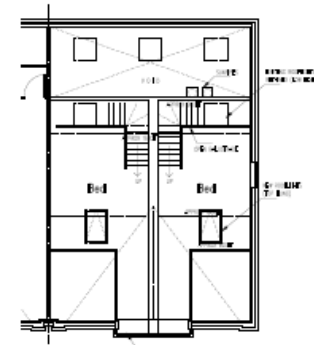
14/1820/FUL

Location Plan



Location Plan 1:1250

Page 51



JOB NO.	DRAWING NUMBER	REV
293	PL(21)02	A

39 Windsor Road

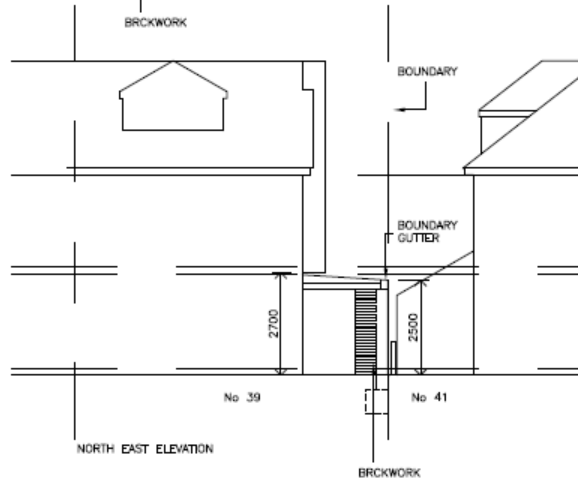
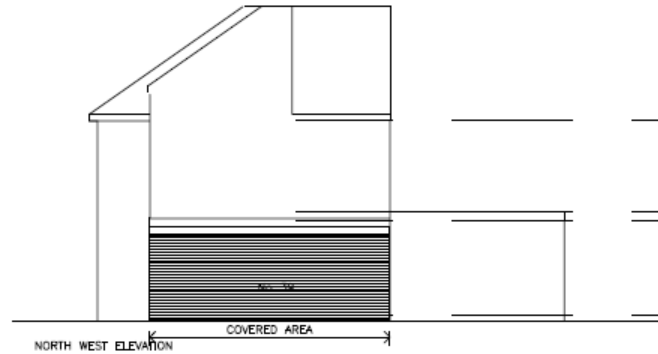
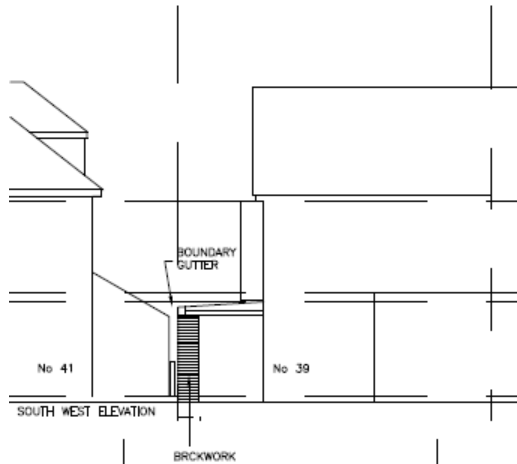
14/1872/FUL

Location Plan

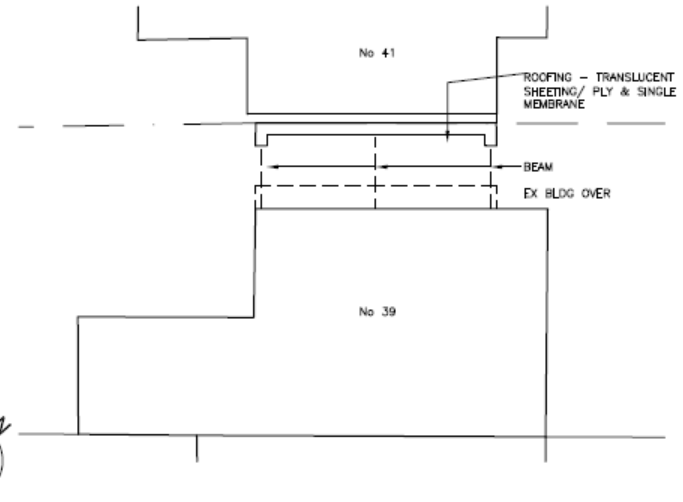


Elevations and Floorplan

Page 54



PARTY WALL AGREEMENT WILL BE REQUIRED.



2-3 Shaftesbury Road

14/1936/FUL

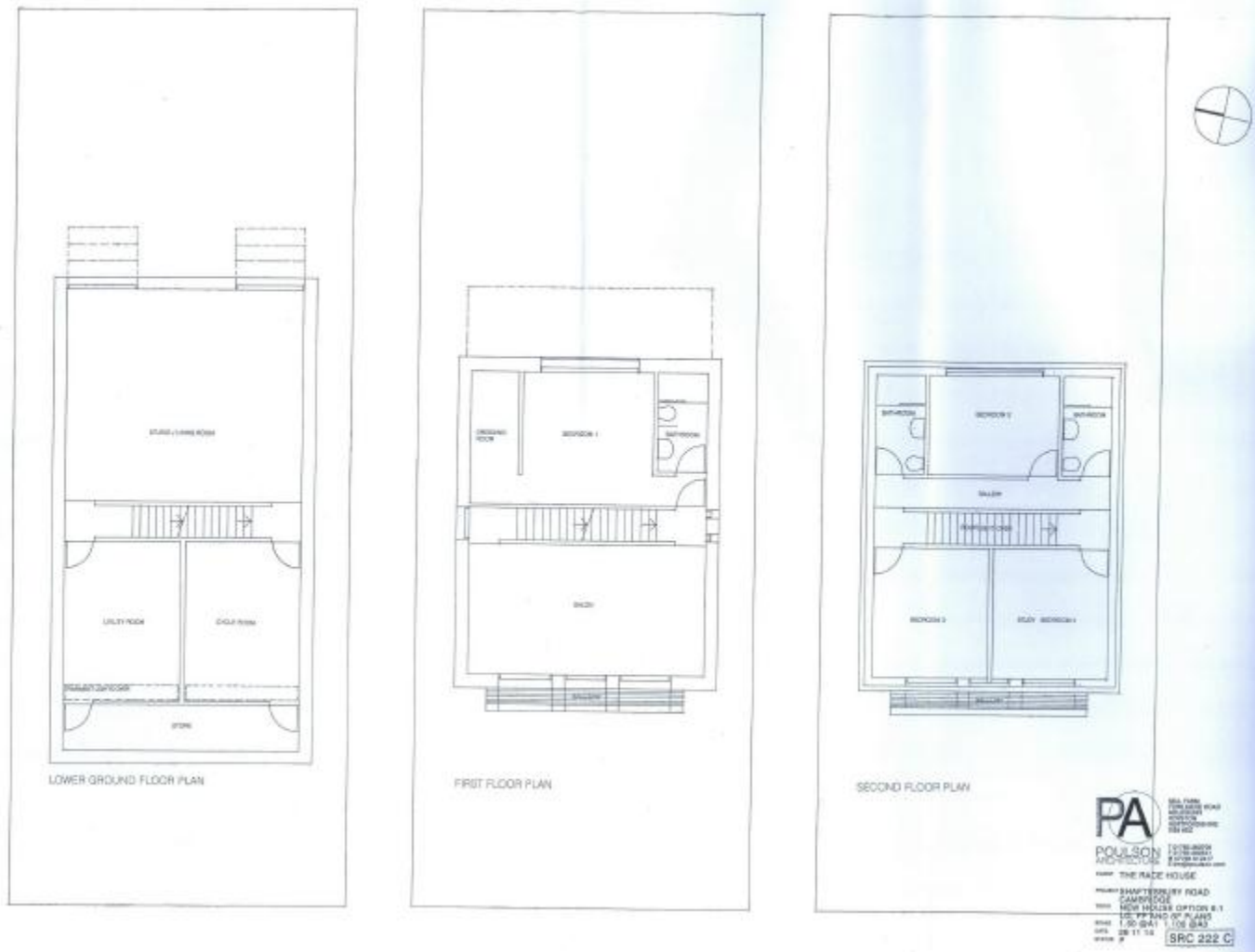
Location Plan



Page 57



Floorplans



Page 59



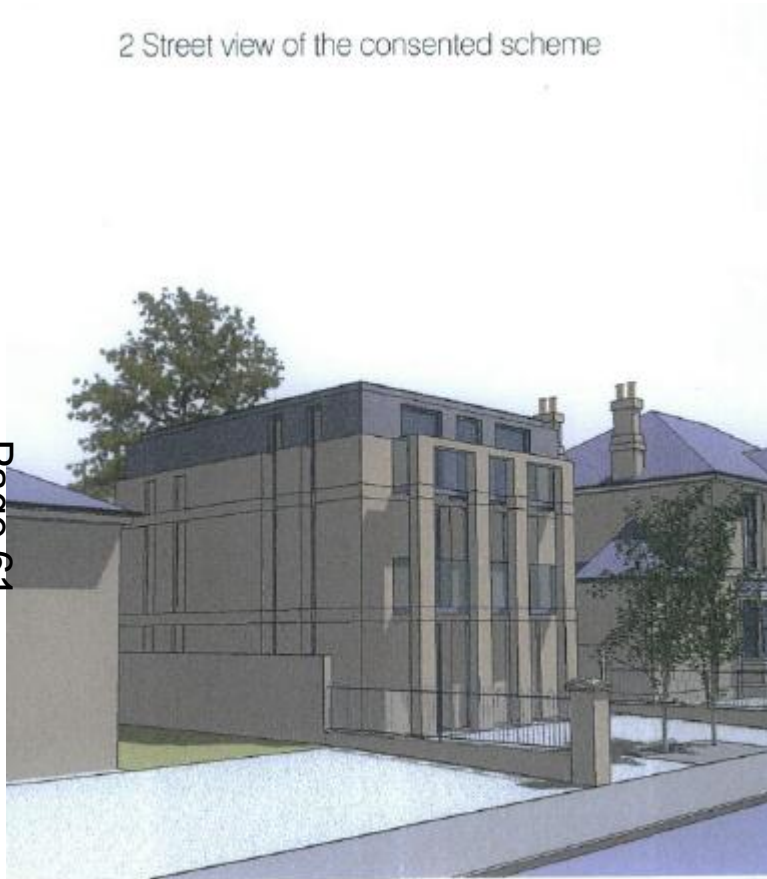
Side elevations

Page 60



Comparison

2 Street view of the consented scheme



1 Street view of new proposal



Comparison

6 Street view of the consented scheme



5 Street view of the new proposal

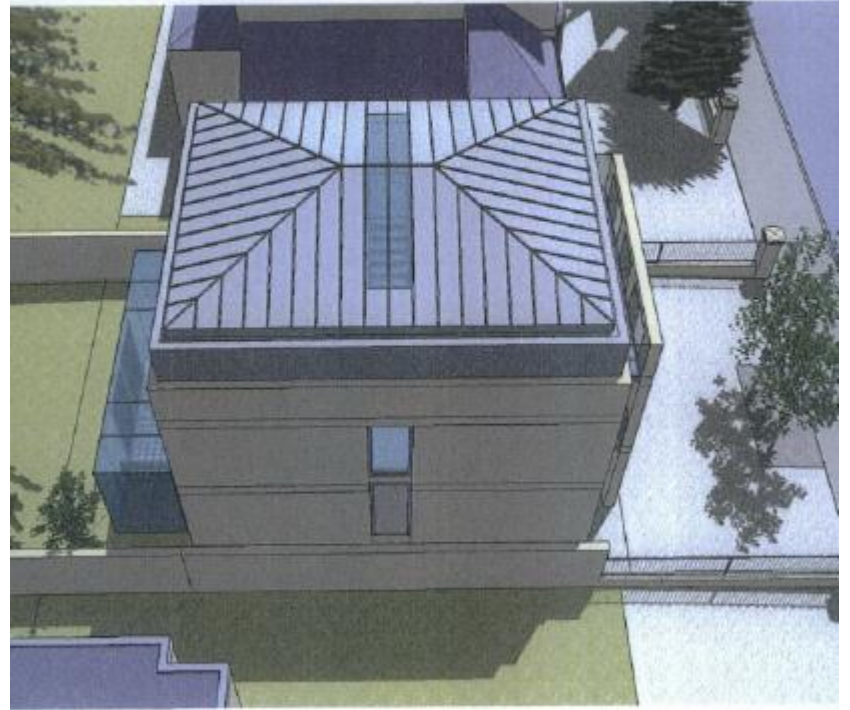


Comparison

4 Aerial view of the consented scheme



3 Aerial view of the new proposal



Land rear of 551-555 Newmarket Road

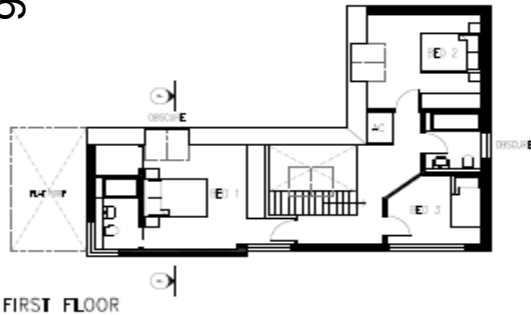
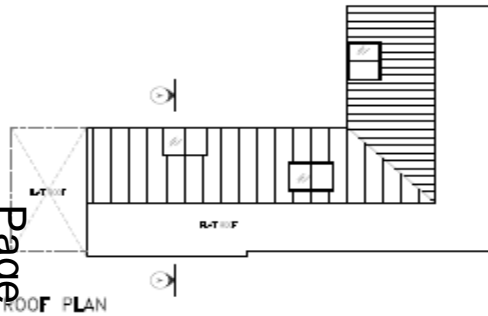
14/1653/FUL

Page 65

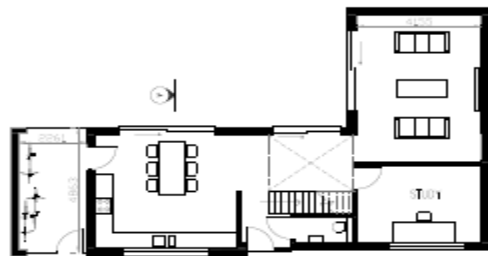


Plot 1 – Elevations & Floorplans

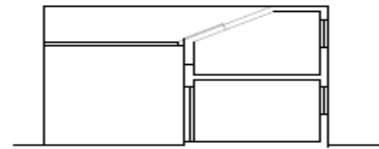
Page 66



FIRST FLOOR



GROUND FLOOR



SECTION A-A

INTERIOR
WALLS: 1/2" x 12" x 12" x 12"
FLOOR: 1/2" x 12" x 12" x 12"
ROOF: 1/2" x 12" x 12" x 12"



WEST ELEVATION



SOUTH ELEVATION

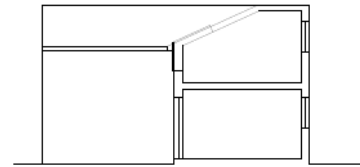
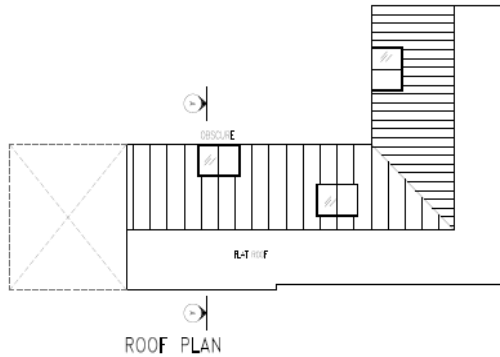


EAST ELEVATION



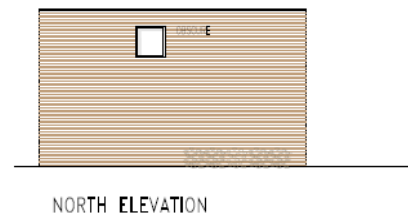
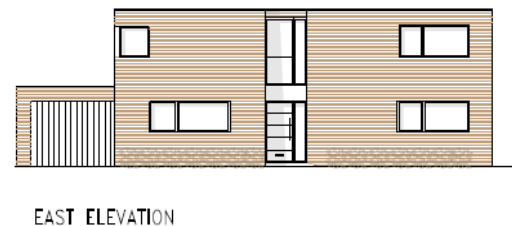
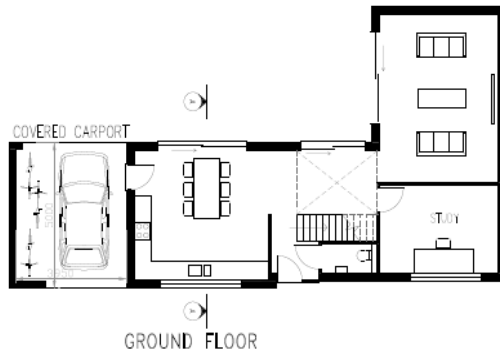
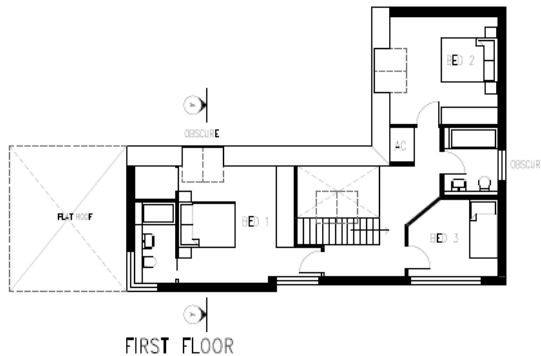
NORTH ELEVATION

Plot 2 – Elevations & Floorplans



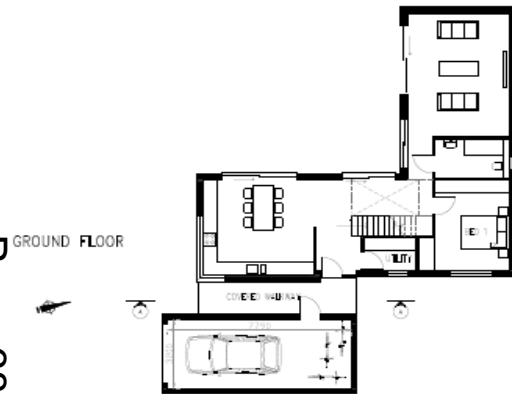
MATERIALS:
WALLS: WEATHERED BUFF BRICK
ROOF: NATURAL SLATE
WINDOWS: UPVC COLOURS, WHITE INTERIOR COATED FRAME

Page 67

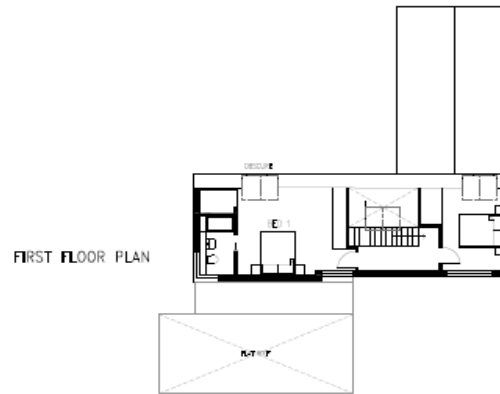


Plot 3 – Elevations & Floorplans

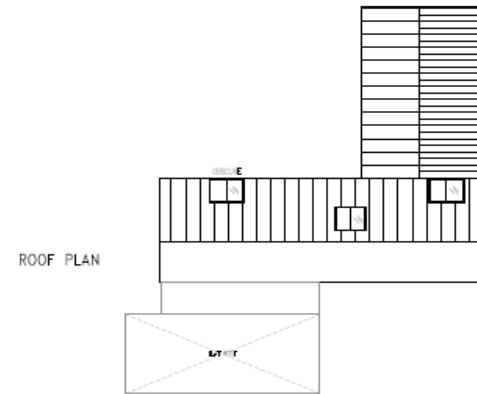
Page 68



GROUND FLOOR



FIRST FLOOR PLAN



ROOF PLAN



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SECTION A-A

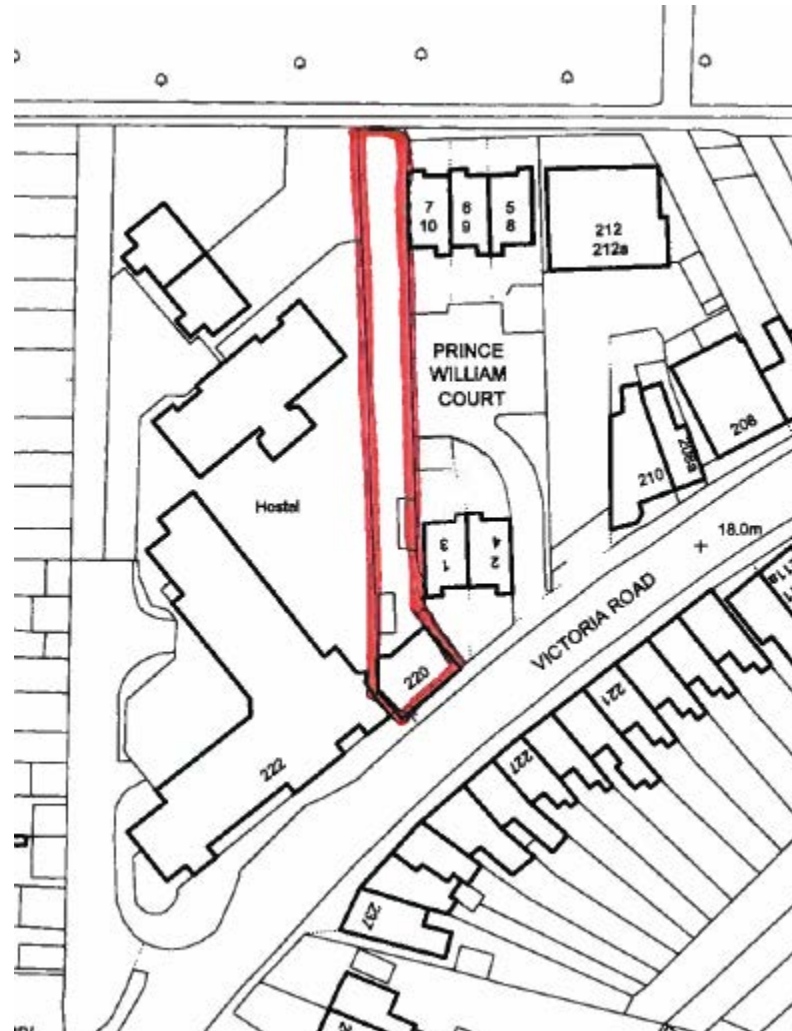
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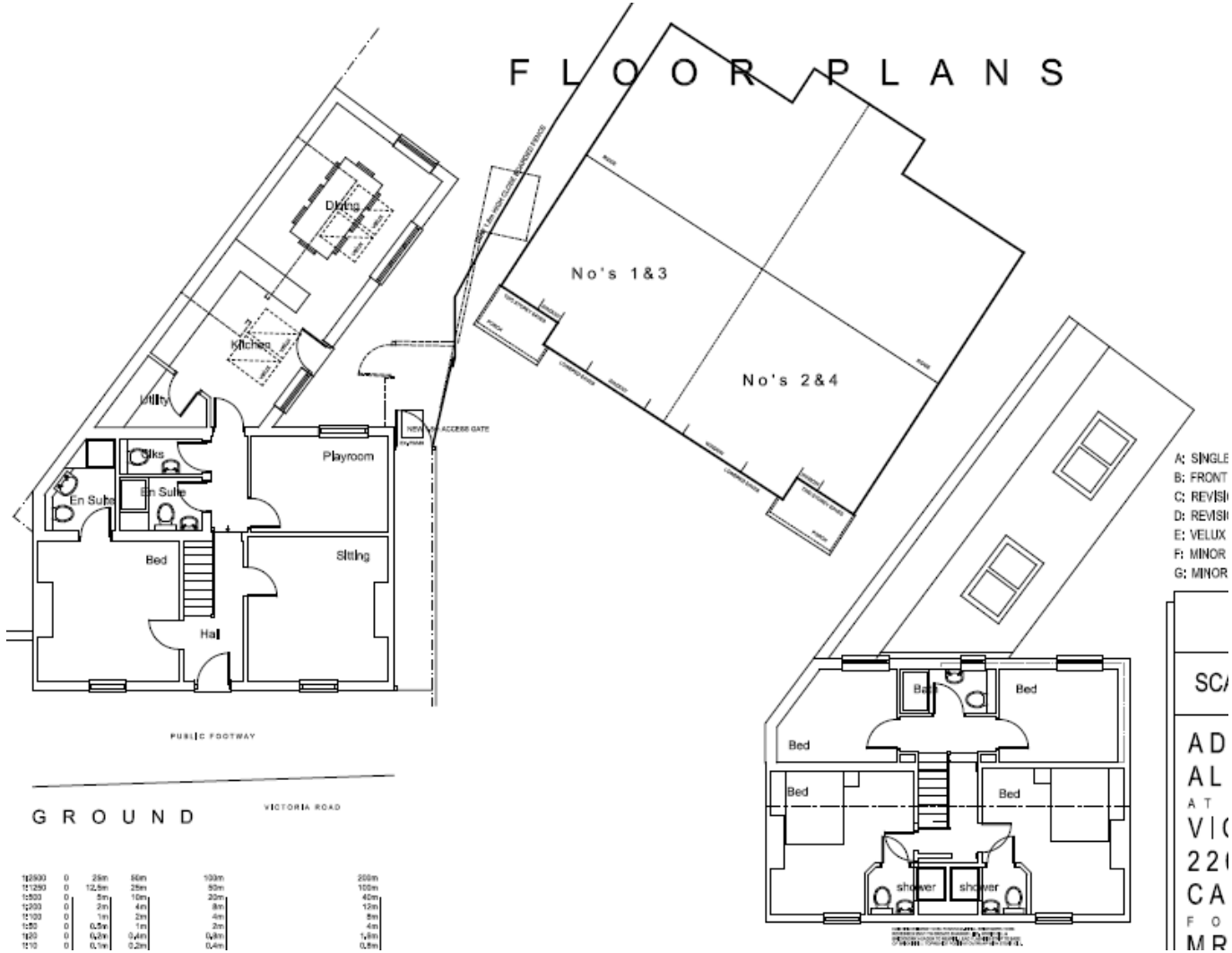
220 Victoria Road

14/1769/FUL

Location Plan



Existing Floor Plans



Existing Elevations

ELEVATIONS

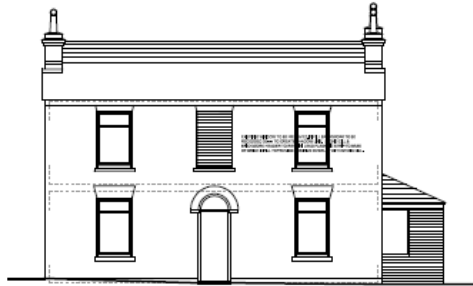
NOTES:

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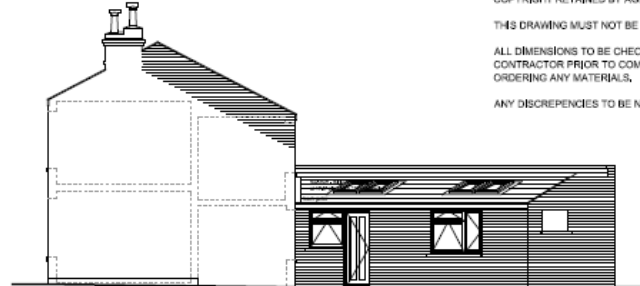
THIS DRAWING MUST NOT BE SCALED

ALL DIMENSIONS TO BE CHECKED ON SITE BY
CONTRACTOR PRIOR TO COMMENCING WORK OR
ORDERING ANY MATERIALS.

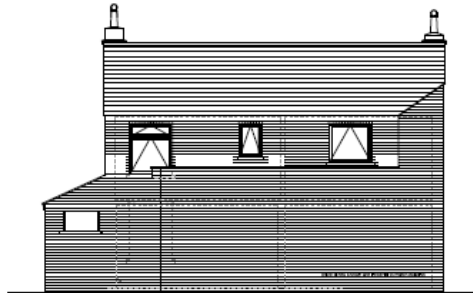
ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.



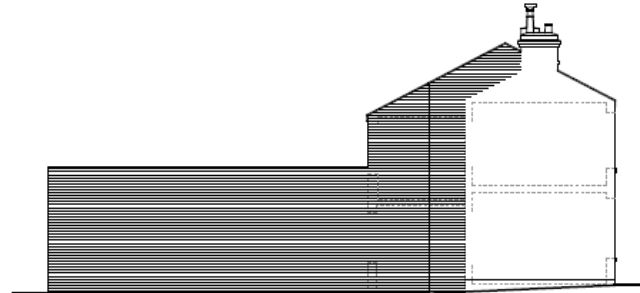
FRONT



SIDE

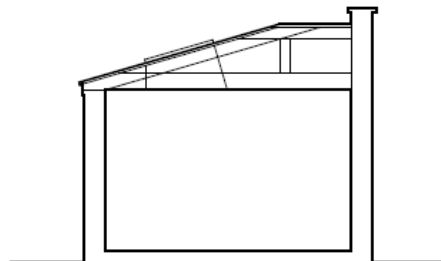


REAR (OUTER)

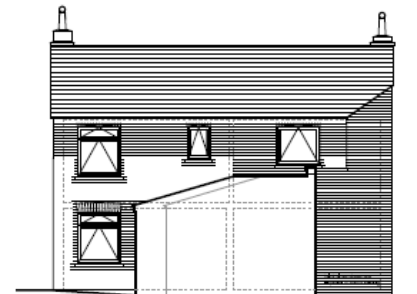


SIDE

SECTION

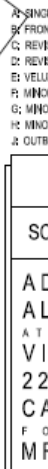


REAR MONO / FLAT



REAR (INNER)

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Proposed Elevations

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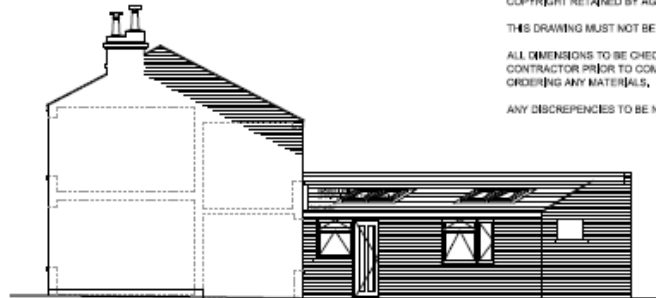
THIS DRAWING MUST NOT BE SCALED

ALL DIMENSIONS TO BE CHECKED ON
CONTRACTOR PRIOR TO COMMENCEMENT
ORDERING ANY MATERIALS,

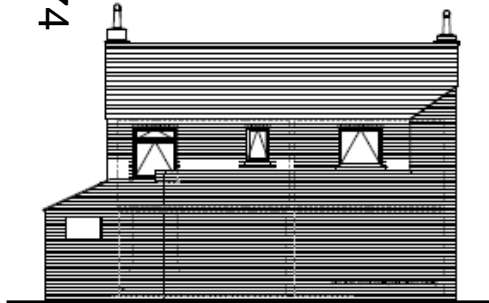
ANY DISCREPANCIES TO BE NOTIFIED



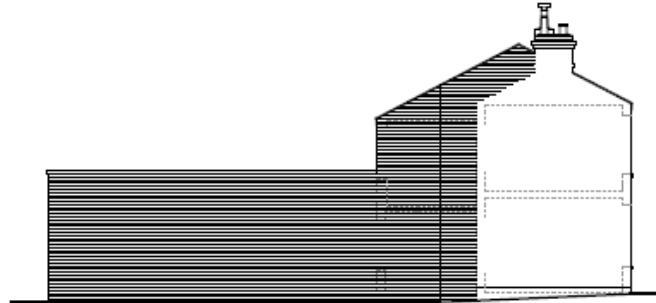
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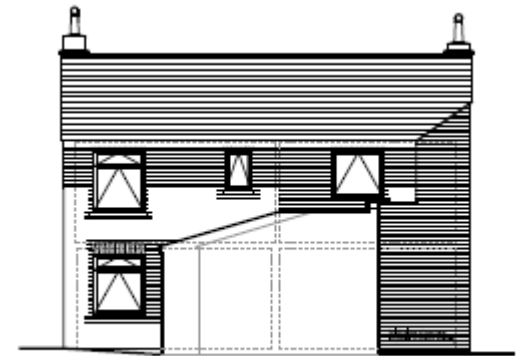
SIDE



REAR (OUTER)



SIDE



REAR (INNER)

PLANNING COMMITTEE

Date: 4 February 2015

Application Number	14/1633/REM	Agenda Item	
Date Received	13 October 2014	Officer	New Neighbourhoods Team
Target Date	12 January 2015		
Ward	Queen Edith's		
Site	Land to the West and South West of Addenbrooke's Campus (AKA Cambridge Biomedical Campus) Robinson Way, Addenbrooke's, Hills Road, Cambridge		
Proposal	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.		
Applicant	AstraZeneca		

SUMMARY	<p>The application is for a total of 59,821sqm Biotech and Biomedical Research and Development floorspace.</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.</p> <p>The design of the development has been well considered with regard to its context and site constraints and is compatible 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> <p>The large number of objections to the scheme is noted and these representations have been carefully considered in reaching this recommendation. None of the objections provide sufficient planning justification to depart from the approved development plan, and extant outline consent on the 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 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 is split into two parts. The first plot (North Plot) sits to the west of the main Addenbrooke's Campus and is almost triangular in shape with Francis Crick Avenue running along the north western edge, Robinson Way along the eastern edge, and the proposed 'Circus' open space located to the south.
- 1.3 The second plot (South Plot) is almost rectangular in shape and bounds the existing Railway Line to the west, Francis Crick Avenue to the east and is situated close to the Cambridgeshire Guided Bus bridge to the north. To the south are undeveloped plots of land which are earmarked for further Biotech and Biomedical Research and Development floorspace.
- 1.4 To the south of the North Plot and the east of the South plot 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. Beyond this to the south lies land where permission has recently been granted for the New Papworth Hospital. To the east of the North Plot on the opposite side of Robinson Way consent has been granted for 'The Forum', an education centre, private hospital, hotel and conference centre.
- 1.5 Both plots are 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.
- 1.6 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 AstraZeneca is a global, pharmaceutical and biologics company specialising in the discovery, development, manufacturing and marketing of prescription medicines. Its primary focus is on three therapeutic areas: Respiratory, Inflammation & Autoimmunity; Cardiovascular & Metabolic Disease; and Oncology. AstraZeneca operates in over 100 countries and its medicines are used by patients worldwide.
- 2.2 The Company's decision to base its headquarters in Cambridge reflects the city's importance as a centre for biopharmaceutical research and development. Cambridge offers access to scientific expertise and provides opportunity for collaboration with key academic research institutions, preeminent hospitals and leading biotech companies. The Cambridge Biomedical Campus (CBC) offers opportunity for collaboration with existing occupants such as the School of Clinical Medicine, Cancer Research UK, the Laboratory of Molecular Biology and the Addenbrooke's and Rosie Hospitals as well as the New Papworth Hospital.

Overall Proposal

- 2.3 The proposed development comprises 59,821sqm of Gross External Floorspace (excluding plant) across both the North and South Plots. This includes a Research and Development (R&D) Centre, Corporate Headquarters, R&D Enabling Building, R&D Site Support Building and Energy Centre as well as the proposed car, motorcycle and cycle parking, hard and soft landscaping, internal access roads and supporting facilities, utilities and infrastructure.
- 2.4 Given the number of representations received which identify the proposal as an animal testing facility it should be noted that the proposal is for B1(b) research and development space, and that the nature and type of research and development within the buildings will vary considerably in nature, animal testing facilities are a small part of the overall proposal. The laboratories proposed

are flexible in nature enabling change over time to adapt to different research requirements.

The North Plot

- 2.5 The North Plot comprises the Global R&D Centre and Corporate Headquarters (50,563sqm) as well as providing a gas farm enclosure, disabled parking spaces, taxi drop off facility, cycle parking and hard and soft landscaping to complement the building.
- 2.6 The building has three above ground storeys, along with a basement. It is configured as a series of three linked blocks arranged around a central courtyard. At the ground floor the three blocks are separated to allow entry into the central courtyard, at the upper floors the separate blocks are connected by non-laboratory spaces and write up areas which allow circulation around the building and form a canopy over the ground floor.
- 2.7 Each of the three blocks comprise two blocks with a central core. The block fronting Robinson Way acts as the 'front door' to the development with an entrance from Robinson way which corresponds to the taxi-drop off area and majority of disabled parking bays. This block contains the more public functions such as café, restaurant, auditorium and conference facilities. The other two blocks have entrances that face the internal courtyard and contain laboratory space.
- 2.8 The predominant material at ground floor is proposed to be oak to with clear glazed sections to support the concept of 'visible science' where the laboratory work can be seen by visitors and passers-by. At first floor and above, a faceted concrete and glass ovoid shape, containing laboratory, meeting and circulation spaces encircles the courtyard and creates the sculptural form to the building. This is best understood in 3-dimensions which reveal the subtle changes in the facets and the 'sawtooth' roof form.
- 2.9 The central courtyard contains three oak trees along with associated hard and soft landscaping to complement the feature trees. Lime trees are planting along the Robinson Way frontage, and a series of Plane Trees will line Francis Crick Avenue.
- 2.10 In the Northern Corner of the plot sits the gas farm enclosure which sits behind a green wall screen and can be accessed from

the service yard entrance to the west. The service yard entrance ramps down running south westerly to the basement level. The basement includes facilities management, plant, loading bays, waste storage, changing rooms and additional laboratory space.

The South Plot

- 2.11 The Southern Plot comprises two separate buildings, at the North and Northeast is the R&D Enabling Building (total 7,744sqm) which contains a reception area and café, along with non-laboratory workspace and meeting rooms. An additional building, the energy centre (1,514sqm), is provided to the north west which will serve the proposed development.
- 2.12 The South Plot also includes landscaping that runs north-south through the centre of the proposals, as well as a Landscape corridor that runs from the west of the site into the development. The South Plot also includes 524 staff car parking spaces and 50 visitor spaces many of which are temporary during the first phase (see para 2.14 below). Cycle and motorcycle parking are also proposed as well as a servicing area and turning circle.
- 2.13 The R&D Enabling buildings are four storeys in height and share the same materials palette as the North Plot along with some of the architectural language but are far more conventional in form. The energy centre is three storeys in height (approximately 19m excluding roof-top plant and flues).

Masterplan for future AstraZeneca proposals

- 2.14 While significant development is proposed the applicants intend to carry out further development on the CBC site within the South Plot. To that end much development to the southern end (at grade parking spaces) of the South Plot is proposed as temporary at this stage. While the landscape corridor running East-West, and the 'at grade' parking spaces along the western boundary will remain, the intention is that the majority of the parking spaces will be removed and further buildings will front Francis Crick Avenue and address the Country Park to the west.
- 2.15 The applicants have submitted a site masterplan for information only at this stage. This drawing holds no weight and does not approve any additional buildings, but serves to show that the first

phase proposed within the application submitted can be successfully incorporated within a comprehensive development. As part of this second phase a multi-storey car park is envisaged that would compensate for the lost phase 1 parking spaces, and also provide additional spaces for any further development.

2.16 The application was accompanied by the following supporting information:

1. Plans and Drawings
2. Design and Access Statement
3. Materials Schedule Report
4. Sample Panels
5. Nature Conservation Management Plan
6. Drainage Strategy Report
7. Combined Construction Document
8. External Lighting Planning Report
9. Extraction Equipment Statement
10. Insulation Details Statement
11. Operation Waste Management Strategy
12. Report on Ground Investigation
13. Renewable Energy Strategy
14. Tree Survey and Method Statement
15. Landscape Report
16. Transport Report (and Travel Plan)
17. Public Art Delivery Plan

2.17 Through consideration of the application small changes to the materials and elevations for the energy centre have been made, and details with respect to the North Plot central planting area, and cycle store detail were clarified.

2.18 In addition to this additional cycle spaces have been provided along with further information on public art, waste, piling impact, noise insulation and the Gas Farm. Clarification over air quality modelling was also provided, all in response to the original consultation. None of these changes were so significant, or related to comments made by third parties to warrant re-consultation beyond those the relevant technical consultees.

2.19 This reserved matters application also includes a number of discharges of conditions relating to the outline consent. These are listed below and are addressed in the main report where relevant:

- Condition 07: Strategic Gaps
- Condition 12: Materials
- Condition 13: Site levels
- Condition 16: Ecology: Reserved Matters Applications
- Condition 18: Individual Site Surface Water
- Condition 23: Construction Method Statement
- Condition 24: Detailed waste management plan
- Condition 25: Foundations (piling)
- Condition 29: Lighting
- Condition 30: Extraction Equipment
- Condition 31: Insulation
- Condition 32: Operational waste
- Condition 33: Contamination: Assessment and Remedial Strategy
- Condition 34: Contamination: Gas Risk
- Condition 35: Renewable Energy
- Condition 36: Renewable Energy percentage flexibility
- Condition 37: BREEAM and NEAT building standards
- Condition 38: Tree assessment
- Condition 39: Tree protection: Method Statement and plans
- Condition 40: Tree protection: Fencing
- Condition 41: Tree protection: Excavation trenches
- Condition 42: (a): Structural Landscaping (woodland landscaping)
- Condition 45: Development Plot Scheme
- Condition 47: Landscaping Development Plot Management Plan
- Condition 48: Earthworks
- Condition 49: Hard Landscaping
- Condition 56: Cycle Parking (model share)
- Condition 57: Cycle Parking (trip estimation)
- Condition 58: Cycle Parking (calculation of spaces required)
- Condition 59: Cycle Parking (detail of spaces)

2.20 The application was subject to a screening opinion prior to submission in accordance with the Town and Country Planning (EIA) (England and Wales) Regulations 2011. Following consideration by the local authority it was considered that an Environmental Statement was not required.

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
07/0651/FUL	Laboratory of Molecular Biology and Energy Centre, of usable floorspace, excluding plant, of 25209 square metres, Use Class b1(b)	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 Addenbrooke's campus, to serve Addenbrooke's as it expands and the new Papworth Hospital (pursuant to outline approval 06/0796/OUT).	Approved with conditions
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
14/1411/REM	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.	Approved with conditions

4.0 PUBLICITY

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

- 4.2 A public consultation event was organised by AstraZeneca on the 18th and 19th of July 2014 at Long Road Sixth Form College. The event was attended by around 86 people. Prior to this on the 18th July a Stakeholder Preview Event was held
- 4.3 There was a pre-application developer presentation to Planning Committee members on 17th July 2014.
- 4.4 AstraZeneca attended the Southern Fringe Community Forum on 4 June 2014 to highlight their proposed move to Cambridge and advertise the public consultation identified above.
- 4.5 A presentation was made to the disability panel on 26 August 2014 as part of the pre-application process.
- 4.6 A presentation was made to the Cambridgeshire Quality Panel on 11 June 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 3/5 3/6 3/7 3/11 3/12 3/13
		4/1 4/3 4/4 4/8 4/13 4/14 4/15
		5/15
		7/1 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

5.2 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 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> <p>Cambridge Southern Fringe Area Development Framework (2006)</p>

5.3 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

6.0 CONSULTATIONS

Urban Design Team

- 6.1 The scheme is parameter plan compliant and in that respect is supported in design terms. The approach to Plot 7 will create a distinctive building at the heart of the CBC campus and is supported in design terms. The approach to Plots 10-13 are more restrained but relate well to the plot 7 proposals in terms of materials, scale and function and are supported. Details of the proposed cycle store need to be provided and further design of the energy centre is need to address concerns relating to the proposed elevations, materials, plant/roofscape and the design of the flues. With the amendments to the energy centre, the application would be supported in urban design terms.

The applicant has submitted sample boards and a 'materials schedule report' in order to discharge Condition 12 of the Outline 06/0796/OUT. The materials proposed are generally acceptable in principle but some minor changes are required.

Response following amendments

- 6.2 The applicant has undertaken further design development and the elevations and submitted clarifications about the proposed screen material including the orientation of the mesh for the Energy Centre and details of the cycle store.

The changes made to the elevations have addressed previous concerns although a shadow gap should be introduced to demarcate the floors.

The plant enclosure has been extended to create a more uniform and cleaner roof profile and is proposed to be darker and more recessive in colour. This change has resolved previous concerns.

Details of the bike store have been submitted. The proposals are for a simple mesh structure with climbing plants to soften it. The approach is supported in design terms.

Overall the application is now supported in design terms with the changes made to the scheme addressing our concerns. However, further clarification is needed to show the detail of the horizontal breaks between the screen panels. Materials are now fully supported.

Head of Streets and Open Spaces (Landscape Team)

- 6.3 The proposed scheme is parameter plan compliant and is generally supported from a landscape and amenity perspective.

There are some queries with respect to drainage and irrigation of the feature trees in the North Plot which needs to be resolved.

The potential visual impact of the proposed Energy Centre should be looked at from across the Country Park. Subject to these views being acceptable, the landscape team will be in a position to support the application.

Response following amendments

- 6.4 Overall the proposed scheme continues to be generally supported from a landscape and amenity perspective. Issues with respect to the central tree have been overcome, although there are still some concerns over the two London Plane trees being too close to each other on Francis Crick Avenue. Some longer distance views would

be helpful to fully assess the potential visual impact of the proposals within the landscape context. Subject to these views being acceptable, the landscape team will be in a position to fully support the application.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.5 The information provided is acceptable. However, further clarification is required with regard to the how the swift boxes on the energy centre will be integrated in terms of design and material.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.6 The submitted information demonstrates that flood risk will not be increased as a result of this development. However, items that still need addressing are; appropriate seed mix specification for the dry detention areas/swales, and bespoke headwalls for the dry basins and swales in keeping with the high quality landscape.

Response following amendments

- 6.7 The information that has been submitted is adequate to demonstrate that flood risk will not be increased as a result of this development. The recent submission of information addresses any concerns raised in the initial consultation.

Senior Sustainability Officer (Design and Construction)

- 6.8 The approach that has been taken to integrate the principles of sustainable design and construction and to reducing carbon emissions through the use of low and zero carbon technology is fully supported.

Access Officer

- 6.9 Agrees with the comments made by the disability panel, with no further comments to add.

Head of Environment and Refuse

- 6.10 In terms of construction impacts the submitted information in terms of the CMS, Detailed Waste Management plan and Piling information is generally acceptable save for some queries relating to sensitive nearby premises.

In terms of operational impacts the lighting information is acceptable however some points of clarification are required in terms of noise impact from plant and the operation of the gas farm, where a condition of delivery times is suggested. There is information lacking on noise from emergency generators. A condition is suggested for a completion report to show adherence with the specified levels.

Further information is required with regard to further ground gas monitoring before the contamination condition can be discharged. Some queries in relation to waste in terms of tracking and waste location/volumes have been raised and require clarification.

For air quality, the reports presented to date have shown erroneously high emissions due to the modelling presenting all plant and oil-fired emergency generators running continuously. It is suggested that the model is re-run showing a realistic scenario, and the updated information presented for comment.

6.11 *Response following amendments*

With Regard to construction subject to confirmation that a survey of sensitive areas will be taken in accordance with BS5228-2:2009 both the Construction Method Statement condition (Condition 23) and piling condition (Condition 25) can be discharged.

All the information submitted pursuant to conditions 30 and 31 (Extraction Equipment and Noise Insulation respectively) is considered acceptable, however there are still some elements unconfirmed and therefore full discharge of the conditions cannot be recommended at this stage. Conditions are suggested in relation to plant and a completion report.

The testing in terms of Contamination is now complete and it is considered that the site is Characteristic Situation 2 and that a remediation strategy for ground gas is required before the condition can be recommended for discharge.

The updated Air Quality information clarifies the previous queries and the results are considered acceptable subject to a condition limiting the discharges and on-going monitoring.

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

- 6.12 Supportive of the number of cycling spaces provided although ideally some cycle parking like those on the South Plot could be provided on the North Plot too. There may not be enough width in the internal cycle storage area on the South Plot although this will be dependent on the high capacity rack specification which is unknown at this stage.

Head of Streets and Open Spaces (Public Art Officer)

- 6.13 The Public Art Delivery Plan is supported subject to some minor revisions to the programme which should be undertaken in collaboration with arts expertise, the addition of an indicative art programme set against the development programme which includes key milestones in the commissioning process.

Cambridgeshire County Council (Waste)

- 6.14 The County Council is satisfied that the Detailed Waste Management Plan for Construction (DWMP) is appropriate.

Cambridgeshire County Council (Transport Assessment)

- 6.15 Overall the trip assessment provided shows that although the development could potentially lead to more trips than the CBC transport assessment initially predicted, these will include more cyclists and bus passengers but fewer car drivers and is therefore acceptable to the County Council.

Car parking numbers have been determined by the model split although there is a question as to whether the amount of visitor spaces is enough. Cycle parking provision needs to be clarified and based on 41% (10% points above the current mode pattern).

The travel plan overall is a good document, some points for incorporation are suggested.

Information is provided regarding the diversion of footpath 47 which sits adjacent to this site.

Environment Agency

- 6.16 Conditions 17 & 18 are acceptable in principle provided it is acceptable to the City Council's drainage engineer and is in accordance with the overall drainage strategy.

Condition 33 is acceptable in principle, in view of the sites historic usage as agricultural land no further investigation is deemed necessary.

Health and Safety Executive

- 6.17 The HSE, based on safety grounds, does not advise against the granting of planning permission in this case.

As the proposed development is within the consultation distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case.

National Grid (Pipeline operator)

- 6.18 No objection to a suitably designed ground level parking area adjacent/on the pipeline. This assumes depths and parking design is such it does not impose loading on the pipeline.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.19 It is clear that the applicants want to produce a facility that is open and available to all users and visitors to the Addenbrooke's site. As stated in the DAS they are seeking a culture of 'visible science'. It is understood that the internal courtyard to the north building will be gated. During normal working hours these gates will be open but secured overnight. The security arrangements for the building are adequate for what is proposed.

Cycle crime has historically been problematic across the Addenbrooke's site albeit only 19 cycles were recorded as stolen in the last year. The problem is that many of the cycle stores are open and suffer from poor levels of surveillance. I would normally recommend that any cycles stored for staff be in secure cycle

stores. The proposal however shows 450 cycle storage spaces under the main structure of the building security provided with cycles secured to Sheffield stands. These cycles should be under continued surveillance given the open nature of what is proposed.

Cambridgeshire Quality Panel (Meeting of 15 July)

- 6.20 A summary is contained within the main body of the assessment in para 8.78 with the full minutes attached as appendix 3.

Disability Consultative Panel (Meeting of 29 July)

- 6.21 The Panel were very pleased to be presented with a scheme with input from a dedicated access consultancy as such proposals are rare.

Panel felt the blue badge parking was adequate and welcomed the covered drop-off space, covered cycle parking and scooter charging points. Panel suggested some detailed design elements for the reception area, along with offering advice on the wayfinding for the building

Panel supported the intension to integrate the site with the 'circus and piazza' for greater coherence across the CBC. It was suggested that a follow-up presentation at a more detailed stage would be most welcome.

Cambridgeshire Fire & Rescue Service

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

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 1224* Representations have been received from the following:

- 89 Objections from residents of Cambridge

- 50 Objections from residents of the wider Cambridgeshire area
- 444 Objections from residents of the UK
- 70 Objections from residents outside the UK
- 565 Objections from people who did not leave an address and/or the address was incomplete.
- 4 Objection letters from organisations
 - United Front 4 Animals
 - National Anti-Vivisection Society (NAVS)
 - Cambridge Friends of the Earth
 - National Operation Anti-Vivisection (NOAV)
- 2 Letters of Support from organisations
 - Understanding Animal Research
 - Cambridge Past, Present and Future
- The addresses of those representations are listed in appendix 2
- In addition to the above an online petition has been signed by 5148 (as of 21 Jan 2015) supporting the CAP Campaign. A summary of the points are listed below with the detail of the petition grounds are identified in appendix 2

*26 additional representations have been received but are from duplicate addresses.

7.2 The objections can be summarised as:

(More detail information is provided in Appendix 2)

Animal Testing/ Obligation through EU Directive

- There is little information included in the application about the proposed use of animals.
- The UK has an obligation to work towards ending animal experiments: EU Directive 2010/63/EU, which is now in UK law, creates a duty to work towards the "full replacement of procedures on live animals for scientific and educational purposes as soon as it is scientifically possible to do so".
- The use of animals in experiments is set to decline.

- If approval should be granted for this application, I hope that AstraZeneca will commit to the continued reduction of its use of animals, and ultimately the replacement of all research on animals.
- The government has a commitment to the reduction of the use of animals in research (Directive 2010/63/EU). Given the abundance of animal research facilities in Cambridge and surrounding areas, another animal lab would be counter to this government objective.
- AstraZeneca's proposal goes against the spirit of the EU Directive (Directive 2010/63/EU) in as much as it will include an animal laboratory. Yet another animal laboratory in Cambridge would be diametrically opposed to the objective of the EU Directive to reduce the number of animals used in experiments.
- If a project like this is to be approved anywhere, within the borders of a busy city is the wrong place for it. Something as controversial as this should be hidden in the depths of the countryside where protests can be held without disruption to the wider community.
- AstraZeneca plans to use animals in experiments on the site despite the fact Directive 2010/63/EU creates an obligation on the government to reduce the numbers of animals used in research.
- Developments in science and technology have provided new techniques to replace animals, which provide data relevant to humans. An intelligent, cross- disciplinary approach is needed, which draws upon the very best in technology.
- Moral concerns that animal testing is wrong and they are not here for experimental reasons.
- Animal testing should not be a requirement anymore; there are lots of other ways we can test products that don't involve animals.
- Object to the use of dogs, they have requirements that cannot be met by laboratories and their use in experiments may well become illegal in the near future.
- No description of the type/breed of animals to be used- if larger animals are used then outside runs must be available.
- These animal testing laboratories are a waste of time and money, no real breakthroughs have been achieved using animals to experiment on .
- There are profound physiological differences between humans and animals that make results from these tests unreliable

Transport

- The increased traffic from the staff at the AstraZeneca site will impact upon access to Addenbrooke's Hospital and create issues around the residential streets in the immediate vicinity.
- Increased traffic flow due to animal rights demonstrators who would inevitably plan peaceful but large demonstrations at the site will cause a disruption to the traffic flow in the area. It is likely that activists will park in the surrounding residential streets causing additional traffic problems and problems for residents in terms of access to parking.
- Marches will cause massive and unavoidable disruption to traffic in Cambridge. This will have an impact on the hospital and other amenities within Cambridge.
- In addition, delivery vehicles coming to and from the site would strongly affect pedestrian and cycle safety. Particularly as there is a cycle path in close proximity to the site.

Design

- The proposal will be an eye sore
- The one weakness of the scheme is the surface car parking which should ideally be in a multi-storey car park from the outset, or at least provided with adequate planting. Either way it should not just be a sea of tarmac.

Sustainability

- If the number of animals to be tested on is to be reduced, the animal laboratory is unsustainable and is likely to fall into disuse in the next few years as the government implements its objectives of cutting down the numbers of animals used, and as scientific discovery allows more advanced methods of research.

Public Safety

- Inevitable protests against the site will unavoidably pass through Long road. This is a very busy road and it is close to Addenbrooke's Hospital as well as having a Sixth form College situated on it. It is likely therefore that public safety will be jeopardised.
- Without knowing the exact type of research going to take place at the site how can the public comment on the risk they may face.
- AstraZeneca must submit a detailed breakdown of the exact type of experiments, compounds and illnesses they will be using at this site.

- Long Road is likely to be used for protests for and against the development; this is a very busy road. Long Road and other surrounding roads provide emergency access to Addenbrooke's Hospital. Having a controversial site at this location with possible clashes of demonstrators may put public safety at risk.

Environment and Waste Disposal

- AstraZeneca has not provided detailed explanations as to the exact type of research on animals that is going to take place. Details are required about the nature of the research and procedures to be used in order to establish whether the activities will give rise to hazardous substances or waste.
- What kinds of chemicals and compounds are going to be kept at the site and what bio-security measures are going to be taken in storage and disposal? The application does not contain enough information for the public to be able to give informed comments on this.
- Toxic chemicals will be released by plant.
- Pollution caused by delivery vehicles

Alternative use of the site

- We recognise the importance of scientific research and the following suggestions are for alternative uses of the site:
 - a) AstraZeneca build their HQ and instead of an animal laboratory host exclusively human relevant research, making the promised
 - b) The site be used to build a centre for the replacement of animal experiments

Noise

- There will be an adverse impact on adjacent properties due to inevitable protests and demonstrations and the associated noise, disturbance and disruption to traffic.
- Noise and disruption will be caused by marches and static protests both for and against the development. These events will be regular and continuous. Many of the protests may be staged on Long Road and marches may go along residential streets.

Other Issues

- If this development goes ahead there will be a long-term need to increased policing funds for Cambridge. Protests will need to be facilitated and if there is any criminality on either side there will need to be enough officers to deal with public order and any resulting investigations.
- Tourism will be affected as a result of the development.

7.3 The letters of support can be summarised as

(More detail information is provided in Appendix 2)

Animal Testing/ Obligation through EU Directive

- By law (the Animals in Scientific Procedures Act), no animal can be used for research in the UK if there is a non-animal alternative available that would give the same results. Thus all users of animals for research in the UK have, by law, to use replacements if they are available.

Design

- Impressed with the vision for the site and the way that this has translated to the quality of the design of the buildings and detailed choice of materials. We are also pleased by the way that the overall greenspace development is informed by the pattern of historic landscapes in the city centre.

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. Employment
6. Transport
7. Amenity
8. Sustainability
9. Waste Strategy

- 10. Construction
- 11. Public Art
- 12. Archaeology
- 13. Planning Obligation Strategy
- 14. Other issues

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 biomedical and biotech research and development B1(b). The floorspace (excluding plant) proposed is 59,821 sq metres, which falls within the ceiling set out, when combined cumulatively with other consents; see table in Appendix 1. The space proposed here, along with an expected 20,884sqm of potential floorspace in a later phase. when combined with the LMB floorspace (25,209sqm) provides a residual floorspace value for B1(b) uses of 9,086sqm (this assumes that clinical floorspace will occupy the remainder of the CBC land to the east of this proposal).

Relationship with parameter plans

- 8.5 The proposal within the North Plot falls within the area set aside for clinical research and treatment OR biomedical and biotech research and development OR higher education/sui generis medical research institute uses. The North Plot use is therefore compliant with parameter plan 1.

- 8.6 The proposal within the South Plot falls within the area set aside for biomedical and biotech research and development. The South Plot proposed use is therefore compliant with parameter plan 1 also.
- 8.7 Parameter plan 2 sets limits to heights, along with other design factors such as requirements for building frontages. The North Plot building is 19.75m high which sits well under the maximum height allowable (36m). The North Plot is also required to provide between 20% and 70% plot width facing Francis Crick Avenue and building facades exceeding 60% fronting the Circus. The frontage to Francis Crick Avenue is 53% which complies, however the curved form of the building set against the circus frontage only occupies 5.9%.
- 8.8 Condition 6 which enforces these percentage figures stipulates that these frontages need to be achieved 'unless otherwise agreed in writing with the local planning authority'. In assessing whether the local authority can agree otherwise, one needs to look at the reasons for the condition in the first instance and see whether the alternative proposal achieves the same aim. The purpose of requiring the frontage is to ensure that 'subsequent development responds positively to key areas of public realm'. While the curved building falls short of the target it does achieve a strong frontage to the public realm, one which responds positively and is acceptable in design terms. It is therefore considered that the proposal can be considered compliant in this instance.
- 8.9 The South Plot buildings are required to be no greater than 31m (excluding flues which can rise up to 39m), with at least 60% of the buildings being no greater than 26m. The buildings on the South Plot sit under the 26m complying comfortably with the parameter plan. The required frontages will need to be assessed when the balance of the South Plot is developed in a later phase (see paras 2.13-2.14 above).
- 8.10 Parameter Plan 3 limits the height of the building but also the height of any flues proposed. The flues proposed on the energy centre sit at 32m above ground complying with the maximum height. The main buildings proposed (this excludes elements such as secure bike parking and gas farm building) exceed the minimum building height requirement set out in parameter plans 4

and 5. Frontage requirements on parameter plan 4 are covered above.

- 8.11 The parameter plans (and condition 7 on the outline approval) require a minimum of two strategic gaps of at least 25m width to be provided from the western boundary adjacent to the railway to the eastern boundary adjacent to Francis Crick Avenue. The location of the first gap needs to be submitted with the first reserved matters application within the land allocated for biotech and biomedical R&D, the location of the second gap needs to be submitted with the second reserved matters submission in that area.
- 8.12 As this is the first reserved matters submission, the location of the first gap needs to be identified. This has been shown within the submitted information both in terms of provision within the first phase (i.e. the landscape strategic gap is identified and will be delivered in this first phase), but also shown through the indicative masterplan that this gap can/will be retained as the later phases build out. In addition to this a second gap has been identified. This will comprise 12.5m in the red line of this development at the southern end, and 12.5m in the plot to the south.
- 8.13 The first gap being assessed here is in an acceptable location, which leads a vista through the gap in buildings into the green space to the south of the New Papworth Hospital, and is an acceptable width (i.e. 25m specified in the outline approval). It therefore complies with the parameter plan requirements.
- 8.14 Parameter Plans 6-10 inclusive at the outline stage covered strategic elements such as strategic landscaping, access roads, public transport, pedestrian and cycle access which is covered in the assessment below, where relevant to this application.

Outline permission conditions

- 8.15 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 parallel to this reserved matters application. Conditions for discharge have been identified in the relevant sections below.

Material planning considerations

- 8.16 In deciding planning applications the local planning authority has regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.17 There have been a substantial number of representations objecting to the proposed development on strongly held moral and ethical grounds relating to animal testing. Many of these objections points towards the government's commitment to the reduction of the use of animals in research (following Directive 2010/63/EU), and that given the abundance of animal research facilities in Cambridge and surrounding areas, another animal laboratory would be counter to this government objective. Objectors also cite that this proposal goes against the spirit of the EU Directive.
- 8.18 Officers have considered carefully whether these moral and ethical objections are a material planning consideration in relation to this application. One would not normally expect to find that moral considerations amount to a material planning consideration. Officers are not aware of any decision to date made by the Courts to the effect that such moral/ethical considerations would amount to a material consideration in such an application. Furthermore, separate legislation exists to control the use of animals in research (the Animals (Scientific Procedures) Act 1986, which was amended in 2013 to transpose the requirements of the EU Directive identified above into UK law). The applicant, regardless of any planning decision, would need to ensure that it has the relevant licences from the government pursuant to the legislation before being able to carry out any research involving the use of animals.
- 8.19 The objectors to the application point to the number of facilities that exist in Cambridge already as reason to resist this application as an additional facility would conflict with the government's objective. As stated above it would be for the government, through separate legislation to make a decision on whether animal facilities are in this instance, justified. There is no planning policy that controls the amount of animal testing facilities, the proposal before the local planning authority seeks consent for a B1(b) biotech and

biomedical research use, and this is consistent with both the development plan and the existing outline consent.

Representations in respect of the principle of development

- 8.20 Representations also point towards alternative uses for the site recognising the importance of scientific research and suggesting that the site should accommodate an exclusively human relevant research facility, or be used to build a centre for the replacement of animal experiments. The local authority are required to determine the application put before them; the proposal before the local planning authority seeks consent for a B1(b) biotech and biomedical research and development use, which is consistent with both the development plan and the existing outline consent therefore while alternative uses could also be acceptable in their own right, they cannot be a reason to refuse this application.
- 8.21 Concern has been expressed about the proposal becoming redundant as the EU Directive takes effect and research on animals is reduced. The research and development space proposed has been designed to ensure that it is flexible in nature and can adapt for different types of research and development. This ensures that should the use of animal testing in research decline in the future then the spaces proposed won't fall into disuse and be unsustainable. The flexibility will allow the proposals to adapt to future methods of research and to ensure that the building and the applicant can meet the current legislation and any future requirements through separate legislation. The applicants have confirmed that the proposal submitted has been designed to ensure that requirements set through the EU Directive and other legislation can be met.
- 8.22 A number of representations have objected on several other grounds such as transport, noise and sustainability. These are dealt with under the relevant sections below.
- 8.23 While there are a substantial number of objections to this application in terms of the principle of development, the objections either do not constitute material planning considerations or do not constitute a material consideration that justifies departing from the development plan and the outline planning consent. It is therefore considered that the principle of the development is acceptable as 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.

Design, Landscape and the Public Realm

- 8.24 The site for the proposed buildings are sited within the CBC extension, the North Plot is located to the south east of the LMB building and to the west of the Forum building (not yet built). The South Plot is located to the western part of the CBC extension bounding the Cambridge to London railway line. In between the two plots will be public realm known as the 'Circus' with the New Papworth Hospital situated to the south of the North Plot and to the east of the South Plot. The proposed scheme was presented to Cambridgeshire's Quality Panel on the 11 June 2014 and their comments have been addressed below and/or in paragraph 8.78 at the end of this section.

North Plot Height and Massing

- 8.25 The proposed building sit within the approved parameter plans, below the maximum height and above the minimum level. The R&D building situated on the North Plot is relatively humble in scale at only three storeys high, but is of a scale that addresses and complements the various public realm conditions to the east and northwest of the plot as well as presenting a strong address to the Circus to the south. The use of a ground floor recess underneath the first floor canopy, along with change in materials helps to humanise the scale of the building further. It is considered that the overall scale and massing of the North Plot is well considered and therefore supported.

North Plot Layout and Design

- 8.26 The North Plot is an irregular shaped plot with the challenge of addressing three different elements of the public realm. Furthermore the applicant's aim is to create an open and permeable development that facilitates connection and collaboration with other people and organisations.
- 8.27 The layout of the plot has evolved through responding to the site context and accommodating the applicant's brief for an open and connected layout. By reducing the number of storeys, and providing a deeper floor plan, the internal layout becomes

inherently more cohesive and adaptable for different uses/needs over time.

- 8.28 The building is based around six square blocks, where blocks are then paired to create three elements each having a central core. These six square blocks are replicated on each of the three floors and provide a total of twelve laboratory blocks on the first and second floor, with four additional laboratory blocks on the ground floor. The two additional blocks on the ground floor are given over to ancillary/complementary uses.
- 8.29 The three separate blocks at ground floor level are not connected allowing people to walk into the centre of the site between buildings and around the central courtyard. The entrance to all three blocks is from within the centre courtyard although the eastern block has an additional entrance from the external elevation facing Robinson Way (see para 8.33 below)
- 8.30 At the upper floors the building builds up using the six blocks and three central cores, but provides space around the laboratory blocks which creates non-laboratory workspace, meeting rooms and circulation space to connect the building.
- 8.31 At the ground floor the building uses the upper floor canopy to create covered cycle parking, and covered drop off area. A central courtyard is formed by the layout of the buildings which provides for a central landscape feature to include three oak trees.
- 8.32 It is considered that the decision to allow permeability through the plot, and deal with security internally within the buildings results in a proposal that responds well to its context on the CBC site. The layout of the building works both in terms of flexible, connected, research and development space, and sits within a well thought out plot layout, providing entrance points, car parking, cycle parking and drop off spaces in accessible locations.

North Plot Active frontages and interface

- 8.33 The 'front door' of the development faces onto Robinson Way, adjacent to the proposed disabled parking spaces and drop-off area. The lobby and reception area associated with this front door addresses the public realm well, and is complemented by the

design of the public realm making way finding easy, and the development legible.

- 8.34 The building is challenged with needing to provide three active frontages, which it successfully achieves by locating active uses on all of the ground floor and placing 'back of house' and servicing elements into the basement level. The effect of this is a seamless connection between the building and the public realm in which it sits.
- 8.35 Two of the ground floor blocks, one either side of the main entrance from Robinson Way provide more semi-public uses such as café, conference rooms, auditorium and staff restaurant. The café use particularly will benefit from being able to spill out into the central courtyard.

South Plot Height and Massing

- 8.36 The R&D Enabling Building on the South Plot is four storeys in height, and is compliant with the approved parameters. Like the North Plot building, this building utilises a reduced ground floor plan compared to the upper floors to enable a canopy to be formed around the entrance to the building and around the inner courtyard perimeter.
- 8.37 The South Plot building forms the key role in addressing the western end of the new Circus public realm. In officers view the height and scale proposed achieves a strong termination to the visa down the 'high street' and across the Circus fulfilling the aims of the masterplan /parameter plans.
- 8.38 The Energy Centre building complements the height of the R&D Enabling Building, albeit only three storeys, these storey heights are bigger than the neighbouring building creating an almost unified height between the South Plot buildings.

South Plot Layout and Design

- 8.39 Like the North Plot the culture of openness exists within the South Plot proposal. The more conventional rectangular building is split at the ground floor to enable people to walk through the building into the central courtyard. On the upper floors the building connects creating a ground floor canopy. The building

accommodates support functions and those R&D operations that don't require laboratory or specialist equipment.

- 8.40 The layout responds to the North Plot creating connectivity between the two buildings, but also sets the precedent for potential future buildings within the Southern Plot located around a central landscape clearing which connects with the strategic gaps envisaged by the parameter plans at the outline stage.
- 8.41 Cycle parking is provided for at the entrance to the building as well as in an enclosed building towards the northwest corner of the plot. The southern part of the South Plot comprises, at this stage, the main staff car park and vehicular entrance. Much of this car park is temporary in nature and is discussed in the landscape and public realm section below.

South Plot Active frontages and interface

- 8.42 The layout of the buildings and general orientation relate well to the North Plot and the Circus open space. The gap within the building, change of floor plan between ground and upper floors, and change of material at the ground floor help give clarity to the main entrance of the building.

Elevations and Materials

- 8.43 Each of the buildings responds to their context in terms of height, massing, design and layout, but are ultimately brought together by their architectural language. A large part of this language is the use of elevational treatment and materials. Condition 12 of the outline planning permission requires the proposed materials to be submitted and approved prior to commencement. A Materials Schedule Report, along with sample panels has been provided as part of the submission.

North Plot

- 8.44 The North Plot building proposes oak panels in the ground floor to create a warmer and more tactile quality with clear glazed sections enabling transparency into the building. At the upper floors the main elevation is provided through fritted glass, which includes solar/thermal protective high performance coating with bespoke frit pattern.

- 8.45 It is this fully glazed façade and ‘sawtooth’ roof form which gives this building its distinctive character. The zig-zag geometry of the roof continues down the façade which means that as one walks around the building the elevational detailing and proportions change.
- 8.46 The proposed building is a bespoke approach and will provide for an easily identifiable ‘landmark’ on the CBC site. The materials proposed are of high quality and complement the proposed design.

South Plot

- 8.47 The Research and Development Enabling building on the south plot is more convention in form and proposes fully storey high triple glazed panels to create a ‘clean’ smooth surface. The use of fritted glass on the outer layer unifies the building with that on the north plot, as does the use of wood on the ground floor. The elevation has a simply rhythm, with opening for natural ventilation at regular intervals across the façade.
- 8.48 The energy centre is functionally very different from the other buildings proposed with very little ‘habitable’ floorspace, comprising mostly of plant and equipment. This variance of ‘function’ has a direct impact on the elevational treatment of the building.
- 8.49 The challenge here is to provide a building that works functionally, that responds to its use in terms of the elevation and materials, but that also ties in with the other buildings within the south plot.
- 8.50 Following initial questions over the proposed design and materials used for the energy centre the applicant has undertaken further design development of the elevations and submitted clarification about the proposed screen material including the orientation of the mesh for the Energy Centre
- 8.51 This updated information shows how the proposed perforated metal panels will be extended upwards to create a parapet. This change enhances the more lightweight qualities of the screen, improves the proportions of the elevations and helps to screen the plant enclosure from street level. Louvres and vents sitting behind the screen mesh panels will create further subtle articulation of the

elevations. The changes made to the elevations which also varies the colouring subtly behind the mesh to demark differing functions of the building have addressed previous questions. The plant enclosure was altered slightly to create a more uniform and cleaner roof profile and is proposed to be a darker and more recessive colour.

- 8.52 It is considered that the elevations and materials schedule submitted pursuant to condition 12 of the outline permission are acceptable and can be discharged. One minor query remains over the detail of the horizontal breaks between screen panels will be treated, it is suggested that this is dealt by condition (Condition 2).

North Plot Landscape and Public Realm

- 8.53 The design of the North Plot, being circular in nature places importance on the central courtyard as the focus and hub of activity. This central courtyard is approximately 65-70m when measured across the courtyard from building to building, and contains an opening that is around 50m in width. The courtyard contains a green circular lawn with a cluster of trees in the centre. The adjacent spaces are organised to provide seating areas and pathways.
- 8.54 In the centre of the courtyard are three large oak trees which provide strong 'centrepiece' to the proposal. Officers have interrogated the proposal in terms of ensuring that there is enough space for the trees to be planted and thrive within this environment, as well as looking at whether the trees will receive the necessary amount of water required. Small amendments have been made to the soil depths and drainage in this area to overcome initial concerns of the landscape officer.

Public Realm Connections

- 8.55 The North Plot connects in with three separate areas of the public realm. The address to Francis Crick Avenue ensures that there is enough room for the Plane trees which are feature of the continuous 'boulevard' to mature, although these trees will be removed during the construction period and replaced with new trees once construction is complete. The openings into this site from the Francis Crick Avenue, allowing access into the drop off space, and disabled parking to the south west corner, and service

yard to the north are done so in a sympathetic manner using materials that will complement the existing situation. Two trees have been planted in very close proximity on this frontage (in between the two service yard access points). Landscape officers are concerned that these trees won't flourish as a result and so have requested that a condition (condition 3) is imposed to require one tree in this location rather than two.

- 8.56 The address to Robinson Way is the 'front door' of the building and has been designed to accommodate 12 disabled parking spaces, taxi drop-off area and pedestrian connection from Robinson Way/The Forum opposite as well as providing a tree belt along this frontage.
- 8.57 Small leaved limes are proposed along this frontage responding to Robinson Way which then changes into London Planes to turn the corner adjacent the roundabout helping screen the gas compound. Five trees are proposed which in the early years will provide screening. These trees may become too large and five trees may become counterproductive and impact on each other. In this instance the loss of two of the inner trees would be acceptable as the remaining three trees would be mature enough at that stage to provide the screening.
- 8.58 The gas compound albeit five metres in height is a necessary requirement given the nature of the use proposed, and is located to enable functional servicing and deliveries. The gas compound has been designed to use the smallest practical tanks given the proposed location and are screened in part by the trees identified above, and a green wall compound. The structure, which carries acoustic properties given the need to control noise, is designed to replicate the sawtooth roof of the North Plot building and has covering plants which require minimal care and intervention as well as low water demand to help mitigate any visual impact.
- 8.59 The southern frontage will address the new area of public realm, historically known as the 'circus'. The applicant has worked with the landscape architect for that piece of public realm to ensure a coordinated approach which effectively ignores planning application 'red lines' and will enable a seamless transition between this proposal and the adjacent space.

8.60 Overall it is considered that attention has been paid to each and every public address to provide bespoke landscape solutions both in terms of hard and soft landscape. The proposals complement their settings well in addition to enhancing the building frontages in each area. The proposed planting mix and species have been supported by officers and the hard landscaping materials identified through the relevant outline condition (Condition 12) are well considered and of high quality.

South Plot Landscape and Public Realm

8.61 The Landscape around the South Plot provides for a main address to Francis Crick Avenue facing the 'circus'. In addition to this the South Plot needs to respond to elements stipulated within the outline permission, namely condition 42, to provide a tree belt adjacent to the railway, and to provide a least one of the two landscape corridors to connect the adjacent green space into the development. In addition to this the plot needs to be adequately landscaped in terms of amenity and building setting.

8.62 Unlike the North Plot which is proposed in its entirety at this stage, the South Plot only proposes buildings to the north end of the plot, with future development identified to the south. To this end the proposals at this stage in terms of landscape provide a mixture of permanent and temporary solutions, where permanent, consideration has to be given to ensure they do not prejudice the comprehensive development of the plot.

8.63 The proposal fronts Francis Crick Avenue and creating a high quality and open elevation to the public realm. Two openings are created into the South Plot from Francis Crick Avenue, one to the south of the R&D Enabling Building allowing for taxi drop off area, disabled spaces and visitor spaces to be accessed without the need to go through the secure barrier. At the Southeastern tip of the site a vehicular entrance is created which towards a secure barrier for staff parking. This main access point to the south would be retained throughout all phases.

8.64 Central to the buildings proposed in the South Plot is 'the promenade', a central open space which provides for circulation between buildings, amenity space, tree planting and sustainable drainage. The northern part of the promenade is proposed in its final form now and sets a precedent to continue this linear space

within the later phase(s). Both the detail within this phase, and the principle of continuing this within the site is supported and ensures there is a good plot ratio between building and amenity.

- 8.65 Some concern has been raised by third parties over the extent of 'at grade' car parking in the first phase. Officers consider that this element would not be acceptable in a final form as it is inefficient in land use terms. The proposal is for this parking solution to be a temporary measure to accommodate parking for the first phase and once further phase or phases come forward a multi-storey car park will accommodate both the parking for the first and later phase(s) in a more land efficient and comprehensive form.
- 8.66 Some at grade parking will remain (the band of parking spaces to the western side of the plot), this parking is interspersed with trees, and any visual impact will be minimal as these spaces will lie between the future buildings and the western landscape buffer.
- 8.67 The temporary staff and visitor parking does not have any trees interspersed but mitigates the visual impact through planting willow around the outside of the car park which will provide for an attractive screen. Trees planted at this stage would need to be removed when later plans come forward; willow will grow quickly and can be easily removed at a later date. In a permanent situation trees within the car park would have been a necessary requirement, however given the situation is temporary, and given the presence of the willow on balance officers consider the proposal as it stands to be acceptable.
- 8.68 It is considered that the details submitted in terms of levels and landscape (Conditions 13, 45, 47, 48, 49) are acceptable and can be discharged.

Outline Condition 42 and the Western Buffer

- 8.69 Condition 42 requires several elements of structural landscaping to be provided on site, one of which (criterion a) is a structural woodland landscaping scheme along the western edge of the biotech and biomedical research and development area. Details of this scheme had previously been approved in December 2011, however this approval included Ash, which is currently under threat of disease.

8.70 An amended proposal through this application has been proposed which includes Lime trees along the western boundary, with Field Maple trees set behind either side of the internal road, spaced accordingly to provide a good depth of tree planting. SuDS have been incorporated within the buffer zone, along with wildflower meadow planting and smaller tree planting. Officers welcome the change of species and consider the solution acceptable in terms of the condition. While this application can only consider parts of the western boundary within its red line, the extent of these plots along the boundary is so vast that regardless of the tree planting to the south, the solution would look comprehensive.

Condition 7 Strategic gaps

8.71 Condition 7 requires two gaps of at least 25m linking the western boundary of the site to Francis Crick Avenue. The first gap needs to be identified within the first reserved matters submission in this area of the site, the second gap would be identified within the second submission. The first gap is identified and provided in its entirety through this application.

8.72 The strategic gap provides the opportunity to link the country park with the proposed development, and the nature of the planting reflects this. The location lines up with the adjacent Papworth open space to continue the openness further into the site. The strategic gap will be provided in phase 1, and will remain through later phase(s). The second gap is identified at this stage at the southern end of the plot, with 12.5m inside this red line and 12.5m in the plot to the south. Ultimately the space will be identified in full through the next reserved matters submission.

Designing out crime

8.73 The Architectural Liaison Officer (ALO) accepts the proposed 'open nature' of the buildings allowing access into the internal courtyards supporting the 'visible science' approach. Security is mainly provided internal to the buildings, although gates are proposed between the gaps in the North Plot for night-time and potentially weekend security. Security and control for vehicles and delivery are considered adequate.

8.74 Although the CBC site has low crime levels, cycle crime has historically been problematic. Comments on the cycle provision

proposed is highlighted below in para 8.130-8.133, however the ALO is comfortable with the proposals provided. Officers consider that designing out crime has been considered within the design evolution of this application and can support the application from this perspective.

Inclusive Access

- 8.75 The proposal was reported to the Council's Disability Consultative Panel at the pre-application stage. Inclusive design has been considered within the buildings and throughout the public realm from the outset, with the involvement of a specialist access consultant involved.
- 8.76 The panel and the Council's access officer made several detailed comments with regard to the internal design and fit out of the buildings to include (for example) a hearing loop system, holders for walking sticks/crutches, and a dropped section at the reception desk as well as a colour scheme to help identify different floors within the building.
- 8.77 Panel were encourage by the accessible WC facilities within each stair core, and welcomed the covered cycle parking and scooter charging points. Disabled parking spaces had been well distributed across the two plots. Overall the Panel were pleased with the proposals presented.

Cambridgeshire Quality Panel

- 8.78 The Cambridgeshire Quality Panel reviewed the emerging proposal on 11 June 2014. The Quality Panel raised the following issues at the meeting which were (where necessary) acted on. The full minutes are attached as Appendix 3.

- (i) Panel welcomed the applicant's ambition and supported the principle of opening up access into the inner courtyards.

This aspect is supported by officers also.

- (ii) Panel questioned how security and confidentiality would fit in with the open accessibility into the central courtyard. Subsequent discussion at the meeting satisfied panel.

Comments in relation to security are set out above in para 8.73 in relation to comments from the ALO.

- (iii) The Panel noted that parking arrangements should be flexible in order to respond to longer term shift in transport patterns.

Parking numbers are closely linked to the required travel plan see para 8.114. Parking numbers will remain under review through travel plan monitoring.

- (iv) The Panel considered the scheme extremely good and very refreshing, and supported the high quality nature of the proposal.

Officers are in agreement and support the proposed development from a design and landscape perspective.

- (v) The Panel asked about landscape and public realm will be managed, and how much the landscape will be used.

The landscape will be managed in accordance with the landscape management plan carried out by a management company.

- (vi) Panel asked about how the quality of the North Plot will be transferred on site and whether the circular orientation could be disorientating inside.

The build materials are subject to condition discharge and construction will be monitored through other regulatory processes. The building provides clear external views as wells as central core areas within the building, both will assist with internal recognition and orientation.

- (vii) The Panel were supportive of BREEAM excellent.

Officers agree as stated in the sustainability section below.

- (viii) Panel raised concerns over the use of drainage tanks which may impact tree planting.

Coordination has been looked at between the two aspects and officers, following the receipt of amended detail are satisfied that the two do not conflict.

Quality Panel Conclusion

- 8.79 The panel highly praised the proposals, and that this development will set high standards for the rest of the campus.

Third Party Representations

- 8.80 While some third party representations state that the development will be an 'eye sore', a representation has also been received in support of the design. The Council's urban design team and the Cambridgeshire Quality Panel are supportive of the design proposed.

Overall Design Conclusion

- 8.81 The proposals for both the North Plot and the South Plot will create a high quality, functional and recognisable buildings that accord with the parameters approved as part of Outline Permission 06/0796/OUT. The proposals have been well considered in terms of the site and the wider Cambridge context and have the support of both the Cambridgeshire Quality Panel and the Urban Design team. 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

- 8.82 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.
- 8.83 The Environment Agency indicative flood plain map shows that the site is located within Flood Zone 1. This zone comprises land assessed as having a less than 1 in 1000 annual probability of

river or sea flooding in any year. It is considered therefore that the site is not at risk of flooding in itself.

- 8.84 The design has, where possible, included Sustainable Drainage Systems (SuDS) which enables the water quality to be improved as well as attenuating the flow. 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 to the rate set within the strategic document.

North Plot

- 8.85 The drainage principles for the north plot comprise a series of underground attenuation tanks along the Robinson Way Frontage, and the southern site boundary. The roofs of the new building will be drained via a series of symphonic systems and the surface water drainage will be collected via channel drains and gullies. The parking bays will be porous which will act as a treatment stage, helping to break down hydrocarbons. A petrol interceptor has been included within the service yard to collect potential contaminants. A small dry swale is located within the small parking area at the south west corner. Water within the central courtyard will discharge into the tree pit. Water will then be taken down to the basement and pumped to the new surface water network.
- 8.86 The flow at the outfall has been based on the 2 litres per second, per hectare (2l/s/ha) which complies with the strategic document, and has been designed not to flood anywhere on the site for a 1:100 year + 30% climate change event.

South Plot

- 8.87 The South Plot has the added complexity of being developed in two phases. The proposal being considered here provides the drainage solution for the first phase, and has been designed to ensure that it will not prejudice the ability to bring forward the later phase(s).
- 8.88 The surface run-off from the access road will discharge into gullies, some of which will be directed to the swale located to the south west. Parking bays will be permeable and will have attenuated surface water prior to being discharged into the network. Underground storage tanks beneath the permanent road will

provide the required storage volume prior to discharging to the north. Again the outfall has been based on the 2 litres per second, per hectare (2l/s/ha) which complies with the strategic document.

- 8.89 The proposed surface water drainage strategy has been considered acceptable by the Council's Sustainable Drainage Engineer and complies with the strategic document that governs the outline permission. The development is appropriately flood resilient and resistant, and some SuDS techniques have been used to provide a sustainable drainage solution and therefore the proposal is compliant with National Planning Policy Framework guidance. The details are therefore sufficient to discharge Condition 18 of the outline planning approval.

Foul drainage

- 8.90 Condition 21 of the outline approval requires details of the foul water drainage details to be submitted and approved to the local authority. This detail has been provided as part of the wider drainage strategy for the proposed development.
- 8.91 The proposed North Plot building will be drained via a new foul water gravity network which will work towards the south west of the plot. Foul water from the basement will be connected to the manhole via a local pumping station.
- 8.92 A new foul water system will be constructed to the South Plot which will include an underground storage tank. The proposed tank will attenuate peak flows from the North Plot prior to discharging into the existing adopted network. This system will also accommodate the foul water from the South Plot. The foul drainage would then be discharged into the existing adopted network owned by the statutory body.

Utilities

- 8.93 Details within the submitted Design and Access Statement show that utilities and services have been well considered and integrated within the design of the buildings proposed. This ensures that the design integrity of the buildings can be carried through to the build out stage.

Ecology

- 8.94 A Site Wide Nature Conservation Management Plan (NCMP) was approved via condition 15 attached to the outline approval. Condition 16 of the outline consent requires any reserved matters application is required to provide a detailed NCMP to show how it accords with the site wide strategy with specific ecological measures.
- 8.95 The submitted NCMP seeks to provide a coherent strategic and integrated approach to management and maintenance, which protects and enhances nature conservation within the site. Ecological enhancements have been designed to provide habitats for a variety of species throughout the site.
- 8.96 Within elements of the public realm scattered trees will enable movement across the site as well as providing shelter, nectar and berries. Along the western boundary enhancements allow for a biodiverse woodland, wildflower meadow, swale habitat and willow planting. Several new hedgerows (Beech and Yew) will be provided within the site providing shelter, foraging and commuting habitat.
- 8.97 A green roof will be provided on the R&D Enabling Building on the South Plot; this will replicate a wildflower meadow habitat. The swale provided at the south end of the western boundary will be planted with native aquatic flora with monocots (flowering plants).
- 8.98 The proposals include ecological enhancements designed to boost existing bird and bat species populations and attract new species onto the site.
- 8.99 Twelve bird boxes and ten bat boxes will be located within trees on the site, and will be monitored annually (outside of breeding birds and bat maternity seasons) to monitor occupancy and replace and maintain the boxes. The twelve integrated boxes will be provided on the energy centre building, this will encourage establishment of swifts which are a colonial nesting bird. Log piles, substrate and recycled building rubble will be located in the woodland belt to provide habitat for reptiles, amphibians and invertebrates.
- 8.100 The strategy cross references the lighting strategy and emphasises the importance that lighting can have on ecology. Overall the NCMP is a comprehensive document that is supported

by technical officers. A detailed condition (condition 10) with regard to the fixings of the swift boxes to the energy centre has been suggested following a query from the Ecology Officer. It is considered that the document provides the necessary information to satisfy condition 16 of the outline planning permission, and provides sufficient mitigation in ecology and biodiversity terms conforming to Cambridge Local Plan 2006 Policy 4/8.

Employment

8.101 The proposed development (Phase 1) will employ approximately 2,500 staff when fully occupied. This will involve a wide range of people from medicines research and medicine development, along with support staff, corporate roles and service roles.

8.102 It is anticipated that of the 2,500 jobs, 500 of these will be staff already working within the Cambridge area (e.g. Granta Park), 800 of these jobs will be staff relocated from other sites within the UK, and 1200 will be new jobs available for local people. While housing need and delivery of housing is a key issue locally the level of employment at this and the wider CBC site was considered strategically with the release of the land (both employment and housing land) through the 2006 local plan.

Transport

Transport Impact

8.103 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.

8.104 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 Biomedical and Biotech Research and Development floorspace proposed here was included within this assessment. 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.

8.105 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 (see para 8.196). 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.

8.106 As part of this application the applicants have produced updated trip generation information to cross check how the outline assessment compares with this detailed proposal. Table 3.2 within the submitted transport report applies the proposal's mode split to provide a comparison of trips by mode to those set out in the wider CBC Transport Assessment. The assessment applies the staff mode split to all trips rather singling out the visitor trips and applying a visitor mode share. This approach anticipates the number of car trips generated by the site and will be below the number of car trips identified in the outline application.

8.107 Overall the trip assessment shows that the although the development could potentially generate more trips than the CBC Transport Assessment predicted these will include more cyclists and bus passengers, but fewer car drivers and is therefore acceptable to the County Council. It will be for the Travel Plan (discussed below) to encourage staff to travel by sustainable demand to support the modal splits presented. The County Council are content that the application proposals are, in transport terms, consistent with the Outline Application.

Third Party Representations

8.108 Representations received have identified concern with the impact that traffic from the development will have on the adjacent hospital and create issues in the immediate surrounding streets. The impact from the development in transport terms has been fully assessed, and the County Council have confirmed that the development has been adequately assessed and mitigated for at the outline stage. Overspill car parking from the development into surrounding streets is already a key issue locally. The number of parking spaces proposed here have been identified using a credible, robust evidence base (see paras 8.122 to 8.126 below) and will form part of the wider transport strategy for the site and the wider campus. Parking controls on surrounding streets are already in place through the imposition of a recent traffic regulation order (23 November 2012) which imposed various waiting restrictions (double yellow lines) on surrounding streets, and monies are identified in the S106 for consultation and implementation should demand arise. Further development on this site and the wider campus will require additional parking spaces to be provided.

8.109 Comments received also state that large demonstrations (linked to animal testing) will cause a disruption to traffic in the local area and will result in parking issues for local people. While transport modelling is based upon a 'typical' daily scenario which wouldn't account for events such as this, it is not considered that numbers would be so high on such a frequent basis that the impact on local traffic patterns and junctions would be materially impacted. Objectors consider that marches will cause massive and unavoidable disruption to traffic. This would be a matter for the Police to manage and consider at the time of any march.

Floorspace on the wider site/Transport impact

8.110 This proposal provides for 59,821sqm of B1(b) floorspace with a further 20,884sqm of potential floorspace in a later phase. This floorspace combined with the LMB floorspace (25,209sqm) provides a residual floorspace value for B1(b) uses of 9,086sqm (this assumes that clinical floorspace will occupy the remainder of the CBC land to the east of this proposal. Two plots on the CBC site (those to the south of the South Plot) remain undeveloped.

- 8.111 It is likely that the floorspace to occupy those plots to the south will extend beyond the floorspace approved at the outline stage, and while this would need to form a separate application or applications in their own right, some sensitivity testing needs to be carried out at this stage ahead of determining this application. Taking a pro-rata look at the adjacent site(s) one could reasonably consider that development of around 15,000sqm could fit on the site beyond the 9,086sqm that sits under the outline consent; this would represent approximately 7% of additional development.
- 8.112 While all impacts would need to be assessed transport impact is of key importance. While the additional floorspace would represent more trips, it does so in the context of the wider CBC site. At the outline stage the transport assessment assumed the modal split for single car occupancy would be over 40% of all trips and the assessment was based on this assumption- a figure that would have been identified through historic data. As developments have come forward car modal split has been presented at smaller percentages to this (for example this proposal looks at 27% single occupancy car mode share, the LMB building identified 33%), this is because the observed modal split for single car occupancy has reduced down over the years (Addenbrooke's travel survey shows employee car use was 74% of all trips in 1993, 40% in 2005 and 34% in 2013), and that new occupiers on the CBC site are required to meet the targets within the Addenbrooke's Travel Plan (see Travel Plan section below).
- 8.113 While a detailed assessment of the transport implications of any additional floorspace on the CBC site will need to be made at a time any application is submitted, the reduction in car trips across the schemes put forward thus far (and assuming that all future users target the travel plan modal shift for the wider Addenbrooke's site), when compared with the outline assumptions, which have been mitigated for through the existing Section 106, implies that additional floorspace could be potentially achieved without significant adverse impact on the transport network. Even if this work is able to demonstrate that the vehicular impact is insignificant, consideration will still need to be given to the impact of the site on sustainable modes.

Travel Plan Approach

- 8.114A 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 the applicant of this proposal.
- 8.115The new campus wide 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 in the first instance.
- 8.116The applicant has included a draft workplace travel plan as part of their transport report. The travel plan is required through the Section 106 agreement attached to the outline permission and represents the strategy to encourage staff and visitors to the site to travel by more sustainable methods and reduce reliance on the private car.
- 8.117The travel plan includes baseline targets to achieve 2 years after first occupation. This includes a modal breakdown which will need to conform to the Addenbrooke's site wide travel plan and will complement the parking provision provided on the site (in terms of car, motorcycle and cycle provision).
- 8.118The document identifies Travel Plan Measures that the applicant will put into place to achieve the targets outlined above, and where necessary and beneficial these will link in with the wider campus initiatives. The Travel plan measures cover incentives for using public transport, as well as walking and cycling to work and identify how the applicant will utilise smarter working practices to minimise and ensure more efficient travel. The travel plan also covers conference events, working with partners on the site and looks at how deliveries and waste management factor into the travel plan. Crucially the travel plan covers how the sustainable travel options will be promoted and marketed.

8.119 The Travel Plan will be formalised with the County Council through the Section 106, and this mechanism will be used to monitor and review the travel plan on an on-going basis. Comments from the County Council in respect of the information submitted to date is supportive of the draft travel plan and consider the targets identified to be realistic and achievable. Some suggestions made by the County Council can be incorporated (if agreed by all parties) before the final travel plan sign off through the Section 106.

Access

8.120 Access points into both the North and South Plots are provided for vehicular ingress and egress. For the North Plot this occurs via a separate entrance and exit which serves the main entrance and most of the disabled spaces on Robinson Way as well as a smaller access point which serves the additional four disabled spaces and drop off point to the South west which comes from Francis Crick Avenue. A service and delivery entrance and exit also comes off Francis Crick Avenue to the north of the plot.

8.121 The South Plot provides two points of access, the main access to the car parking for staff and delivery and servicing which sits at the southeastern point of the plot with an ancillary access point for visitor and disabled parking half way along the eastern boundary from Francis Crick Avenue. All of these entrance points provide adequate visibility and width and have not raised objection from the County Council Highway team. There is no objection in terms of highway safety for pedestrians or cyclists from servicing and delivery vehicles as adequate room and visibility is provided for.

Car Parking

8.122 Biotech and Biomedical Research and Development uses are required to provide on plot parking provision for their floorspace proposals. The starting point for provision of parking is the maximum assumed through condition 52 of the Outline Planning Permission. This requires a ratio of 1 space per 72 square metres maximum or fewer spaces as agreed with the local planning authority.

8.123 There is however a need for the applicants to adhere to Travel Plan targets consistent with the wider campus, and in order to do that car driver modal share (27%) needs to be adhered to. The car

driver model split can only be met by controlling car parking supply within the site and therefore car parking spaces need to be calculated with that in mind. Based on expected employee numbers (2477), allowing for 80% attendance (it is not expected that all employees will be on the site at any one time) and providing space for 27% of these employees to arrive by car, the number of spaces required are 535. 540 Spaces are provided. 38 Motorcycle spaces are also provided to accommodate the model shift for that mode of transport.

8.124 In looking at staff parking spaces a balance needs to be found between providing adequate spaces on site (to avoid overspill parking), but not over providing which would conflict with the requirement to conform to sustainable transport measures. It is considered that the numbers proposed here strike the right balance, and is based on sound methodology and evidence base (the existing Addenbrooke's model split). The management regime for allocation of these spaces will need careful management (to be identified in the travel plan once finalised), and along with a strong travel plan and good complementary facilities (such as cycle provision and public transport) the spaces provided are acceptable, and supported by the County Council. The proposal therefore complies with local plan policy 8/10 and the outline planning consent.

8.125 On top of the staff parking provisions is an additional 50 visitor parking spaces proposed. There is no outline condition stating the visitor parking numbers, therefore an assessment needs to be based on a case by case basis. Condition 54 stipulates that for clinical uses 1 space per 773 square metres are required, which roughly equates to 1 visitor space, every 11 staff spaces. While the County are concerned that this may not be enough visitor spaces, taking that 1:11 ratio here, and looking at the applicants experience on existing sites, 50 spaces is based on a sound evidence base, and therefore considered acceptable.

8.126 Disabled spaces are required, by condition 55 of the outline planning permission, to represent 5% of the overall parking provision. Taking the total 590 spaces identified above 5% of this provision would equate to 30 spaces. 30 spaces are provided in strategic locations on both plots to ensure proximity to entrances. 12 spaces are located along the Robinson Way frontage (adjacent to the main entrance), 4 spaces are provided to the southwest of

the North Plot for proximity to other entrance points, 8 spaces at the northwestern corner of the South Plot close to the R&D Enabling Building and 6 spaces within the visitor parking area. The quantum and location of these spaces are considered acceptable and compliant with planning policy and the outline planning permission.

Cycle Parking

8.127 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.

8.128 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 in the future through travel planning. A similar exercise is then carried out for visitors (using anticipated numbers and the current modal shift). Each visitor space is assumed to be used three times daily.

8.129 These calculations result in the following demand: 812 spaces for staff, and 16 spaces for visitors. The spaces for visitors are based on 14% of modal share (10% over the 4% current modal share). The proposed development proposes 828 cycle spaces consistent with the amount required through the condition.

8.130 The detail of the cycle parking itself is required by condition 59 of the outline consent. These details have been submitted as part of the reserved matters application which shows the location of the cycle facilities and the size and spacing of the stands.

8.131 Parking spaces are being provided in the following locations shown in the table below.

Location	Amount	Type
North Plot (North)	186	Sheffield Stands under building canopy
North Plot (East)	188	Sheffield Stands

		under building canopy
North Plot (South West)	76	Sheffield Stands under building canopy
South Plot (North East)	74	Sheffield Stands under building canopy
South Plot (North West)	200	Sheffield Stands and High Capacity racks enclosed facility
South Plot (internal courtyard)	104	Sheffield Stands under building canopy
Total	828	

8.132 Of the 828 spaces 628 of these are located under various building canopies, close to the entrance points convenient for users of the buildings. These spaces are Sheffield Stands spaced accordingly and covered by the canopy. Given the locations at clear activity points on the North and South Plot and overlooked by active frontages of the buildings adjacent it is considered that these are secure spaces which will be well used by the employees and visitors to the site.

8.133 For those who wish to add an extra level of security, a separate cycle building in the North Western corner of the South Plot is provided for. The cycle spaces within this building provides some high capacity racks which given the overall number of cycle spaces proposed is acceptable. Changing rooms with showers are provided for in both the North and South Plot close to the cycle provision provided. The proposal is therefore in accordance with policy 8/6 of the Cambridge Local Plan and the conditions (56-59 inclusive) set out in the outline permission.

Public Footpath 47

8.134 Public Footpath 47 runs adjacent to the proposed development. The development does not impact on the use of this footpath and does not prejudice its on-going public use. There is no objection to the development from the County Council.

Public Transport

8.135 This proposal in itself will be well served by the CGB through the provision of a new bus stop within the circus situated in between the North and South Plots (well within 400m specified by policy). 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. This level of public transport ensures that employees will be able to travel to the site by public transport.

Transport Conclusion

8.136 The transport impact of this development was assessed at the outline stage. Mitigation measures were identified and sought at that stage. Information submitted with this reserved matters application supports the initial findings of the transport assessment and as such means that the impact of traffic as a result of this development on the network can be accommodated. The applicants have put forward a credible and robust draft travel plan, which will be formalised through Section 106 obligations, and have provided sufficient car and cycle parking on site. While the objections are noted it is considered that the application in transport terms is acceptable and complies with Local Plan Policies 8/2, 8/3, 8/4, 8/5, 8/6, 8/7 and 8/10.

Amenity

Noise and Odour

8.137 The submitted proposal has provided an Extraction Equipment Statement (EES) which describes the various extraction and exhaust systems being designed and integrated into all the buildings proposed. This information is required by condition 30 of the outline planning permission. The EES provides the required supporting data where necessary. This document covers all the science area exhausts for the North Plot building which will be extracted by one of several 'Strobic' Fan systems located within the roof level plant rooms. Computational Fluid Dynamic modelling (described in terms of air quality below) has been used to model the discharges and fume extract dispersion patterns.

- 8.138 Other extraction equipment identified within the EES is kitchen exhaust, and toilet extractor fans for both the North and South Plots as well as Steam Boiler Flues and other odorous extracts from the North Plot. The EES goes on to identify all the differing types of fumes, odours and hazardous materials used on the site and confirms that no significant releases to the atmosphere from the roof extraction systems that would impact on the local safety, health and environment due to the limitations on what shall be released, and due to the extensive dilution factor in place with the strobic fans identified above.
- 8.139 The EES also covers extraction from the proposed Energy Centre. The main emissions equipment covers heating boiler flues, generator flue gas exhaust air, and CHP flue along with other discharges.
- 8.140 Environmental Health Officers have considered all the information submitted and are satisfied that the extraction information and data is acceptable. Not all extraction data/plant can be identified at this stage as some will come later on in the design process, and when more certainty is provided as to the type of cooking that will occur in the kitchen/restaurant area(s). Therefore while all the data provided at this stage is acceptable, the outline condition cannot be fully discharged until all of the information is available. This is a 'pre-occupation' condition and therefore will not be required prior to commencement of development. The proposals are therefore considered acceptable in terms of amenity compliant with Cambridge Local Plan Policy 4/13.

Noise Insulation

- 8.141 Outline condition 31 limits occupation of any building to take place until a scheme for the insulation of the buildings and/or plant is submitted and approved to ensure that the noise levels emanating from the building/plant is acceptable taking into account nearby residents and occupiers. An Insulation Details Statement (IDS) has been submitted in order to discharge this planning condition. The noise survey has been carried out at the 'red line' boundary of the site looking at the North and South Plot buildings which also includes the Energy Centre. The local authority requires cumulative noise emissions as a result of any new development during times of operation not to exceed the existing measured background level.

- 8.142 The lowest background noise levels ranged between 47 and 48 dBA during the day and 42-43 dBA during the night for the North Plot. For the South Plot facing Francis Crick Avenue 47 dBA was recorded during the day, with 40 dBA facing the railway line, and 37 to 38 dBA measured during the night.
- 8.143 The IDS identifies that the lowest measured background noise will represent the maximum noise emitted for the cumulative noise levels from plant at the North and South plots. This is considered acceptable and will ensure that there is no amenity harm in terms of noise resulting from this development.
- 8.144 The gas farm valve noise operations show a slight exceedance over the background noise level of 1-2 dBA. These will be relatively short periods (30 to 45 seconds). This along with the delivery noise will be the main source of noise potentially impacting on the adjacent Forum development to the east and the LMB building to the north. Ultimately Environmental Health Officers are content that providing that a condition is imposed to limit deliveries to daytime hours then the adjacent sites are protected in terms of amenity. Therefore a condition limiting deliveries to the Gas Farm to 0700 to 1900 on any given day is suggested (Condition 7)
- 8.145 Emergency generators are proposed on the ground floor of the Energy Centre. These may exceed the levels stated however testing will only occur for very short periods during the daytime hours and will only be relied upon in the unusual event of a major power failure. Normal provision would be restored as soon as possible. A condition (condition 6) limiting the running of the generators for maintenance to length of time specified by the manufacturer and only between the hours of 8am – 6pm on any given day has been suggested to protect amenity.
- 8.146 While the information presented thus far in respect of condition 31 has been deemed acceptable by Environmental Health Officers, not all plant and therefore noise levels can be established at this stage. Therefore while all the information and assessment provided at this stage is acceptable, the outline condition cannot be fully discharged until all of the information is available. This is a 'pre-occupation' condition and therefore will not be required prior to commencement of development. A condition requiring a post completion verification report has been suggested (condition 5).

The proposals put forward are considered acceptable in terms of amenity, compliant with Cambridge Local Plan Policy 4/13.

Third Party Representations

- 8.147 Within the objections made to the application concern is raised over noise resulting from protests harming the amenity of local people. While protests may give rise to noise, and noise is a material planning consideration, this noise is not directly related to the development and is the result of third party actions, it cannot therefore be considered reasonable to refuse the application on these grounds.

Local High Pressure Pipeline

- 8.148 The proposed site sits adjacent to the Teversham to Madingley Road local high pressure pipeline (pipeline 1660). This pipeline has recently been diverted and upgraded to facilitate development on the CBC site. Notwithstanding this, both the Health and Safety Executive, and the pipeline operator (National Grid) have been consulted with regard to the application and offer no objection to the proposal.

Air Quality

- 8.149 The application submission provided air quality information in the form of Computational Fluid Dynamics (CFD) modelling to identify and quantify the impact of the development. The CFD modelling simulated the discharges from the laboratories, from the flues of the proposed buildings and modelled the effect of wind across the site.
- 8.150 The initial modelling submitted with the application drew concern from Environmental Health Officers who were concerned that the results indicated an impact on air quality. Upon seeking clarification this model run had assumed that the oil-fuelled emergency back-up generators were in continuous use, whereas in practice they are likely to be run for emergency situations only and tested once a month for approximately 5 minutes, and then only one at a time and under 'no load' conditions. Following the advice from technical officers the applicant remodelled the impact, looking at a realistic scenario in terms of usage and modelling this

with the worst-case scenario (determined from earlier model runs) of below average wind speed from the south west direction.

8.151 The updated results identify maximum concentrations as follows:

- Maximum NO₂ at 1.5m is 0.0006 ppm (0.6 ppb) – 1.15 micrograms per cubic metre

This is a worst case scenario, so officers consider that it is likely that the annual average increase, the process contribution, in nitrogen dioxide will be below 1 microgramme per cubic metre across the site, with the plant that has been modelled.

8.152 This level of impact is considered acceptable however this application must be viewed cumulatively with other such developments on the CBC site. More energy supply units are in the pipeline for the CBC site, some already have planning permission, a condition is therefore suggested to monitor the outputs on an on-going basis to ensure the impact does not escalate beyond the acceptable level identified. Subject to this condition (condition 4) it is considered that the proposal is acceptable and complies with policies 4/13 and 4/14 of the Cambridge Local Plan.

Third Party Representations

8.153 Concern has been raised from third parties that there is a lack of information in respect of extraction/fumes associated with the development. Environmental Health Officers consider the level of detail satisfactory to assess the planning application. The condition suggested will ensure the acceptable level identified is maintained. Pollution from traffic has also been raised by third parties, however this application is a reserved matters application, and transport impact including air quality was considered at the outline stage.

Lighting

8.154 A condition on the outline application (condition 29) requires details of the lighting proposals to be submitted and approved by the local authority. An External Lighting report has been submitted as part of this application in order to discharge this condition and show compliance with condition 28 which requires no external up-lighters or down-lighters to the western façade of any building

facing the railway line. The lighting report aims to achieve *ILP guidance for reducing obtrusive light* level E2 which is classified as 'rural' surroundings, with low district brightness typically found in village or relatively dark outer suburban locations. The lighting proposals (including confirmation of compliance with condition 28), identify the façade treatments as well as the lighting detail within the landscape for both the North and South plot showing angles of glare.

- 8.155 The strategy submitted shows that average building luminance is limited to less than 5 cd/m² and therefore meets the criteria for zone E2. 'Timelock control' shall be used to enforce night time lighting ensuring that only lighting for safety and security shall be left on after 2300 at night. It is considered that the proposal strikes the right balance between sensitive lighting proposals which provide safety and security on site. The lighting proposals have been considered acceptable by both Landscape and Environmental Health Officers and it is therefore considered that the proposals are adequate to discharge condition 29 and comply with policy 4/15 of the Cambridge Local Plan.

Contamination

- 8.156 Parallel with this application the applicants are looking to discharge the existing outline conditions (33 and 34) with regard to contamination. A complete Factual and Interpretive Report on Ground Investigation has been provided and includes the necessary rounds of gas monitoring on the site. It is the view of Environmental Health Officers that the site is Characteristic Situation 2 and that a remediation strategy for ground gas is required. Upon receiving an acceptable mitigation strategy the pre-commencement parts of this condition can be discharged.

Sustainability

- 8.157 Sustainable design and construction has been successfully incorporated into the design of the proposal and include of a BREEAM advisor as part of the design team from the outset, to ensure that achievement of BREEAM 'excellent' has been integrated. From the outset, the buildings have been benchmarked against strategies employed the applicants other sites, with a goal to exceed these benchmarks, particularly in relation to energy. The

design of the buildings has also been evolved to retain capacity for future adaptability in terms of internal layout and use.

8.158 A variety of measures have been incorporated into the design of the proposals including the design of the façade of all buildings to maximise daylight, balanced by the use of solar control triple glazing and internal and external shading to minimise overheating. The landscape also uses a variety of SuDS features, including rills, swales, permeable paving and shallow depressions within the landscape as well as the use of rainwater harvesting for irrigation purposes.

BREEAM

8.159 From the outset, it has been the intention of the applicant to target a minimum of BREEAM 'excellent', which exceeds the requirement for BREEAM 'very good' as set out in Condition 37 of the outline planning permission. To this end, the Renewable Energy Strategy includes BREEAM pre-assessments for the North and South Plot buildings. It should be noted that due to the nature of the building, the energy centre is not being assessed as part of BREEAM, but its design is reflective of the wider aims for sustainable development, and as such elements of the BREEAM methodology has been incorporated into its design, including elements such as water management, responsible sourcing of materials, waste and pollution.

8.160 The BREEAM pre-assessments show that the R&D Enabling Building on the South Plot is achieving a score of 74.02%, while the R&D Centre on the North Plot is currently achieving a score of 72.99%, which means that both buildings will achieve BREEAM 'excellent'.

8.161 It should be noted that the applicants are continuing to work towards a number of other credits, which while their attainment is not certain, could lead the buildings to achieve BREEAM 'outstanding' if these credits can be achieved. Regardless of this the commitment to exceed the requirements attached to the outline permission is fully supported, and while attainment of 'outstanding' is not yet certain, this commitment to innovate and push for exemplar performance is welcomed.

Renewable Energy and Separate Energy Centre

- 8.162A detailed Renewable Energy Strategy has been submitted identifying the approach being taken to reduce carbon emissions in line with the requirements of Condition 35 of the outline planning permission. This document sets out the hierarchical approach that has been taken to reducing energy and related carbon emissions with consideration given to both regulated and unregulated energy.
- 8.163The comprehensive level of information contained within this document is welcomed, as is the approach to benchmarking the buildings against the energy performance of the applicants other sites, with the aim of exceeding these benchmarks. The design of the energy systems has adopted the energy-carbon hierarchy, which includes engagement with staff to encourage energy conscious behaviour, and approach which is supported.
- 8.164The proposals include a separate energy centre to serve the site. It is recognised that discussions have taken place with Addenbrooke's hospital in order to investigate connection to the energy innovation centre (EIC), as opposed to a separate energy centre, but it is noted that agreement has not transpired, and that energy security is of prime importance. Renewable energy content and associated carbon reduction could also not be guaranteed with the approach to connect in to the EIC.
- 8.165Notwithstanding this, commitment is made to making provision within the energy centre proposed here for connecting to a future district energy network, with allowances for the primary heating systems to be able to include extended pipework to connect to future networks. Such an approach will provide greater energy resilience across the Cambridge Biomedical Campus in the long term.
- 8.166In terms of meeting the requirements of Condition 35 of the outline planning permission, which requires 10% of energy needs to be met by renewable technologies, two technologies are proposed. The first of these is an 1800m² ground source heat pump array, located beneath the south plot promenade, which when built will be one of the largest heat pump arrays in Europe. This system will provide both heating and cooling. The second technology is gas fired CHP, to provide both heat and electricity.

8.167 Together these technologies provide a low and zero carbon approach to energy, which, is considered to be the most appropriate energy strategy for the proposals. Together these technologies are predicted to reduce carbon emissions by around 867,237 Kg/CO₂/annum, which equates to a 20.7% reduction. Given that this significantly exceeds the requirements of Condition 35, this approach is supported. As such, given this high sustainability approach along with the need to secure energy the provision of a separate energy centre is accepted.

8.168 There is commitment contained in the Design and Access Statement (page 259) that there will be no additional energy centre(s) for future phase 2 developments. While plant may need to be accommodated within the allocated building footprints for these future buildings, these will be supported by the energy centre being brought forward in this first phase of development, albeit subject to upgrade or refurbishments of equipment, which provides comfort that energy is being looked at comprehensively at this stage.

Third Party Representations

8.169 A significant number of objections believe that if this project is to be approved then it should not take place on the outskirts of a busy city, but instead be hidden in the depths of the countryside where protests can take place without disruption to the wider community.

8.170 The planning authority can only consider the planning land use being considered which is for a B1(b) use. This is consistent with the outline planning approval for this type of floorspace on this site. Providing a B1(b) use in the countryside would go against the current national planning objectives of sustainable development and securing employment close to existing urban settlements and where people can live and work without reliance on the private motorcar, and can access the site by sustainable means of transport. Furthermore, the linking of research work carried out by the applicant with the other occupiers of the wider CBC site is something envisaged and supported as part of strategic planning of the area.

Conclusion

8.171 To conclude the approach that has been taken to integrate the principles of sustainable design and construction into the design of Phase 1 of the AstraZeneca campus, and the approach to reducing carbon emissions through the use of low and zero carbon technology is fully supported. The information is sufficient to discharge conditions 35, 36 and 37 of the outline consent are compliant with Local Plan Policy 8/16.

Waste Strategy

8.172 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. In order to discharge this condition the applicants have provided an Operation Waste Management Strategy document.

8.173 This document separates out all of the waste streams that will be present on the site (e.g. clinical, chemical, radioactive, food, mixed recyclables and residual) and forecasts, based on information available, the amount of waste generated and how this will be stored, managed and collected.

8.174 Waste room locations are provided to show how the capacity fits into these store rooms, which are generally located in the basement of the North Plot, and the ground floor of the energy centre building, both of which are close to the servicing collection points on each plot. Initial queries from Environmental Health officers with regard to waste store layouts and sweep path analysis have been addressed by the applicant through additional information/clarification.

8.175 Environmental Health Officers consider that the waste management strategy presented is acceptable and provides an acceptable solution to all the different strands of waste. The document provides all the necessary information in terms of a planning decision.

Third Party Representations

8.176 The representations received highlight concern that there is not sufficient information on how sensitive waste will be dealt and disposed of. Within the Operational Waste document Research Support Facility (RSF) wastes are identified and will follow the

same procedures as clinical waste. Notwithstanding any planning permission granted, the document is clear that for technical waste there are a number of relevant requirements specified in other legislation which will require the safe disposal of waste such as permits required by the Environment Agency for radioactive waste stores.

- 8.177 It is considered that for the purposes of assessing the planning application sufficient information has been presented, and that this information is acceptable, complies with Local Plan Policy 4/13 and that Condition 32 of the outline consent can be discharged.

Construction

- 8.178 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 (CMS) to be submitted prior to commencement of development. This document has been submitted as part of a combined construction document that covers the CMS, as well as the Detailed Waste Management Plan (outline condition 24), Foundation details (outline condition 25) as well as confirming Construction times and Collection and Delivery times (outline conditions 26 and 27)
- 8.179 The CMS will control the construction process in terms of local impacts and residential amenity. The CMS identifies that construction traffic will access the site from the M11 (J11), and will travel along Hauxton Road, then Addenbrooke's Road before entering the site on Francis Crick Avenue. Exiting the site will follow the same route in reverse. Delivery times are specified in the document as 0730 to 1800 Monday to Friday and 0800 to 1300 on Saturdays. No Deliveries on Sundays or Public Holidays. Construction times are limited to 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturday and no time Sundays and public holidays. These times are consistent with outline conditions 26 and 27.
- 8.180 In addition to this the document identifies the site set up and hoarding details, along with proposals for dust management, wheel washing measures, and drainage control measures. Detail on

noise and vibration management is also included within the document.

8.181 Officers have considered the CMS element within the Combined Construction Document and are satisfied that the proposals represent sound construction methods and will ensure that the project is suitably managed ensuring that impact on the highway network and residential amenity is adequately dealt with. It is therefore considered that the proposal is compliant with Cambridge Local Plan Policy 4/13 and is sufficient to discharge Outline Condition 23.

8.182 The Detailed Waste Management Plan (DWMP) section for construction identifies the anticipated nature and volumes of waste during construction, and requires the applicant to identify how it will maximize the reuse of waste.

8.183 The measures proposed to minimise the arising of waste e.g. through design and format of materials are welcomed, including the requirement for sub-contractor to also complete a Sub Contractor Waste Minimisation Plan. The continuous auditing of waste management will aid the management of waste and the completion of the Waste Management Closure Report. The project will work against any material being sent to landfill with less than 3% of waste going to landfill, with a ultimate target of 0%; this aim is welcomed.

8.184 Officers consider that the proposed DWMP is acceptable and meets all the requirements set out within the outline condition (24).

8.185 Outline Condition 25 requires that should piling be required a method statement is submitted and approved looking at potential noise and vibration levels at the nearest noise sensitive locations. This information has been provided and is considered acceptable by Environmental Health Officers, and is therefore considered compliant with Cambridge Local Plan Policy 4/13; the condition can therefore be discharged.

Public Art

8.186 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.

8.187 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.

8.188 A public art delivery plan has been submitted with the reserved matters application which sets out how the applicant will introduce public art into this site. The applicant will explore two themes for art; Visible Science and Connections and Interactions, these themes have are supported. Officers welcome the applicant's willingness to add further public art to the site and welcome the vision within the document to create a strategic approach to development of public art.

8.189 The delivery of the public art within the document is based on developing the AIR programme first in order to influence the main commission on the site. However there is concern that by the end of this AIR process the design development and build will be too advanced for a commission(s) to integrate into the any design stages. Officers therefore propose that the a programme of commissions is set within an indicative timetable which show key milestones in the development process against the stages of art. A condition is therefore suggested to require an updated Public Art Delivery Plan to be submitted and approved six months after the date of any consent granted which will enable the evolution of the document.

8.190 The application site will also contribute to the Cambridge Community Collection and will accommodate apple trees within the landscaping proposals as part of that scheme.

8.191 The proposed PADP along with the public art strategy art secured through the outline consent are, subject to the suggested condition, compliant with local plan policy and consistent with the public art SPD. These details submitted are beyond the requirements for the outline permission and therefore do not need

to be submitted pursuant to conditions 64 to 66 of the outline consent and do not require discharge as such.

Archaeology

8.192 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

8.193 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

8.194 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

8.195 Financial contributions were secured towards the following:

- Addenbrooke's Access Road (phase 1 and 2)
- Southern Corridor Area Transport Plan.
- M11 junction improvements
- Cambridge Guided Bus

- Cambridge Guided Bus revenue
- Local transport initiatives

Other S106 requirements

- Travel plan
- Control of through traffic
- Limitation of off plot car parking
- Parking survey contribution
- Parking management contribution

8.196 It should be noted that many of these requirements have been triggered by the recent New Papworth Hospital approval and further triggers will come forward if this application is approved. In terms of the AAR and CGB payments these works have already been carried out and are operational. This is also the case with the M11 junction improvements. The SCATP payments have only recently been triggered (and therefore paid) and the County will look to spend these monies through there agreed procedures.

Public Art

- A budget for public art provision was secured at the outline stage and a public art strategy for the wider site has been approved and is being carried out in accordance with that approved document.

In addition to this financial contributions have been secured towards the following:

S106 monitoring

- Performance monitoring

Landscape/ Ecological improvements

- 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

- 8.197 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. The contributions for the performance monitoring and ecological improvements have been paid to the city council in full.

Other Issues

- 8.198 Concerns have been expressed from the objectors that there is not enough information included within the application with respect to the use of animal testing. The application provides all the necessary information required in order for the planning authority to make a land use planning decision and information has been submitted to cover all the planning impacts of the development. Further information on animal testing would need to be supplied by the applicant in respect of any permits or consents through separate legislation. These permissions/consents/licenses do not come through the planning authority.
- 8.199 The applicant has supplied a list of such permits that would be required from other regulatory bodies which has raised concern from an additional third party representation asking the applicant to expand on the nature of what activities will occur on site due to potential public safety concerns. For a land use planning decision detailed knowledge of the exact nature of activity on site is not required, and the Council is content that the level of information supplied has enabled it to make a considered decision on the proposed B1(b) Biomedical and Biotech Research and Development use put before it.
- 8.200 Objections state that if approval is granted then there is hope that the applicant will commit to the continued reduction of its use of animals in testing and ultimately replace all research on animals. Any commitment on this issue by the applicant is not material to this planning decision and is controlled by separate legislation.

8.201 Objections also state that there will be public safety issues with protests passing through busy roads, adjacent to the hospital and other sensitive uses. This will also be a concern for emergency access associated with the hospital. Objections also identify an issue with Police resources associated with increased protester activity.

8.202 While protests may occur the route, and any public safety considerations will need to be considered by the Police. Any public safety issues, and noise resulting from demonstrations are a matter for the police to deal with. Officers do not consider it would be reasonable to refuse any planning application on these grounds. Cambridgeshire Constabulary has commented on the planning application and have not raised the issue of capacity as a concern. The possible impact on tourism cannot be considered reason to refuse this application.

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 strategies, and has evolved further through detailed discussions with technical officers at the local authority. Through assessment of the application it is considered that the proposal complies with the approved development plan.

9.2 While there are a large number of representations received, and the points made in these representations have been carefully considered, none of the points raised offer sufficient reasoning or justification to part with the development plan in this instance.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

Building Signage

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)

Materials fixing

2. Prior to the erection of the mesh screen panels on the Energy Centre building hereby approved, full details showing how the horizontal breaks will be detailed shall be submitted to, and approved by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that some form of horizontal demarcation is achieved between floors. (Local Plan Policy 3/4)

Landscape

3. Notwithstanding the approved plans listed in Condition 11, specifically plan no. CB000-BDP-XX-XXX-DR-L-94-1231 P02, Only one London Plane tree shall be planted in the section between the entrance and exit to the service/delivery yard.

Reason: To ensure that the tree has adequate space to reach maturity and maintain the setting of the public realm (Local Plan Policy 4/4)

Air Quality

4.
 - a) Prior to occupation of the development, details of fuel sources and plant associated with the energy centre, including any abatement mechanisms shall be submitted to and approved in writing by the local planning authority. Resulting emissions from the development hereby approved shall 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 and shall be thereafter retained.

- b) The plant and any necessary abatement equipment shall be associated with a written schedule of maintenance, which shall be submitted to the local planning authority prior to installation. Annual maintenance reports shall be submitted to the local planning authority for the lifetime of the plant or until the Local Planning Authority confirms in writing that the report is no longer necessary.
- c) The plant and any necessary abatement equipment shall be subjected to emissions monitoring agreed in writing with the local planning authority prior to its installation.
- d) The plant and any necessary abatement equipment shall be maintained and monitored in accordance with the approved details. The applicant should supply a schedule for provision of data and reports (monitoring and maintenance) for each 12 month period. 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.
- e) 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 planning authority confirms in writing that the report is no longer necessary.
- f) If monitoring results show that emissions will lead to ambient levels above those expressed above, a method statement to bring the levels back under the emissions limits shall be submitted for approval by the local planning authority. Works shall then be carried out as approved and monitored to ensure compliance.

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

Noise

- 5. Prior to occupation a post construction / installation verification / completion report for the development to incorporating details of

the plant installed, and demonstrating compliance with the approved noise insulation scheme shall be submitted to and approved in writing by the Local Planning Authority.

The completion report shall include details of the mitigation of noise emissions from the emergency generators, which shall include all reasonably practicable measures to reduce noise during testing and operation.

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

Emergency Generator Use

6. The Emergency generator(s) shall only be used in the event of mains power failure or running for maintenance purposes.

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 0800hrs and 1800hrs on any given day.

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

Gas Farm

7. There shall be no deliveries to the Gas Farm other than between the hours of 0700hrs and 1900hrs on any given day.

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

Fire Hydrants

8. 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).

Public Art

9. Within 6 months of the date of this planning permission a public art delivery plan shall be submitted to and approved in writing by the local planning authority, which sets out the due process and project milestones in relation to construction and how public art proposals will integrate with the construction timeline. 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).

Bird Boxes

10. Prior to the erection of the of bird boxes on the Energy Centre building hereby approved, full details and specification of the bird boxes showing how they will integrate with the Energy Centre hereby approved shall be submitted to, and approved by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the swift boxes are effective for the purposes of ecological mitigation and are integrated within the proposed design. (Local Plan Policies 3/4 and 4/8)

Drawing Numbers

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

CB000-BDP-XX-XXX-DR-A-000001 P01
CB000-BDP-XX-XXX-DR-L-000111 P05
CB001-BDP-XX-L00-DR-A-201200 P04

CB001-BDP-XX-L10-DR-A-201210 P04
CB001-BDP-XX-L20-DR-A-201220 P04
CB001-BDP-XX-L30-DR-A-201230 P04
CB001-BDP-XX-R00-DR-A-201240 P04
CB001-BDP-XX-B10-DR-A-201260 P04
CB001-BDP-XX-B05-DR-A-201265 P04
CB002-BDP-XX-L00-DR-A-201200 P03
CB002-BDP-XX-L10-DR-A-201210 P02
CB002-BDP-XX-L20-DR-A-201220 P02
CB002-BDP-XX-L30-DR-A-201230 P02
CB002-BDP-XX-R00-DR-A-201240 P02
CB002-BDP-XX-R10-DR-A-201250 P01
CB005-BDP-XX-L00-DR-A-201200 P06
CB005-BDP-XX-L10-DR-A-201210 P06
CB005-BDP-XX-L20-DR-A-201220 P06
CB005-BDP-XX-L30-DR-A-201230 P06
CB005-BDP-XX-R00-DR-A-201240 P06
CB005-BDP-XX-R00-DR-A-201260 P04
CB001-BDP-XX-XXX-DR-A-203201 P04
CB001-BDP-XX-XXX-DR-A-203202 P06
CB002-BDP-XX-XXX-DR-A-203201 P02
CB005-BDP-XX-XXX-DR-A-203201 P06
CB001-BDP-XX-XXX-DR-A-204201 P04
CB001-BDP-XX-XXX-DR-A-204202 P04
CB001-BDP-XX-XXX-DR-A-204203 P04
CB001-BDP-XX-XXX-DR-A-204211 P01
CB002-BDP-XX-XXX-DR-A-204201 P02
CB001-BDP-XX-L00-DR-A-211200 P04
CB001-BDP-XX-L10-DR-A-211210 P04
CB001-BDP-XX-L20-DR-A-211220 P04
CB001-BDP-XX-L30-DR-A-211230 P02
CB001-BDP-XX-R00-DR-A-211240 P04
CB001-BDP-XX-B10-DR-A-211260 P04
CB001-BDP-XX-B05-DR-A-211265 P04
CB001-BDP-XX-L00-DR-A-212200 P02
CB001-BDP-XX-B05-DR-A-212265 P02
CB002-BDP-XX-L00-DR-A-211200 P02
CB002-BDP-XX-L10-DR-A-211210 P01
CB002-BDP-XX-L20-DR-A-211220 P01
CB002-BDP-XX-L30-DR-A-211230 P01
CB002-BDP-XX-R00-DR-A-211240 P01
CB002-BDP-XX-L00-DR-A-212200 P02
CB005-BDP-XX-L00-DR-A-211200 P01
CB005-BDP-XX-L10-DR-A-211210 P03
CB005-BDP-XX-L20-DR-A-211220 P03
CB005-BDP-XX-L30-DR-A-211230 P03
CB005-BDP-XX-L00-DR-A-212200 P01
CB005-BDP-XX-R00-DR-A-211240 P01
CB001-BDP-XX-XXX-DR-A-214201 P03
CB001-BDP-XX-XXX-DR-A-214202 P03

CB001-BDP-XX-XXX-DR-A-214203 P03
 CB001-BDP-XX-XXX-DR-A-214204 P03
 CB002-BDP-XX-XXX-DR-A-214201 P01
 CB005-BDP-XX-XXX-DR-A-214201 P06
 CB001-BDP-XX-XXX-DR-A-214401 P01
 CB001-BDP-XX-XXX-DR-A-214402 P01
 CB001-BDP-XX-XXX-DR-A-214403 P01
 CB002-BDP-XX-XXX-DR-A-214401 P01
 CB001-EPP-XX-L00-DR-Y-216808 P03
 CB000-BDP-XX-XXX-DR-A-201300 P01
 CB005-BDP-XX-XXX-DR-A-214401 P03
 CB000-BDP-XX-XXX-DR-L-941221 P03
 CB000-BDP-XX-XXX-DR-L-941231 P02
 CB000-BDP-XX-XXX-DR-L-941241 P02
 CB000-BDP-XX-XXX-DR-L-941332 P01
 CB000-BDP-XX-XXX-DR-L-941333 P01
 CB000-BDP-XX-XXX-DR-L-941334 P01
 CB000-BDP-XX-XXX-DR-L-941335 P01
 CB000-BDP-XX-XXX-DR-L-943201 P01
 CB000-BDP-XX-XXX-DR-L-943601 P03
 CB000-BDP-XX-XXX-DR-L-943621 P03
 CB000-BDP-XX-XXX-DR-L-943642 P01
 CB000-BDP-XX-XXX-DR-L-943745 P01
 CB000-BDP-XX-XXX-DR-L-941251 P04
 CB000-BDP-XX-XXX-DR-L-941252 P02
 CB000-BDP-XX-XXX-DR-L-941261 P02
 CB000-BDP-XX-XXX-DR-L-941262 P02
 CB000-BDP-XX-XXX-DR-L-941271 P02
 CB000-BDP-XX-XXX-DR-L-941272 P02
 CB000-BDP-XX-XXX-DR-L-941363 P01
 CB000-BDP-XX-XXX-DR-L-941364 P01
 CB000-BDP-XX-XXX-DR-L-943631 P01
 CB000-BDP-XX-XXX-DR-L-943651 P02
 CB000-BDP-XX-XXX-DR-L-946801 P01
 CB000-BDP-XX-B10-DR-A-001260 P01
 CB000-BDP-XX-XXX-DR-M-963701 P01
 CB-006-SUK-XX-XXX-DR-D-520201 P02.01
 CB-006-SUK-XX-XXX-DR-D-520202 P02.01
 CB-006-SUK-XX-XXX-DR-D-520203 P02.01
 CB-006-SUK-XX-XXX-DR-D-520251 P02.01
 CB-006-SUK-XX-XXX-DR-D-520252 P02.01
 CB-006-SUK-XX-XXX-DR-D-520253 P02.01
 CB-006-SUK-XX-XXX-DR-D-520254 P03.01
 CB005-BDP-XX-XXX-DR-A-204201 P06

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

Food Safety

INFORMATIVE: 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.

Health and Safety

INFORMATIVE: 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.

Appendices

Appendix 1: Floorspace table

Appendix 2: Detailed representations and address list

Appendix 3: Cambridgeshire Quality Panel

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 treatment)	Clinical research and treatment (D1 and/or clinical in-patient treatment) OR Higher Education OR Sui generis medical research institute uses	Biomedical and Biotech R&D (B1 (b)) OR Clinical research and treatment (D1 and/or clinical in-patient treatment)	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)	-	-	18,300	15,000	33,300
AstraZeneca (14/1633/REM)	59,821	-	-	-	59,821
Total Detailed Floorspace Approved	25,209	0	18,300	15,000	58,509
Total Pending	59,821	0	0	0	59,821
Total remaining	29,970	60,000	6,700	0	96,970

Key	
Approved	
Pending	

Appendix 2- Detailed Representations

1. Objections

Animal Testing/ Obligation through EU Directive

There is little information included in the application about the proposed use of animals: Despite having submitted a planning application which runs to hundreds of pages and contains a great level of detail about many aspects of the project, there is very little mention of animal use or facilities.

The NAVS has noted that there is very little mention of animal use or facilities in the hundreds of pages submitted by AstraZeneca supporting its planning application, aside from a general note of their use in the Planning statement (pg 37), in which it is claimed that *“Animal studies are a small but vital part of the research process. They are also required by regulators before they will approve a new medicine to be tested in humans. AstraZeneca is committed to the responsible use of animals and their welfare is a top priority at all times. Wherever possible AstraZeneca use non animal methods such as cell culture, computer modelling and high-throughput screening that eliminate the need to use animals early in drug development, or reduce the number needed. They also work to refine existing methods. The 3Rs (replace, reduce, refine) are at the centre of AstraZeneca’s commitment to good science and the responsible use of animals”*.

According to AstraZeneca, in 2013 they used or commissioned the use of 280,606 animals. This is a reduction on the total of 328,000 used in 2012. AstraZeneca claim that the number of animals they use *“will continue to vary because it depends on a number of factors including the amount of pre-clinical research we are doing, the complexity of the diseases under investigation and the regulatory requirements”*. Contrary to the statement that they reduce the number of animals wherever possible, AstraZeneca will allow other factors to dominate the number of animals they use

The UK has an obligation to work towards ending animal experiments: EU Directive 2010/63/EU, which is now in UK law, creates a duty to work towards the **"full replacement of procedures on live animals for scientific and educational purposes as soon as it is scientifically possible to do so"**. AstraZeneca continue to use a large number of animals in research, 280,606 in 2013, questioning the

company's commitment to the goal of full replacement.

The use of animals in experiments is set to decline: The market for non-animal research is now about the same size as the contract research testing industry, and is projected to double by 2017. AstraZeneca should acknowledge this shift away from animal use and highlight how they will facilitate the development of alternative methods. AstraZeneca operating profit for the third quarter of 2014 was \$1,770 million, with an operating profit of \$5,753 million for the first nine months of 2014. With such levels of profits to invest in advanced and cutting edge technologies, few non-animal tests should be out of reach to AstraZeneca. It would be an economic advantage to Cambridge as sophisticated new technologies which do not involve outdated animal testing are developed and this new knowledge built upon.

If approval should be granted for this application, I hope that AstraZeneca will commit to the continued reduction of its use of animals, and ultimately the replacement of all research on animals, the ultimate goal of the EU Directive, which is now UK law. In the meantime I hope that they will outline in some detail the steps which will be taken to ensure that the facilities comply fully with UK regulations.

AstraZeneca's proposal goes against the spirit of the EU Directive (Directive 2010/63/EU) in as much as it will include an animal laboratory. Yet another animal laboratory in Cambridge would be diametrically opposed to the objective of the EU Directive to reduce the number of animals used in experiments. Any new developments in Cambridge, considering the already plentiful animal research facilities, should be solely focussed on other human relevant methods of research, making the promised "The UK are the leaders in medical research" which means following examples from other countries i.e., biomedical engineering from the Wyss Institute, this is human relevant and helping humans and not supporting research using animals that is proven scientifically invalid. This is of a national importance.

AstraZeneca plans to use animals in experiments on the site despite the fact Directive 2010/63/EU creates an obligation on the government to reduce the numbers of animals used in research. The Coalition government published its Delivery Plan in February 2014 (ISBN 978-1-78246-4 BIS/14/589). This means that the government must reduce the number of animals used in research.

The current development is in direct opposition to this objective. Animal

experiments do not help scientific progress or medical advancement. Many studies have shown that animals predict correctly for humans less than 50% of the time. (See Perel, P and colleagues. British Medical Journal (2007) 27: 197–200; Hackam, DG and Redelmeier DA. Journal of the American Medical Association(2006) 296: 1731–1732; Bailey, J. Biogenic Amines, vol.19, N° 2, pp 97-146, May 2005).

When experiments are done on animals data relevant to the species experimented upon is obtained. The problem is data cannot be accurately extrapolated between species. Drugs that are found to be useful in other species harm or kill human beings once they make it to human clinical trials or to market.

92% of new drugs fail in clinical trials, after they have been found safe in animals (See US Food and Drug Administration (2004) Innovation or Stagnation, Challenge and Opportunity on the Critical Path to New Medical Products.)

We need to move forward and the government is legally committed to doing so. If you allow this development to go ahead you will be dragging science back into the dark ages! Given the government's commitments this development is unsustainable and not in the national interest.

The NAVS opposes animal experimentation as **there are profound physiological differences between humans and animals that make results from these tests unreliable**. This fundamental flaw of animal-based research is referred to as 'species differences'. Each species responds differently to substances, therefore animal tests are unreliable as a way to predict effects in humans.

Furthermore, there are now many non-animal replacement methods which negate the need for animal research. Every year millions of animals suffer and die in experiments that can never be trusted. It is claimed vivisection is essential to medical progress; however our research and scientific studies indicate that, not only are animal experiments misleading, they can actually hold up medical progress.

The unreliable nature of animal testing was highlighted in the media in March 2006 when the trial of test drug TGN1412 went disastrously wrong. The drug was given to healthy volunteers in doses 500 times weaker than that given to laboratory monkeys, but in an hour the volunteers were so seriously ill that they had to be transferred to intensive care at London's Northwick Park Hospital.

Transport

The increased road usage from the staff at the AstraZeneca site will impact upon access to Addenbrookes Hospital and create issues around the residential streets in the immediate vicinity.

Increased traffic flow due to animal rights demonstrators who would inevitably plan peaceful but large demonstrations at the site will cause a disruption to the traffic flow in the area. This could be especially harmful as Addenbrookes Hospital and Long Road Sixth Form College are immediately adjacent to the site. **It is likely that activists will park in the surrounding residential streets causing additional traffic problems and problems for residents in terms of access to parking.** We argue that this is a material planning consideration given the inevitability of these protests which are protected by Article 10 and 11 of the European Convention of Human Rights as transposed into domestic law by the Human Rights Act 1998.

Marches will cause massive and unavoidable disruption to traffic in Cambridge. This will have an impact on the hospital and other amenities within Cambridge. AstraZeneca staff and animal rights protesters will increase the traffic flow on the road on a daily basis only further exacerbating the problem. Animal rights activists and pro-animal research advocates coming to protest for and against the site will inevitably park in the near-by residential streets causing problems for residents and workers in the area. Protests can be expected daily and to be of a reasonable size, this must be considered before any application is accepted.

Sustainability of the Development

With the number of animals to be tested on being reduced by the EU Directive, the animal laboratory is unsustainable and is likely to fall into disuse in the next few years as the government implements its objectives of cutting down the numbers of animals used, and as scientific discovery allows more advanced methods of research.

Public Safety at The Site

Inevitable protests against the site will unavoidably pass through Long road. This is a very busy road and it is close to Addenbrookes Hospital as well as having a Sixth form College situated on it. It is likely therefore that public safety will be

jeopardised. Similar concerns to the planning application for the Girton Primate Experimentation Laboratory submitted by the University of Cambridge in early 2000 were raised. The planning permission was consistently rejected at a local level.

Animal labs are dangerous places where all sorts of compounds, illnesses and conditions are forced upon animals. AstraZeneca has not provided detailed information of the exact types of experiments to be conducted and what safety measures will be put in place in terms of bio-security.

What if animals escape? **Without knowing the exact type of research going to take place at the site how can the public comment on the risk they may face.** Will the site be using GM technologies and could an escape of animals destroy local biodiversity and human health? Are contagious illnesses going to be researched? Could human lives be at risk in the local community if something was to leak out or an animal was to escape?

The public cannot comment without knowing what the risks to public safety might be.

AstraZeneca must submit a detailed breakdown of the exact type of experiments, compounds and illnesses they will be using at this site. There must be a full independent risk assessment of the worst case scenarios including effect of the escape of infected animals, chemicals or illnesses. Once full and detailed information has been provided there must be an adequate public comment period.

Long Road is likely to be used for protests for and against the development, this is a very busy road. Long Road and other surrounding roads provide emergency access to Addenbrookes Hospital. Having a controversial site at this location with possible clashes of demonstrators may put public safety at risk.

Animal experimentation public relations group Speaking of Research has asked Cambridge students to start a pro-animal testing protest group in Cambridge so such clashes are a real possibility.

The proposed location, near the hospital and busy roads, puts the safety of animal rights activists, pro-animal testing advocates and uninvolved members of the public at risk. For the safety of the people of Cambridge this application must be rejected.

Environment and Waste Disposal

AstraZeneca has not provided detailed explanations as to the exact type of research on animals that is going to take place. Details are required about the nature of the research and procedures to be used in order to establish whether the activities will give rise to hazardous substances or waste. Public health and safety is a material planning consideration and information is therefore required in relation to the nature of the experiments. AstraZeneca must account for and explain in detail whether it will be using hazardous organisms and chemicals and, if so, how the waste (ie. Contaminated blood, faecal matter, body tissues and other waste materials) will be disposed of.

What kinds of chemicals and compounds are going to be kept at the site and what bio-security measures are going to be taken in storage and disposal? The application does not contain enough information for the public to be able to give informed comments on this.

What is the worst case scenario if something leaks/escapes from the site to the local ecosystem? How could it impact biodiversity? Are non-native species going to be held at the site? Without a full detailed breakdown of the exact type of experiments, the compounds, chemicals, species/breeds of animals to be held at the site it is impossible for informed comments to be made. All this information must be made available to the public. Once full and detailed information has been provided there must be an adequate public comment period.

Proposals for Alternative Use of The Site

We recognise the importance of scientific research and the following suggestions are for alternative uses of the site:

a) AstraZeneca build their HQ and instead of an animal laboratory host exclusively human relevant research, making the promised "The UK are the leaders in medical research" which means following examples from other countries i.e., biomedical engineering from the Wyss Institute, this is human relevant and helping humans.

b) The site be used to build a centre for the replacement of animal experiments, example above - given the large number of animal testing facilities within Cambridge and surrounding areas. There is no need for an additional animal laboratory. However, there is need in line with the government's obligations to reduce the number of animals used in

research (as per Directive 2010/63/EU) although i don't agree with the 3Rs, because its impossible to reduce something when it is scientifically proven to have failed, it might as well be abandoned now.

Noise

There will be an adverse impact on adjacent properties due to inevitable protests and demonstrations and the associated noise, disturbance and disruption to traffic.

Amplified sound is a lawful part of peaceful protest as per Justice Holland's Ruling in the High Court (HLS Group PLC v SHAC 2007 WL 919475 [2007] EWHC 522 (QB) QBD

Such demonstrations would have consequences that are relevant to planning interests eg. Interference with the normal enjoyment of neighbouring property such as Addenbrookes Hospital (including emergency access) and Long road Sixth Form College and childcare facility, Kids Unlimited. Also the residential properties in the neighbouring streets.

Noise and disruption will be caused by marches and static protests both for and against the development. These events will be regular and continuous. Many of the protests may be staged on Long Road and marches may go along residential streets.

The NOAV network will encourage activists to work with the police to minimise any disruption. However some activists may not do this (as a decentralised network we have no power to compel anyone) and even where all good-faith efforts are made some disruption will be inevitable.

Other Issues

NOAV respects the difficult and important job done by the police. **If this development goes ahead there will be a long-term need to increased policing funds for Cambridge. Protests will need to be facilitated and if there is any criminality on either side there will need to be enough officers to deal with public order and any resulting investigations.**

In order to deal with the increased risk to public order there may be a need to use undercover officers or police informants within groups either opposed or supportive of the development. This will cost large sums of money.

Cambridge needs its police out on the beat dealing with crime and antisocial behaviour not dealing with continuous protest. This development's location is totally inappropriate, this busy city is not the place for it. If this development was in the countryside protests, disorder and police would be easier to deal with.

Cambridge does not have the budget to waste on astronomical policing costs for the benefit of a single company, who are bringing in many of their staff from outside Cambridge!

2. Support

Animal Testing/ Obligation through EU Directive

I know that the whys and wherefores of animal research are not pertinent to planning law, but I would like to point out that, **by law (the Animals in Scientific Procedures Act), no animal can be used for research in the UK if there is a non-animal alternative available that would give the same results. Thus all users of animals for research in the UK have, by law, to use replacements if they are available.** No-one wants to use animals, but until more alternatives are created, we still need to use a small number of animals if we are to progress medical research and find treatments and cures for diseases such as cancer, Alzheimer's, Parkinson's, Ebola and the many others that we currently cannot cure.

3. Ground of objection for the Petition

Traffic

The increased road usage from the staff at the AstraZeneca site will impact upon access to Addenbrookes Hospital and create issues around the residential streets in the immediate vicinity. Increased traffic flow due to animal rights demonstrators who would inevitably plan peaceful but large demonstrations at the site will cause a disruption to the traffic flow in the area. This could be especially harmful as Addenbrookes Hospital and Long Road Sixth Form College are immediately adjacent to the site. It is likely that activists will park in the surrounding residential streets causing additional traffic problems and problems for residents in terms of access to parking. We argue that this is a material planning consideration given the inevitability of these protests which are protected by Article 10 and 11 of the European Convention of Human Rights as transposed into domestic law by the Human Rights Act 1998. In addition, delivery vehicles coming to and from the site would strongly affect pedestrian and cycle safety. Particularly as there is a cycle path in close proximity to the site.

National Interest/Importance

AstraZeneca's proposal goes against the spirit of the EU Directive (Directive 2010/63/EU) in as much as it will include an animal laboratory. Yet another animal laboratory in Cambridge would be diametrically opposed to the objective of the EU Directive to reduce the number of animals used in experiments. Any new developments in Cambridge, considering the already plentiful animal research facilities, should be solely focussed on other human relevant methods of research.

Sustainability of the Development

With reference to point 2 (ie. the number of animals to be tested on is to be reduced), the animal laboratory is unsustainable and is likely to fall into disuse in the next few years as the government implements its objectives of cutting down the numbers of animals used, and as scientific discovery allows more advanced methods of research.

Public Safety at The Site

Inevitable protests against the site will unavoidably pass through Long road. This is a very busy road and it is close to Addenbrookes Hospital as well as having a sixth form college situated on it. It is likely therefore that public safety will be jeopardised. Similar concerns to the planning application for the Girton Primate Experimentation Laboratory submitted by the University of Cambridge in early 2000 were raised. The planning permission was consistently rejected at a local level.

Public safety - Environment Factors

AstraZeneca has not provided detailed explanations as to the exact type of research on animals that is going to take place. Details are required about the nature of the research and procedures to be used in order to establish whether the activities will give rise to hazardous substances or waste. Public health and safety is a material planning consideration and information is therefore required in relation to the nature of the experiments. AstraZeneca must account for and explain in detail whether it will be using hazardous organisms and chemicals and, if so, how the waste (ie. Contaminated blood, faecal matter, body tissues and other waste materials) will be disposed of. There is a strong possibility that the increased incineration of waste will lead to the creation of dioxins from the burning of heterogeneous waste streams. This makes optimum temperatures for the safe destruction of individual waste stream components impossible to achieve. There is a likelihood of organic material and plastics forming a high proportion of waste, especially chlorinated compounds exacerbating the aforementioned dioxin risk. There is the possibility of heavy metals in the waste stream which won't be destroyed but dispersed over a wide area. Delivery vehicles coming to and from the site would increase pollution levels both locally and in terms of the wider environment. As regards biosecurity – there is very little information about the type of experiments that may be conducted on the site. There is considerable risk to the environment and public safety should rodents escape into the surrounding area. As concerns all these points - we would like to remind you that this site will be in close proximity to a hospital, sixth form college and childcare facility.

Proposals for Alternative Use of The Site

We recognise the importance of scientific research and the following suggestions are for alternative uses of the site: a) AstraZeneca build their HQ and instead of an animal laboratory host exclusively human relevant research. b) The site be used to build a centre for the replacement of animal experiments, given the large number of animal testing facilities within Cambridge and surrounding areas. There is no need for an additional animal laboratory. However, there is need in line with the government's obligations to reduce the number of animals used in research (as per Directive 2010/63/EU) for additional capacity for research into alternatives and replacements for animal experiments.

Noise/Disruption

There will be an adverse impact on adjacent properties due to inevitable protests and demonstrations and the associated noise, disturbance and disruption to traffic. Amplified sound is a lawful part of peaceful protest as per Justice Holland's Ruling in the High Court (HLS Group PLC v SHAC 2007 WL 919475 [2007] EWHC 522 (QB) QBD Such demonstrations would have consequences that are relevant to planning interests eg. Interference with the normal enjoyment of neighbouring property such as Addenbrookes Hospital (including emergency access) and Long road Sixth Form College and a large childcare facility. Also the residential properties in the neighbouring streets.

Animal welfare

Whilst we are aware that this is not a material planning consideration, we would ask you to acknowledge that whilst AstraZeneca claims high standards of animal welfare, the project licenses granted allow them to cause "pain, suffering, distress or lasting harm." Animals are sentient beings and should be treated as such, There is not enough detailed information about animal welfare at the site. In conclusion we suggest to you that the proposed planning application involves too great a risk to the public and the environment in terms of safety and security. In addition we would like to again remind you of the government's commitment to a reduction in the numbers of animals used in research (EU Directive Directive 2010/63/EU).

Please do consider the immense opposition there is to this planning application and all the points we have raised. Based on the material planning objections within we believe that the only logical course of action is for you to reject the application – Thank you for your time.

Third Party Representations- Cambridge

House name/number	Street	City
employee at Ward G14	Addenbrookes's Hospital	Cambridge
448 Harston House	Adrian Way, Long Rd	Cambridge
93	Alpha Road	Cambridge
131	Arbury Road	Cambridge
225	Arbury Road	Cambridge
22	Argyle Street	Cambridge
50	Armitage Way	Cambridge
52	Bateson Road	Cambridge
39	Bliss Way	Cambridge
38	Bourne Road	Cambridge
8	Brunswick Terrace	Cambridge
Flat G, 15 Campbell House	Campbell Street	Cambridge
120	Catharine Street	Cambridge
127A	Cavendish Road	Cambridge
33	Chariot Way	Cambridge
8	Cherry Close	Cambridge
Resident at	Christs College	Cambridge
50	City Road	Cambridge
8	Cocburn Street	Cambridge
6	Cockcroft Place	Cambridge
86	Cockerell Road	Cambridge
6	Cody Road	Cambridge
245	Coldhams Lane	Cambridge
82	Consort Avenue	Cambridge
10	Conway Close	Cambridge
1	Cunningham Close	Cambridge
17	Cunningham Close	Cambridge
20	Cyprus Road	Cambridge
16	Darwin Drive	Cambridge
53	Darwin Drive	Cambridge
3	Ditton Fields	Cambridge
20	Earl St	Cambridge
32a	Ekin Road	Cambridge
6	Fairsford Place	Cambridge
27	Fitzroy Street	Cambridge
45	Franks Lane	Cambridge
168	Gilbert Road	Cambridge
Resident at	Girton College	Cambridge

38	Golding Road	Cambridge
69	Green End Road	Cambridge
69	Gunhild Way	Cambridge
27	Hobart Road	Cambridge
8	Hobart Road	Cambridge
165	Hobart Road	Cambridge
45	Humberstone Road	Cambridge
123	Kelsey Crescent	Cambridge
Suite 124, 23	King Street	Cambridge
808	Kings College	Cambridge
5	Kings Parade	Cambridge
5	Long Road	Cambridge
13	Long Road	Cambridge
31	Lovell Road	Cambridge
208	Lucerne Close	Cambridge
Flat 1, Broadmeadows	Manhattan Drive	Cambridge
64	Manor Place	Cambridge
20	Mawson Road	Cambridge
1 Pentland Place	Metcalfe Road	Cambridge
27	Mill Road	Cambridge
27	Mill Road	Cambridge
257	Mill Road	Cambridge
12	Mill Road	Cambridge
154A	Milton Road	Cambridge
13	Minerva Way	Cambridge
86	Minerva Way	Cambridge
53	Newmarket Road	Cambridge
Resident at	Newnham College	Cambridge
Resident at	Newnham College	Cambridge
16	North cottages	Cambridge
13	Railway Street	Cambridge
10	Ross Street	Cambridge
223	Ross Street	Cambridge
48	Ruth Bagnall Court	Cambridge
104	Scotland Road	Cambridge
2	Short Street	Cambridge
St Andrew's House	St Andrew's Road	Cambridge
67	St Bedes Crescent	Cambridge
14	St Matthews Gardens	Cambridge
12	Strathcarron Court	Cambridge
22	Stretten Ave	Cambridge
175	Sturton Street	Cambridge

2	Sweetpea Way	Cambridge
7	The Brambles, Girton	Cambridge
4C	Thoday Street	Cambridge
3 Whitlocks	Trumpington High Street	Cambridge
16 North Cottages	Trumpington Rd	Cambridge
11	Ventress Farm Court	Cambridge
37	Victoria Road	Cambridge
17-19	Willow Walk	Cambridge
9	Woodhouse Way	Cambridge

Third Party Representations- Cambridgeshire

House Name/Number	Street	Area
4	Robin Close	Bar Hill
41	Otter Close	Bar Hill
32	Martin Road	Burwell
83	Barrons Way	Comberton
57	Silverdale Ave	Coton
Miller Cottage	High Street	Cottenham
3	High Street	Cottenham
62	Harlestones Road	Cottenham
25	High Street	Cottenham
44	Rooks Street	Cottenham
21B	Reads Street	Ely
278	Kings Ave	Ely
47A	Thorpe Way	Fen Ditton
19	Stanbury Close	Fen Ditton
Beltane Brownsfield	Green End	Fen Ditton
Beltaw Brownsfield	Green End	Fen Ditton
5	Vermuyden Way	Fen Drayton
Blair House	High Street	Fowlmere
2	Dunnowe Way	Fulbourn
Quince Tree Cottage	Moor End	Great Sampford
Quince Tree Cottage	Moor End	Great Sampford
20A	South Road	Gt Abington
28A	South Road	Gt Abington
106	Macaulay Ave	Gt Shelford
55	Clare Drive	Highfields Caldecote
8	Mill Quern	Highfields Caldecote
148	Cottenham Road	Histon
24	Daisy Close	Impington
5	Cooke Way	Impington
44	Sun Street	Isleham, Ely
28	High St	Linton
32	Hollybush Way	Linton
183	The Sycamores	Milton
135	The Sycamores	Milton
5	Hemington Close	Over
18	Mill Lane	Sawston
6	Tannery Road	Sawston
49	West Drive Gardens	Soham

7	Russet Close	St Ives
82	Derwent Close	St Ives
27	Greengarth	St Ives
11	Greengarth	St Ives
17	Priam's Way	Stapleford
72	London Road	Stapleford
7	Greenhead Road	Swaffham Prior
17	Thistle Green	Swavesey
Fernleigh Farm	Teversham Road	Teversham
6	Cody Road	Waterbeach
32	Providence Way	Waterbeach
74	The Russets	Wisbech

Third Party Representations- Rest of the UK

House Name/Number	Street	City/Area
8	Den View	Aberdeen
Eastland Lodge	Maryculter	Aberdeenshire
27	Cricketers Close	Ackworth
Old Rectory Chalet	Wasing Estate	Aldermaston
10	Kensington Gardens	Altrincham
Bourne House	Hurstbourne Tarrant	Andover
The Caravan	Spindles, Rew Road	Ashburton
The Poplars	Hornash Lane	Ashford
Peregrine	5 Chapel Lane	Ashurst Wood
5	The Rickyard	Ashwell
Gregor house	Dene lane	Aston
11	New Street	Aylesbury
6	Delapre Drive	Banbury
51	Old Torrington Road	Barnstaple
Ellesmere	Acacia Road	Basildon
4	Baynard Close	Basingstoke
58	The Hollow	Bath
25	Carriageway Court	Bedford
37	Olton Avenue	Beeston
40	Irwin Crescent	Belfast
Hawthorn Cottage	Parkside	Belper
4	Bowers Crescent	Berwick Upon Tweed
10	Linden Rd	Bexhill-on-Sea
26	Wrestwood Road	Bexhill-on-Sea
21	Lillie Road	Biggin Hill
157	Holme Court Avenue	Biggleswade
45	Skripka Drive	Billingham
5A	Sherbourne Road	Birmingham
240	Hubert Road	Birmingham
3	Heathcliff Road, Tyseley	Birmingham
3	Heathcliff Road, Tyseley	Birmingham
40	Foxland Avenue	Birmingham
6	Stockley Grove	Bishop Auckland
40	Bells Hill	Bishops Stortford
30	Dukes Ride	Bishops Stortford
38	Collingwood Avenue	Blackpool
6	Bookers Close	Bognor Regis
31	Windermere Road	Bolton

113	Aintree Road	Bolton
135	Hatfield Road	Bolton
135	Hatfield Road	Bolton
3	Church View	Brackley
Dorrington	London Road	Bracknell
16	Wendron Way	Bradford
12	Whimbrel Close	Bradford
	Forest Animal Boarding Kennels	Brandon
56	Grammar School Road,	Brigg
2	Wherwell Road	Brighouse
10	Princes Road	Brighton
36	Middlesex Road	Brinnington
St. Stephen's House	Colston Avenue	Bristol
31	Paulmont Rise	Bristol
20	St Johns Road	Bristol
17	Church Street	Bristol
57	Bristol Rd	Bristol
82	Alma Road	Bristol
87	North Road	Bristol
109	Bryants Hill	Bristol
139	Gloucester Road	Bristol
2	Teme Close	Bromyard
The Rosary,	Main Rd	Burgh on Bain
267	Anzio Crescent	Burgoyne Heights, Dover
Bell Bungalow	High Street	Burwash
4	Poynton Close	Bury
49	Winthrop Road,	Bury St Edmunds
36	Horsebrook	Calne
36	Horsebrook	Calne
3	Chapel Row	Camborne (Cornwall)
Walsall Cottage	Pentre Road	Carmarthen
Craigwen View	Tenby Road	Carmarthen
Craigwen View	Tenby Road	Carmarthen
148	Park Lane	Carshalton
56	East Bridge Road	Chelmsford
15	Purcell Cole	Chelmsford
54	School Lane	Chelmsford
20	Longlands Road	Cheltenham
1a	Fordson Road	chemsford
	Caird Street	Chepstow
Elmacres,	Church Westcote	Chipping Norton
9	Chorley Road	Chorley

17	Dalmuir Close	Cleveland
5	St Pauls Road	Colchester
5	5 St Pauls Road	Colchester
Maes Ednyfed	Llanddoged road	Conwy
The Hemel	Thornbrough	Corbridge
63	Parkville Highway	Coventry
78	Beaconsfield Road	Coventry
83	Trejon Road	Cradley Heath
47	Grattons Drive	Crawley
The Hollies,	Broich Terrace	Crieff
15	Abbotsfield Way	Darlington
234	Mansfield Road	Derby
Rock House	High Street	Dilhorne,
Mordros	West Camps Bay	Downderry
2	Parsley Way	Downham Market
68	Annsfield Park	Downpatrick
8	Fern Close	Driffield
22	Bennan Gardens	Dundee
7	Church Road	Dursley
53	Jackson Road	East Barnet
60	Cleland Place	East Kilbride
78	Upper Ratton Drive	Eastbourne
44	Broad Road	Eastbourne
44	Broad Road	Eastbourne
23	Beauchamp Close	Eaton Socon, St Neots
6	St Bernards Row	Edinburgh
7	Loganlea Terrace	Edinburgh
2	Hollybank Terrace	Edinburgh
27	Hermitage Park	Edinburgh
11b	Western Avenue	Epping
2	Tuckfield Close	Exeter
15	Wytham View	Eynsham
8	Castings Court	Falkirk
1	Solent House	Fareham
flat 2 214	gudge heath lane	fareham
2	Haflinger Drive	Fareham
1	Saxon Avenue	Feltham
Ty Bryntirion	Bwlch y Ddeufryn	Flintshire
67	Green Acres	Gamlingay, Beds
5	Birchmead	Gamlingay, Beds
20	Lumley Gardens	Gateshead
57	Staplehurst road	Gillingham

34	penrith court	Gillingham
6	Clifton Road	Gillingham
43	Baker Road	Giltbrook
86	Main Street	Glasgow
56	Main Street	Glasgow
2	Abercrombie Drive	Glasgow
132	Camphill Ave	Glasgow
6	Chapel Court	Glastonbury
Fir View	Drybrook	Glos.
52	Kingfisher Caravan Park, Browndown Road	Gosport
3 Thalia Court	Albion Terrace	Gravesend
45	Glenfield Drive	Great Doddington
Fernlea	Blackburn Old Road	Great Harwood
29a	Goring way	Greenford
7	Hibernia Street	Greenock
9	Fox Green	Gt Bradley, Newmarket
10	Brynteg Street	Gwynedd
Cysgod Y Llwyn	Llwyngwrl	Gwynedd
33c	Eastway	Hackney Wick, London
3	Chapel Street	Halifax
35	Rectory Grove	Hampton
56	hitherwell drive	harrow weald
381	catcote road	Hartlepool
6 Pear Tree House	Saxton Close	Hasland
17	Newlands Close	Hastings
19	Old Humphrey Avenue	Hastings
19	Old Humphrey Avenue	Hastings
3	Dunwich Court	Haverhill
11	Lulworth Drive	Haverhill
19B	Hamlet Road	Haverhill
24	Colbeck Road	Haverhill
10	Somerset Court	Haverhill
8	Aldeburgh Close	Haverhill
27	Wortham Place	Haverhill
6	Henry Close	Haverhill
35	Duddery Hill	Haverhill
17	Piper Close	Haverhill
26	Mill Road	Haverhill
11	Chaplins Close	Haverhill
99	Burton End	Haverhill
14	Lilac Gardens	Hayes
35	Tarvin Ave	Heaton Chapel

	St. Keverne	Helston
9	Cumberlow Place	Hemel Hempstead
1	Chapel Close	Hilton
41	Stevenage Road	Hitchin
13	Beech Park	Holsworthy
Basement Flat, 6A	Medina Villas	Hove
50	Montgomery Street	Hove
35	Salisbury Road	Hove
8	Stuart Place	Huddlesfield
25	Newlyn Close	Hull
340	Wold Road	Hull
144	Norfolk Road	Huntingdon
9	Southsield	Ickleton, Saffron Walden
89	Awsorth Road	Ilkeston
Crossways	Town Road	Ingham
	Pinehurst Way	Ivybridge
20	Linton High Street	Keighley
Dunkirk	Banks Lane	Keighley
58	DITMAS AVENUE	Kempston
58	Ditmas Avenue	Kempston
16	Dencer Drive	Kenilworth
Bushy Lawan Barn	Brigstock	Kettering
6	bradley thursfield court	kidderminster
83	St Edmundsbury Road	Kings Lynn
7	Docking Road	Kings Lynn
Bells Meadow	Boughton	Kings Lynn
83	St Edmundsbury Road	King's Lynn
320	Kings Road	Kingston Upon Thames
employee at	Kingston University	Kingston upon Thames
1/160	High Street	Kirkcaldy
39	Sassoon Close	Larkfield
8	Brizen Lane, Farm Lane	Leckhampton
24	Well House Road	Leeds
11	Clayton Grange	Leeds
12	Littlemoor Gardens	Leeds
92	Helena Crescent	Leicester
41	Amy Street	Leicester
36	Dunkerley Court	Letchworth
12 Barber Court	St Pancras Road	Lewes
16	Leyfield Road	Leyland
8	Leconfield Close	Lincoln
	Westcliffe Street	Lincoln

54	Mourneview Park	Lisburn
1	Kirkhams Meadow	Little Fransham
15	Gosden Road,	Little Hampton
15a	Gosden Road	Little Hampton
13	Winslow Road	Little Horwood
95	Samuel Jones Crescent	Little Paxton, St Neots
9	Parkland Close	Liverpool
3	Redington Road	Liverpool
39	Barrington Road	Liverpool
101	Staunton Rise	Livingston Dedridge
The Glen	Torbreck	Lochinver
13	Pymmes Green Road	London
32	Rocks Lane	London
507	Forest Road	London
2	Banbury Street	London
55	Elfort Rd	London
11	Barker Walk,	London
13	Pymmes Green Road	London
20	Fenchurch Street	London
25	Winterbourne Road	London
145-157	St Johns Street	London
297A	Cambridge Heath Road	London
21	Sussex Way	London
54	Hawkdene	London
48	Oxford Road South	London
42	Cheverton Road	London
119	Sydney Road	London
84	Bonner Road	London
20	Kenilworth Road	London
5 Ireton Close	Cromwell Road	London
25	Pine Grove	London
82A	woolwich road	London
7 Matilda House	St Katherines Way	London
17	Elnathan Mews	London
10 Jagger House	Rosenau Road	London
	Algernon Road	London
	Algernon Road	London
180	Ferne Park Road	London
99	Dynes Road	London
Flat 1, 84	Auckland Road	London
9	Cornwall Gardens	London
4	Whistlers Avenue	London

Flat 2, 11	Muswell Avenue	London
21	Fairmile Avenue	London
9	Rose Joan Mews	London
213	Lessingham Avenue	London
329b	Horn Lane	London
18b	The Broadway	Loughton
7	Cabin Close	Lowestoft
willowdene	ludlow road clee hill	ludlow
	Baker Street	Luton
16	Russell Drive	Malvern
64	Moat Way	Malvern
85	Cotswold Road	Malvern
1	Ventnor Street	Manchester
6	Greencroft Road	Manchester
26	Bowers Street	Manchester
1	Ventnor Street	Manchester
employee at	Manchester Metropolitan University	Manchester
7	Reeves Yard	Margate
8	Hobbacott Lane	Marhamchurch
11	The Croft	Marlow
2	Greengage Riase	Melbourn
30	Woodcombe	Melksham
4a	Brook Lane	Melton Mowbray
61	Blakeney Crescent	Melton Mowbray
14	Hills View Road	Middlesborough
14	Hills View Road	Middlesbrough
9	Nursery Close	Mildenhall
39	Goodwyn Ave	Mill Hill, London
16	Mursley Court	Milton Keynes
32	Thorne Road	Minster
35	Castlehill Road	Moray
24	Oxford Street	Morecambe
1	Lady Hamilton Drive	Morpeth
11	Boughton Road	Moulton
6	South Bank	Netherhampton
44	Cartington Terrace	Newcastle
5	Earsdon Terrace	Newcastle upon Tyne
63	Mostyn Green	Newcastle Upon Tyne
52	St Andrews Street	Newcastle-upon-Tyne
26	Norfolk Avenue	Newmarket
2 Moorland Stud Cottage	Herringswell Road	Newmarket
7	Merbein Cottages	Newquay

67	Ballyeasborough Road	Newtownards
Crow Tree Farm	Yafforth Road	Northallerton
employee at	University of Northampton	Northampton
5	Parracombe Way	Northampton
40	Claines Rd	Northfield, Birmingham
13	Ipswich Grove	Norwich
1 Oak Cottage	Breck Road	Norwich
17	Cozens-Hardy Road	Norwich
9	Copenhagen Way	Norwich
145	Knowsley Road	Norwich
64	Castlegate	Nottingham
29	Ridgway Close	Nottingham
34	Ilkeston Road	Nottingham
20	Water Lily Way	Nuneaton
14	Richmond Way	Oadby
7	Southfleet Road	Orpington
Flat 37,	William Tubby House	Oulton Broad
12	Campbell Road	Oxford
1	Springfield Road	Oxford
17	Edgecumb Terrace	Par
	Lords Meadow View	Pembroke
Swn Y Nant	Brecon Road	Pen Y Cae
1	Teasel Avenue	Penarth
Locholly Farm	Murthly	Perthshire
89	Aster Drive	Peterborough
91	Hazeldene Drive	Pinner
91	Hazeldene Drive	Pinner
4	Ynyslyn Road	Pontypridd
144	North Road	Pontywaun
24	Pembroke Road	Poole
151b	Herbert Avenue	Poole
3	Heol Undeb	Port Talbot
25	Birch Walk	Porthcawl
311	New Road	Portsmouth
91	Old Rectory Road	Portsmouth
16	Broughton Tower Way	Preston
spring valley	sproatley road	Preston
spring valley	Sproatley Road	Preston
3	Jubilee Terrace	Radstock
1	North Street	Reading
20	Rowan Close	Reading
85	Silver Fox Crescent	Reading

8	Millview Park	Richhill
3	Chattenden Terrace	Rochester
1 Burloes Cottages	Newmarket Road	Royston
23	Highlands	Royston
Hilcroft Cottage	Hamstreet Road	Ruckinge
23	Arch Street	Rugeley
35	Beech Avenue	Ruislip
27	Stanley Street	Runcorn
25	Player Street	Ryde (IOW)
1	Chapel Lane	Ryton on Dunsmore
13	Fair Leas	Saffron Walden
6	Folkestone Road	Salisbury
101	Lower Road	Salisbury
92A	Yorktown Road	Sandhurst
23	Meadow Road	Seaton
664b	Abbeydale road	Sheffield
17	Malham Gardens	Sheffield
22	Thornton Road	Shewsbury
49	Greenfields Gardens	Shrewsbury
13	Melbreck	Skelmersdale
Flat 1, 59	Upton Park	Slough
29	Rowan Close	Sonning Common
32	Sutton Road,	Soudley, Cinderford
Moorview	Moorview Didworthy	South Brent
2	Whitegates close	South Chailey
Popplestones, 3A	Junction Road	South Croydon
13	scotstoun park	south queensferry
46	Bradwell Close	South Woodford, London
67	Willow Road	South Wotton
19	Central Avenue	Southend on Sea
22	Brierydean	St Abbs
9	South Close	St Albans
5	Lothian Park	St Asaph
10	Scott Ave	St Helens
17	Sycamore Avenue	St Helens
5	Albany Road	St Leonards on Sea
31	Ranelagh Grove	St Peters, Broadstairs
1	Stepside	St Stephen
55	Avondale Avenue	Staines
1	Parishes Mead	Stevenage
16	Hyslop Road	Stevenston
17	Coxham Lane	Steyping

1	Greenbank Ave	Stockport
209	Old Chapel Street	Stockport
30	Hill Rise	Stockport
Harrow House	Langley	Stratford-upon-avon
1	Yarranton Close	Stratford-upon-avon
14	Dovecliff Road	Stretton
1	Chestnut Close,	Sunbury
3B	Green Street	Sunbury on Thames
46	Meden Bank	Sutton in Ashfield
18	Uplands Road	Swadlincote
105	Cyfyng Road	Swansea
23	Dolawel	Swansea
140	Woodcote	Swansea
34	Howard Close	Tadworth
21	Norton Close	Tamworth
81	Tristram Drive	Taunton
35	Cyril Street	Taunton
60	Lower Road	Temple Ewell
53	Weaverhead Close	Thaxted
10	Valerian Rise	Thetford
Thistle Cottage	The Green	Theydon Bois
34	Popham close	Tiverton
34	Popham close	Tiverton
3 Cumberland Court	London Road	Tonbridge
33	Burbridge Way	Tottenham, London
5	Hodge Close	Towcester
117	Longfield Road	Tring
Tucoyse Farmhouse	Tregony	Truro
80	Grandison Rise	Tupsley
Parkside	Jacks Lane	Turvey
2	Stephen Close	Twyford
2	2 Stephen Close	Twyford
6	Framfield Place	Uckfield
4	Lon yr eglwys	Vale of Glamorgan
33	Buckingham Court	Wakefield
1	Devon Avenue	Walmer
52	Jacobs Hall Lane	Walsall
100	Borneo Street	Walsall
8	Stoke Road	Walton on Thames
Northleigh House		Warwick
191	Horseshoe Lane	Watford
8	Hammond Green	Wellesbourne

	Fulmar Lane	Wellingborough
	Norwood Avenue	Wembley
36	Police Station Road	West Malling
Evergreen	Wellington St	Whitstable
Evergreen	Wellington Street	Whitstable
10	Wick House Close	Wick
9	Iona Way	Wickford
2	Galion Way	Widness
95	Farmhouse Road	Willenhall
40	Bourne Street	Wilmslow
Ashdale	Howlett End	Wimbish, Saffron Walden
1	Albert Street	Windsor
2	lower haigh street	winsford
111	Weaver Street	Winsford
38	Milton Road	Wirral
37	Alverstone Road	Wirral
13	Quarry Road	Witney
145	Broad Gauge Way	Wolverhampton
16	Eynsham Close	Woodley
71	St Georges Lane North	Worcester
6	Hawthorn Park	Worle
15	cedar avenue	worthing
17	Cedar Avenue	Worthing
65	High Street	Wreslingworth, Sandy
9	Church Close	york
14	Hill View	York
14	Fox Covert	York
9	Waynefleet Grove	york

Third Party Representations- Overseas

Address	Area	Country
2/37 Hutton Avenue	Ferntree Gully VIC	Australia
21 Eileen Street	Booval	Australia
Altair da Silva Bonfim 1185, Jardim Soares, 14784347,	Barretos-SP	Brazil
Bul. Maria Louiza 2	Sofia 1000	Bulgaria
02-2606 Moreau,	Montréal,	Canada
14, rue de la Tannerie	Baie-Saint-Paul	Canada
POBox 125	Coe Hill, Ontario	Canada
328 whytefold rd	winnipeg	Canada
Box 940	Beaverlodge, AB	Canada
7707-173 Street NW	Edmonton, AB	Canada
4 Anstead Cres	Ajax ON	Canada
875 Watson road South	Ontario	Canada
Rubesi 58	51215 Kastav	Croatia
Marie Majerove 1748	Sokolov	Czech Republic
Thrigesvej 6	Haderslev	Denmark
93 rue de Boussières	Poligny	France
5 rue du marais	60270 gouvieux	France
93 Rue de Boussieres	Poligny	France
11 quai lachaux	63160 Billom	France
La Val	Trans La Foret	France
Düppelstr.25	52068 Aachen	Germany
Nordwollestr. 31	27749 Delmenhorst	Germany
22455 Hamburg	Hamburg	Germany
Vohensteinweg	74523 Schwaebisch Hall	Germany
Marktstr	71672 Marbach	Germany
Vohensteinweg	Schwaebisch Hall	Germany
lavendelweg 5	52134 Herzogenrath	Germany
karakassi 80 kato touba	Thessaloniki	Greece
80 kato touba	hessaloniki	Greece
Rm 3710, Kin Ming Estate	Till Keng Leng	Hong Kong
Castle Peak Road	Kowloon	Hong Kong
Marwaripara, Sambalpur	Odisha	India
28,Lohunda Crescent	Clonsilla ,Dublin	Ireland
S. Lorenzo 66043	Vasto	Italy
S. lorenzo 66054	Vasto	Italy
Via del commercio 4	Monterotondo,	italy
Goodlands		Mauritius

ul. Nenckiego 118	Wroclaw	Poland
Leite de Vasconcelos, nr. 146	4610-170 Felgueiras	Portugal
Orizontului 32B	120003 Buzau	Romania
Malherbe Street	Wllingotn Cape	South Africa
Gullregnsvägen 42	263 76 Nyhamnsläge	Sweden
Östra Hed 2	43266 Veddige	Sweden
Hakankila Skattegarden 1	51199 Satila	Sweden
Hertistr. 8	CH - 5704 Egliswil	Switzerland
657 Ta Chien St	Taichung City	Taiwan
Sukhumvit 62-5	Bangkok 10260	Thailand
104 S. Indianwood Ave	Broken Arrow, OK 74012	USA
2315 Lupine Dr.,	Ashland, OR	USA
12484 Robert Dahl Dr	El Paso, TX 79938	USA
824 Cole St	San Francisco	USA
5301 Seville Rd	Seville, OH	USA
6992 FallsView Cir	Delaware OH	USA
141 Wood Avenue	Mastic, NY. 11950	USA
58 NIMMO ROAD	KALAMA, WASHINGTON STATE	USA
400 Rancho Rd	Thousand Oaks Ca 91362	USA
7 Lake Shore Dr.	Netcong, NJ	USA
321 East 69th	St. Apt. 2D, NY	USA
P.O. Box 180712	Fort Smith, AR 72918-0712	USA
15051 Moorpark St.	Sherman Oaks, CA	USA
TN 37921	Knoxville,	USA
POB 208	Conyers, Ga. 30012	USA
2379 Glenridge Drive	Lewisville, TX	USA
PO 2272	Idyllwild, Ca	USA
P.O. Box 1354	Utuaado Puerto Rico. 00641	USA
Owings Mills	MD 21117	USA
5640 Netherland Avenue	, Bronx, NY	USA
2766 Diamond Dr	Camarillo, CA	USA
1147 Woodfield Drive	Jackson, MS	USA
748 E. Kensington Road	Los Angeles, CA 90026	USA

Appendix 3- Cambridge Quality Panel Minutes from the meeting
dated 11 June 2014

CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: AstraZeneca Development

Date: 11th June 2014



1. Scheme description and presentation

Applicant AstraZeneca

Planning status Pre application stage

2. Overview

The new global research and development centre of AstraZeneca will be located on the Cambridge Biomedical Campus (CBC).

The development is split across two plots of land comprising:
North Plot (plot 7), bound by Francis Crick Avenue, Robinson Way and the future Circus Piazza. The proposal is to create a circular building envelope that contains six main buildings, over four floors, one of which is underground, with formal open space at the centre.

South Plot (plots 10-13), bound by the Cambridge-London railway to the west, Francis Crick Avenue to the east, the Cambridgeshire Guided Busway to the north, and future development site to the south.

The scheme will comprise a range of biomedical and biotechnology facilities comprising the following:

- Laboratories and support facilities;
- Site amenities and employee services;
- Building operations and maintenance facilities;
- Energy centre;
- Car and cycle parking; and
- Landscaping and access roads.

Following approval of the outline planning permission under reference 06/0796/OUT, it is anticipated that AstraZeneca will submit a Reserved Matters application in October 2014.

3. Cambridgeshire Quality Panel views

Introduction

The Panel welcomed seeing the proposal for this scheme at such an early stage. Quality Panel involvement early on provides an excellent opportunity to ensure that the Quality Charter principles are embedded into the core characteristics of the scheme and can then be taken through to the more detailed planning stages.

The Panel welcomed the site visit to the AstraZeneca and the Circus sites, which was useful in understanding the context for the proposed developments.

The AstraZeneca development fronts part of the proposed Circus and Piazza to the north, which will connect the current Addenbrooke's site to the new part of the CBC. Planning officers at Cambridge City Council proposed that both applicants of the Circus/Piazza and AstraZeneca proposals were present during both reviews of the schemes.

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 welcomed AstraZeneca's ambition of making this proposal as a 'laboratory of the future' and highlighted the importance of the inclusion of community which has been carefully thought out within the development, specifically in respect of access to the proposed courtyard space within the centre.

The Panel noted AstraZeneca's intentions of establishing themselves on site for many years to come and for the proposed buildings to become part of the CBC community and not to be perceived as separate. It was recognised that creating something specific to Cambridge will be a challenge. AstraZeneca's ethos is to work closely with clinicians, doctors, the university, including students, and patients.

Connectivity

In respect of the proposed building at plot 7, the Panel welcomed the accessibility to the courtyard for the wider public which is an unusual but positive step for a pharmaceutical company. The Panel did question how security and confidentiality would be addressed given the very open appearance of the building and open plan office layout, which is on view to the general public. Through subsequent discussion they were satisfied that the openness reflected Astra Zeneca's culture.

The Panel noted that parking arrangements should be flexible in order to respond to changes in the longer term. The applicant explained that they would like to bring support to the Guided Bus, Park and Ride, etc. in order to achieve this vision.

It was also noted that all the roads within the CBC site are private, which would help realise the 'shared surfaces' element depicted on the draft plans presented during the panel review.

Character

The Panel considered this scheme, specifically plot 7, extremely good and very refreshing which contains the ingredients to become an enjoyable place to work. The proposed buildings are considered a delight, especially spaces between the buildings and the appropriate difference between them.

The Panel recognised this is a very high quality scheme and highlighted that the width of the public spaces in the south plot (plots 10-13) is very critical in terms of flexibility. The applicant explained that by having similar size plots the buildings cannot go further to the west, for example, due to the railway line. So what is currently proposed in the middle in terms of open space is the result of planning constraints.

The Panel welcomed the calmness and clarity the building provides (i.e. plot 7) by being 'clutter free', which would also help with the maintenance of the building.

The main concerns of the Panel were how the landscape and spaces around the buildings are going to be managed and how much landscape will be used. The applicant explained that there will be a management

company that has been already set up by the developer that will take care of communal places.

The Panel also asked how the quality of the building at plot 7 will be transferred into the actual build on site, and will this simulate into its surroundings. The Panel also mentioned that there should be a clear relationship between the proposed buildings and of the public realm (i.e. Circus and Piazza), specifically with regard to plot 7.

Furthermore, in respect of plot 7, the Panel queried the circular orientation of the proposed building – whether there is a clear point of reference as the circular shape could be disorientating inside.

Climate

The applicant explained that the proposed building at plot 7 will have a target of BREEAM excellent, with a range of other possible measures to go beyond BREEAM excellent, which are currently being considered. The Panel were supportive of this approach.

As mentioned within section 2 of this report, it is proposed that there will be an 'energy centre' at the 'heart' of the campus, which will incorporate heat pumps and a planned ground-source cooling spray.

SUDs would also be used around the buildings, though the Panel did raise concerns over the proposed building at plot 7 and the use of drainage tanks which may effect the proposed tree planting around that particular area.

4. Conclusion

The Panel highly praised the current proposals. It was acknowledged that this development has set high standards for the rest of the Cambridge Biomedical Campus. However, there are some details that still need to be delivered. Especially regarding the lack of detail regarding drainage, as each of the sites need to be self-contained.

The Panel recognised the quality this scheme could bring to the overall campus and the value of bringing the Circus/Piazza and Astra Zeneca teams together for a joint review. They recommended this would be valuable for the next public area review.

PLANNING COMMITTEE

4th February 2015

Application Number	14/1648/REM	Agenda Item	
Date Received	21st October 2014	Officer	Mr Sav Patel
Target Date	20th January 2015		
Ward	Queen Ediths		
Site	Homerton Business Centre Purbeck Road Cambridge Cambridgeshire		
Proposal	Reserved Matters Scheme (access, appearance, landscaping, layout and scale) for the erection of 95 residential units including affordable housing, together with associated landscaping (the provision of a central amenity space and the reconfiguration of the existing on-site balancing pond to the south), car and cycle parking, and associated infrastructure works pursuant to application 13/1250/OUT.		
Applicant	Mr c/o Agent United Kingdom		

SUMMARY	<p>The proposal accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The principle of development has already been accepted as part of the outline planning permission and the reserved matters application accords with the parameters set through the outline consent. -The development is of a high quality design and would provide a high standard of residential amenity for future occupiers. -There would be no adverse impact on nearby residential occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is accessed from the end of Purbeck Road off Hills Road. Its current name is the Homerton Business Centre but it has also been known as the Michael Young Centre when the National Extension College owned it. It was formerly the home of Rattee and Kett builders who operated a stonemasonry yard and joinery business. A number of 20th century office and industrial buildings sat around a central landscaped amenity space that was inspired by its former stonemasonry use, incorporating industrial sculpture, a pond and carved stonework. These buildings, which were 1-3 storeys high, one of which still occupies the Cambridge Cookery School, have now mainly been demolished. Construction work is currently being undertaken for a new building for Abbey College.
- 1.2 The site is allocated in the Cambridge Local Plan (2006) as a protected industrial/storage site. It does not fall within a conservation area, contains no listed or locally listed buildings, is outside the controlled parking zone and contains no protected trees. Policy 26 in the Local Plan 2014 proposed submission document allocates sites for various uses throughout the city. This site is allocated for mixed uses with a capacity for 50 dwellings and 0.5ha of employment uses.
- 1.3 To the north of the site is Purbeck House (otherwise known as Centro). This is a student accommodation block which runs parallel to the railway line of stepped height, rising to 6 storeys. This in turn adjoins Tripos Court and then the Belvedere residential development which incorporates mainly 5 storey residential apartments rising to a 10 storey tower element at its apex with Hills Road bridge. To the north east is Hills Road Sixth Form College campus, comprising a mix of education buildings and open space which forms a land parcel that extends along Purbeck Road to Hills Road.
- 1.4 To the east of the site is Hills Road Sports Centre which includes an indoor sports hall and outdoor tennis facilities. The main sports hall runs parallel to and most of the length of the eastern boundary of the site. Further to the east is Corfe Close, a small residential cul-de-sac, which is accessed off Purbeck Road. To the south east is Homerton College and its extensive landscaped grounds which are accessed from Harrison Drive and Hills Road.

- 1.5 To the south of the site is a car park associated with Homerton College adjacent to which is a playing field which adjoins the railway line. The playing field has detailed planning permission for residential development for 85 units and is referred to as the Western Housing Site. This would be of 3 to 6 storeys, the tallest element being closest to the application site. The playing field, on which the development would sit, is largely hidden from view from the railway by a strong belt of Hornbeam trees.
- 1.6 To the west of the site is the London-Kings Lynn railway line. Running alongside this, on its western side, is the Cambridgeshire Guided Busway and associated pedestrian/cycle track. To the west of the busway is the Cambridge University Press site and printing works buildings which in turn adjoins Kaleidoscope to the north, a residential scheme under construction of 5-6 storeys where it borders the busway.

2.0 THE PROPOSAL

- 2.1 This application contains the details reserved as part of the outline planning permission 13/1250/OUT dated 16 September 2014. The Outline gave consent for the means of vehicular access from Harrison Drive, with all other matters reserved for up to 95 Residential Units (use Class C3 - indicative Blocks D, E and F) comprising a mix of town houses and apartments including up to 40% affordable housing across the wider site; Commercial Development comprising Class B1(a) Offices, Class B1(b) Research and Development, Class B1(c) Light Industrial and/or Class D1 non-residential education and training centre (in the alternative) up to a maximum of 1500sqm (GEFA)(indicative Block B), the reconfiguration of the existing on-site balancing pond, provision of central open space, new car and cycle parking, and associated works (following the demolition of a number of existing buildings - drawing 3046/125). The Outline consent also set the parameters for the layout and maximum height for development within the red line boundary. The detailed elevations have been designed to ensure they comply with the height and layout parameters set in the Outline permission.
- 2.2 The proposed development under this REM application is broken down into 3 phases; 2a, 2b and 2c. Phase 2a comprises

the Block E and F which are the three storey townhouses. Block E is a terrace of six units and Block F two semi-detached units. The units in both blocks would face onto Harrison Drive and contain off street parking space in front and an integral garage and private amenity space. The units are proposed to be flat roof and constructed of red brick with a light mortar and contain inset panels, glass balustrades at first floor on the front including external terrace and integral garage (excluding unit H8 which only has one external parking space). Units H1 to H7 including integral garages and one external parking space. The rear gardens of the town houses back directly onto the public amenity space.

- 2.3 Phase 2b consists of the Blocks D1, D2 and D3. These blocks contain the flats and affordable housing units. In total these blocks would contain 87 flats/apartments of which 37 would be affordable units. The Outline consent includes two affordable houses (1 and 2 Purbeck Road) which have full planning permission secured through the hybrid planning application. The blocks are arranged adjacent to the railway line with a threshold space in between. All three blocks comply with the height and layout parameters set out in the Outline consent. The height of each block drops down in height from D1 to D3 in accordance with the parameter plan. Below is a breakdown of the residential units:

Block	1bed	2bed	3bed	4bed house	5 bed house	Total
D1	7	18	2			27
D2	14	19	11			44
D3	0	10	6			16
Block E					6	6
Block F				1	1	2
Total	21	47	19	1	7	95

The breakdown of affordable housing units is as below:

Block	1bed	2bed	3bed	4bed h o u s e	5 bed h o u s e	Total
Affordable	7	18	2	1	1	29
Shared Ownership	6	4				10
Total	13	22	2	1	1	39
Private	8	25	17		8	58
Total	21	47	19	1	9	97

- 2.4 Phase 2c consists of the main amenity areas for the development. The area to the south of Block D3 would include a landscaped water feature. The area to the north of Block E and east of Block D1 will form the main publically assessable open space.

3.0 SITE HISTORY

Reference	Description	Outcome
13/1250/OUT	Part full/part outline application comprising:- Full - Teaching Facilities Block (Block A:Use Class D1-non-residential institution), Student Accommodation (Block A:sui-generis) of 126 study bedrooms, associated ground floor servicing and car and cycle parking; retention and adaptation of 1 and 2 Purbeck Road to be occupied as 2 affordable dwellings (Use Class C3); retention of existing commercial units (Units 7 and 7A) to be occupied as B1(a)Offices, B1(b) Research and Development, and/or B1(c) Light Industrial accommodation (in the alternative); together with the provision of an internal spine	APPROVED

road, hard and soft landscaping, the relocation of a pumping station and a new electricity sub-station (following the demolition of a number of existing buildings - drawing 3046/125).

Outline - including means of vehicular access from Harrison Drive, but with all other matters reserved for up to 95 Residential Units (use Class C3 - indicative Blocks D, E and F) comprising a mix of town houses and apartments including up to 40% affordable housing across the wider site; Commercial Development comprising Class B1(a) Offices, Class B1(b) Research and Development, Class B1(c) Light Industrial and/or Class D1 non-residential education and training centre (in the alternative) up to a maximum of 1500sqm (GEFA)(indicative Block B), the reconfiguration of the existing on-site balancing pond, provision of central open space, new car and cycle parking, and associated works (following the demolition of a number of existing buildings - drawing 3046/125).

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, 3/8, 3/11, 3/12, 3/14 4/13, 4/14 5/1, 5/5, 5/9 7/1, 7/2, 7/3, 7/7, 7/10 8/2, 8/10 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide Affordable Housing Planning Obligation Strategy Public Art

Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) National Planning Practice Consultation
	<u>Citywide:</u> Balanced and Mixed Communities – A Good Practice Guide Cycle Parking Guide for New Residential Developments Air Quality in Cambridge – Developers Guide
	<u>Area Guidelines:</u> Southern Corridor Area Transport Plan

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. Those policies of relevance relate to the principle of development on this site

and have been covered in the associated outline report for planning permission.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: Dimensions for the car parking spaces must be provided which show 2.5m x 5m with 6m reserving space and also for the cycle parking which should comply with the cycle parking standards.

Cambridgeshire County Council (Transport Assessment)

- 6.2 No objection: subject to the SCATP contribution and Travel Plan being provided at the appropriate triggers in accordance with the current S106 agreement associated with the outline permission.

Head of Refuse and Environment

- 6.3 No objection: subject to the following comments on the conditions applied to the Outline consent.

Condition 18 (Noise insulation scheme)

- Full details of the alternative ventilation system to be installed within the affected residential units is required with calculations ensuring recommended air changes per hour and internal noise levels can be achieved when operating on boost for summer/comfort ventilation.

Condition 19 (Plant/building noise insulation)

- Full details of all plant including assessment to ensure the rating levels are achieved will be required.

Condition 20 (Noise insulation amenity areas)

- Further details are required on the balcony located on the South façade which according to the BPTW design and access statement will be a protruding metal balustrade with glazed endings. The MM report advises this balcony will be

subjected to noise levels 54 58 dB LAeq. Mitigation is required to ensure that occupants are not exposed to levels exceeding 55 dB LAeq, T.

- Details will also be required on the private terraces overlooking the railway and what acoustic mitigation will be in place to achieve 50 55 dB LAeq, T.

Condition 21 (Vibration block D)

- The measurements and conclusions within MM report are accepted.

Condition 13 (Lighting)

- The horizontal lux levels for the central amenity area are reasonable.

Condition 23 (Contaminated Land)

- Part (a) of this condition has been satisfied.

Urban Design and Conservation Team

First Comments:

6.4 The scheme overall is a well-considered design and should result in a high quality development. However, a number of minor amendments are needed before we could fully support the proposed scheme:

- ☐ The means of roof access and maintenance needs to be clarified;
- ☐ The treatment of the cycle parking store A (Block D3) needs to be confirmed and should be covered;
- ☐ Taller screens (e.g. 1.8m high) are needed on the north side of the proposed balconies to units 1.1, 1.2, 2.1, 2.2, 3.1, 3.2, 4.1, 4.2, 5.1 and 5.2 located within Block D1 in order to improve the level of privacy for the occupants.
- ☐ The first floor living room windows on the east elevation of unit H6 (Block E) and the west elevation of unit H7 (Block F) result in inner looking concerns and should be staggered.
- ☐ Additional windows are needed on the east elevation of Unit H1 (Block E) so as to improve surveillance of the entrance to Unit

D2-0.1 and the pedestrian/cycle link between Blocks D2 (eastern 'wing') and E.

- 6.5 With these amendments the proposed scheme would be acceptable in design terms.

Second Comments:

- 6.6 The submitted amendments have addressed our previous concerns raised with the original application submission. The additional amendments proposed by the client and design team are also considered acceptable in design terms.
- 6.7 However, in order to further reduce opportunities for overlooking we recommend that obscured glazing be incorporated within the lower section of the windows to units H6 (Block E) and H7 (Block F). A relevant condition should be attached to the decision notice. Subject to this condition and given the amendments now submitted, we are able to fully support the application in design terms.

Senior Sustainability Officer (Design and Construction)

- 6.8 No objection: Proposals to reshape the balancing pond to enhance biodiversity, while at the same time retaining its role in the overall SuDS strategy for the scheme, are also supported.

Renewable energy provision

No objection: The general approach to sustainable design and construction and the approach to renewables being taken the residential element of the Homerton Business Centre redevelopment is supported.

Disability Consultative Panel (Meeting of 25 November 2015)

- 6.9 No objection: The site includes the former Rattee & Kett building on the south-eastern edge of the railway parallel with Hills Road and south of Purbeck Road. The proposal includes one wheelchair accessible unit and three adaptable units on the ground floor. All units are to be built to Lifetime Homes Standard.

The Panel's comments were as follows:

Accessible parking bays (one on either side of a standard bay). The Panel felt this arrangement would discourage the use of these accessible bays or would be too narrow to be useful. Wider bays or a different configuration would be welcomed.

Lifts. The Panel would recommend a secondary power supply in the event of fire (although note that this becoming more of a standard feature within Building Regs etc.)

Bathrooms (adaptable). The Panel note that these can be adapted according to the needs of the user, although would stress that should the needs of the user be unclear, the recommendation would be to design for a shower room, not a bath. A bath could be fitted at a later stage if necessary.

Accessible WC. Design so that the user can approach from either side of the pedestal or allow the user to choose at the design stage.

Access to Purbeck Road (cyclists and pedestrians). The Panel note that it is currently unclear whether this route will be segregated but welcome the generous 6 meter width.

Grassed areas. These need benches for the ambulant disabled.

Level changes (ramped solution). A handrail at two levels for both wheelchair users and pedestrians is recommended.

Grassed steps. Although not a primary walkway, some concern was expressed regarding the safety of those with a visual impairment.

Block D2 entrance. The design team are advised to look again at desire lines, as the route between the lift and refuse area appears awkward.

Railway edge (acoustics). High quality sound proofing will be needed as the likely increase in rail movements would result in levels of noise that would be particularly distressing for those with a hearing impairment.

Doors. The architects are invited to explore solutions that would provide the safety of glass plate doors only without the weight. A-symmetric doors are recommended by wheelchair users (900mm) with appropriate manifestations for the benefit of the partially sighted.

Parking. Architects are encouraged to provide either loading bays for delivery vehicles or short-stay parking provision for carers, as instances of conflict are likely to become frequent.

Conclusion.

A good proposal. The Panel welcome the news that their comments on previous proposals have been listened to and taken on board on other schemes.

Head of Streets and Open Spaces (Landscape Team)

First Comments:

- 6.10 Encouraged by the level of detail and specification in the soft landscape proposal but concerned by the lack of detail associated with the boundaries of the site and construction and protection of the pond SUDS. I set out below a summary of the main issues:

Play Area:

- The proposed grass steps in the amenity area need to include access for all mobility and user groups. Also include reinforced grass or paved landing at the top and bottom of steps to prevent excessive compaction.
- Additional play mounds seem excessive. The space would be better utilised for other types of play equipment.

Landscape details:

- Generally satisfied with the landscape design and species selected.
- The narrow strip of shrub planting between the block of flats and terrace houses will be difficult to maintain and recommend hedge remains against the house boundary and shrubs replaced with hedge against footpath edge.
- The open boundary against the railway line needs to be reinforced with landscaping such as dogwood hedging

broken up with native mixed deciduous hedges between the grass beds.

- Uncertainty with access for mowing the grass in the gardens areas against the railway lines.

Boundaries

- No details of boundary treatment have been provided.
- There is no clarity as to what is occurring at the northern boundary from the paved square next to Ketts Lane all the way across to the car park.
- Further detail and clarification needed.

Pond

- Detail associated with the pond are not complete.
- Details of the fencing around the pond must be submitted.
- Sections and construction spec needed for consideration.
- The proposed pond seems cramped. Would prefer to see the small headwall moved eastwards allowing the pond to be a single larger body with no longer and awkward arms/ditches

Second comments:

- 6.11 The landscape team have reviewed the amended documents submitted following discussions held with the applicant's design team. The amendments are considered to be acceptable and support for approval of the application

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

- 6.12 No comments received to date.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

First Comments:

- 6.13 The application as it currently stands cannot be supported because of the detrimental impact it will have on the water quality of Hobson's Brook and due to the lack of consideration of a surface water drainage system that will function as intended for the lifetime of the development.

- 6.14 The design does not appear to have any consideration of water quality and silt management. It would be expected that all areas of car parking would be permeable paving (the use of which is mentioned within the FRA associated with the outline permission) and tanked where infiltration is not available. The use of silt traps in manholes should be used to prevent the build-up of silt within the attenuation tanks.

Second Comments:

- 6.15 The amended drawing addresses my concerns regarding the issue of water quality and I now support the application.

Environment Agency

- 6.16 No objection: The surface water drainage scheme must be implemented and constructed in accordance with the approved surface water drainage scheme. Insufficient information has been provided to fully discharge the contaminated land condition.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.17 No objection: From a crime reduction perspective, I would have no objection to what is proposed.

Cambridgeshire Fire and Rescue Service

- 6.18 No objection: If minded to approve, then appropriate provision be made for fire hydrants secured in a S106 agreement or a planning condition.

Strategic Housing

- 6.19 In principle Strategic Housing has no problem with a cluster of 27 affordable homes together. It makes sense to have the entire block as affordable housing as the affordable provider can manage rents and service charges better. Strategic Housing is also happy with the mix of dwellings and the tenure split.

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

7.0 REPRESENTATIONS

- 7.1 No representations have been received to this application from the neighbour notification process.

8.0 ASSESSMENT

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

1. Background
2. Principle
3. Context of site, design and external spaces
4. Affordable Housing
5. Renewable energy and sustainability
6. Residential amenity
7. Refuse arrangements
8. Car and cycle parking
9. Conclusion

Background

- 8.2 No third party objections have been received in relation to this application and therefore officers would ordinarily determine a proposal such as this under delegated powers.
- 8.3 However, the City Council is likely to acquire the affordable housing element of the scheme and is to invest a significant amount of financial resource to secure this. The decision to invest in this site as part of the Councils Housing Programme was approved in principle at Housing Scrutiny Committee last September. Under the terms of the Scheme of Delegation, in the interests of transparency, in consultation with Chair and Spokes, in this instance officers consider the proposal should come to Planning Committee for determination.

Principle

- 8.4 The principle of development for residential purposes is established through the outline permission 13/1250/OUT. This includes allowing for the quantum of residential units proposed, the means of access, maximum heights, footprint of the residential blocks and layout and quantum of open space. The

outline permission also includes an assessment of the environmental impacts of the scheme and secures the S106 obligations arising from the wider site. As such, this report focuses on the detailed design of the scheme and its acceptability. Most conditions for the site are also already set through the outline permission and are commented upon below the recommendation for purposes of clarity.

Context of site, design and external spaces

- 8.5 This reserved matters application relates specifically to the detailed matters of the development that was given outline planning permission (13/1250/FUL) on 16 September 2014. Therefore, the principle of the development has been established and the layout and height parameters have been agreed as part of the outline consent. The proposed development falls within these set parameters and therefore complies with the Outline consent.
- 8.6 The proposed development consists of three phases; 2a, 2b and 2c. I set out below my assessment of each phase in terms of design.

Phase 2a:

- 8.7 Phase 2a relates to Block E and F which are the three storey town houses which front Harrison Drive and back onto the public amenity space. The town houses are arranged in two blocks; a 6 unit terrace and one semi-detached pair. The number of units in Block E has been reduced by one in order to increase the level living accommodation across the terrace. The design has been fully assessed by our Urban Design Team who considers this part of the development to be acceptable. The fenestration of the front elevation is consistently articulated and the front entrance is recessed providing a covered area in front of each unit. I consider the design and scale of development to be acceptable.
- 8.8 In terms of external space, both blocks would be set back from the road giving each unit a threshold space in front for off street parking. Each unit (except for H8) would benefit from an integral garage. First floor terraces are also proposed at the front which offers residents an alternative outdoor space. At the rear of Block E, careful consideration has been given to how the

private amenity space relates to the public amenity area. A combination of soft and hard boundary landscaping including the use of pergolas would make an acceptable transition between the private and public areas. This has been fully assessed to ensure the residential amenity of future residents is protected.

- 8.9 Block E and F are considered to be acceptable in terms of the design and detailing such that they would represent high quality buildings that would provide high quality living accommodation.

Phase 2b

- 8.10 This phase relates to the three inter-connected Blocks (D1, D2 and D3) which consist of the residential flats including the affordable housing provision (37 units as part of this application). Again, the blocks are compliant with the parameters set out in condition 4 of the outline consent in terms of height and layout.

- 8.11 The Urban Design Team is satisfied with the overall design and with the modifications that have been made such as the inclusion of balconies which gives each unit an outdoor amenity space. The balconies have been carefully arranged so as to avoid causing overlooking into other units. Balconies have also been added to the southern elevation of block D3 overlooking the pond and amenity space. The introduction of balconies in this elevation enriches the appearance of this elevation of Block D3 and also provides the amenity space with a form of nature surveillance. The introduction of inset balconies also helps to reduce the mass of the Block D3 and give it better articulation. Also the units in the sixth floor would benefit from generous roof terraces that have been carefully arranged so as to maintain privacy and overlooking.

- 8.12 The design, elevation treatment and articulation of the fenestration of the blocks have been carefully considered and assessed, and is considered to be of high quality. I am therefore satisfied that this phase of the development is acceptable.

Phase 2c

- 8.13 This phase consists of the two amenity areas; one to the rear of Block E and one to the south to Block D3. The amenity area to

the rear of Block E is proposed to be landscaped and include a play area with play equipment. The amenity area to the south of Block D3 is proposed to include a pond which is to be landscaped.

- 8.14 The northern boundary of the amenity area is proposed to be landscaped. Grass steps are proposed between the play area and main amenity space. The amenity spaces have been carefully assessed and designed to ensure the spaces provide high quality outdoor space for future residents and public.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Affordable Housing

- 8.16 The development includes a cluster of 27 affordable units within block D1. The cluster size is above the Affordable Housing SPD recommended size for flats which provides guidance that this should not exceed 12 units from a common stairwell. Strategic Housing has no issue with the proposed cluster size and has indicated that it will be easier for the units to be managed in terms of rents and service charges. Strategic Housing is also happy with the mix of dwellings and the tenure split. My view is that this cluster size and the mix of affordable housing units as a whole in comparison to the market dwellings, is not going to result in any harm to either the occupants, the RSL or the aims of providing a mixed and balanced community. The size of the cluster is very much a result of the scale of development being proposed; other private cores in blocks D2 and D3 adjacent to the railway are similar in scale to the affordable core.

Renewable energy

- 8.17 The proposal is to use photovoltaic panels on the roof tops of Block D1, D2 and D3 to provide 10% of the renewable energy provision for the proposed development. The Panel would be arranged on the roof to ensure they are not visible. The proposed renewable energy approach is supported by the Sustainability Officer.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.19 The application site is located within an area where there are no immediate neighbours who would be adversely affected by the proposed development. The site is surrounded by Homerton College to the southern east; phase A development to the north; Hills Road Sixth Form to the north; and the railway station to the west and the Cambridge Old Press site on the other side of the railway line. Therefore, I am satisfied that the site is far enough away from existing houses to have any adverse impact.
- 8.20 In my opinion the proposal adequately respects the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/12 and 3/7.

Amenity for future occupiers of the site

- 8.21 The proposed development would provide future residents with a high quality living environment in terms of living accommodation and outdoor space. All of the flats would have balconies and through the outline permission, the open space to be provided on this site is acceptable. However, the Urban Design Team have recommended obscure glazing be incorporated within the lower section of the windows in the side elevation of units H6 (Block E) and H7 (Block F) to reduce overlooking. The applicant has instead revised the window arrangement in the side elevations and introduced high level windows on the ground to mitigate the direct inter-visibility between these units. Also none of the habitable rooms windows would directly face one another, as they have been offset. Therefore, I do not consider a condition necessary, as all the windows in the side elevations are secondary windows and they help to articulate the side elevations of these units.
- 8.22 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

- 8.23 Separate refuse storage rooms are proposed on the ground floor of Block D1, D2 and D3 to serve the units in these blocks. The refuse storage arrangements for the town houses in Block E are provided in the integral garage. In Block F the bin storage for unit 7 is provided in the integral garage and in unit H8 the bin storage is provided in front of the dwelling within an enclosed store. This is because this unit does not benefit from an integral garage. The proposed refuse storage arrangement for the development has been agreed by our Environmental Services Team.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

Car parking

- 8.25 The Outline consent provided 65 spaces but this REM application proposes a reduction to 52 spaces to serving the apartments. This reduction is as a result of the REM application providing more cycle parking and also due to the introduction of a landscape buffer between Block D and the railway line. Whilst 52 spaces for 95 units are below the maximum requirements in the parking standards, in this central location, I am satisfied that the loss of 13 car parking for the reasons above and in this sustainable location is acceptable. In accordance with condition 15, 5% of all residential parking spaces will be reserved for people with disabilities.
- 8.26 Two car parking spaces are provided for Block E (including an integral garage and one external space). In Block H, unit H8 would only be provided with one space. Unit H8 is the only 3bed townhouse and is therefore the smallest. The number of parking spaces provided for these blocks is in accordance with the parking standards (1 space for 3 or more bedrooms). I am therefore satisfied that the car parking provision for this phase of the development is acceptable.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

9.0 CONCLUSION

- 9.1 The design and detailing of Phase 2a, 2b and 2c has been assembled to a high quality and provide a good standard of living environment for future residents. The residential scheme will deliver 40% affordable housing of appropriate mix and distribution. The landscaping scheme is acceptable. The car parking provision is justified given the sustainable location of the site. The layout and heights accord with the approved parameter plans.

10.0 RECOMMENDATION

APPROVE subject to the following condition:

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.

Informative

The applicant's attention is drawn to the comments made by the Disability Panel, which are attached to this decision notice.

Note for Members

In the table below, I indicate which conditions as part of the outline application have been satisfied/discharged as a result of this reserved matters application.

**CONDITIONS APPLICABLE TO THE OUTLINE PERMISSION
13/1250/OUT**

<u>Start Date:</u>	Has the reserved matters application complied with the terms of the outline permission?
1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission.	Complied
Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.	
2. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.	Requires compliance
Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.	
3. No development on any phase shall commence until approval of the details of the access (excluding the means of access from Harrison Drive), appearance, landscaping, layout and scale within that phase (hereinafter called the reserved matters) has been obtained from the local planning authority in writing.	Complied
Reason: To ensure that all necessary	

details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 8/2, 8/4).	
<u>Planning Parameters</u>	
4. The development shall be carried out in accordance with the approved Parameter Plans as set out below. The residential footprint shall be contained within the area hatched in red on plan number 3046/018 rev 00 and for block D shall be sufficiently articulated to create significant recess in the built form adjacent to the railway line. The public open spaces, both private and communal, shall be arranged to accord with the approximate position, layout and quantum of space as shown on plan 3046/019 rev 00. A minimum 3,465m ² , to zones 2 and 4 as shown on plan 3046/19 Rev 00, shall be provided within the central open space zone and to the south of block D, although the final configuration may vary. Building heights shall be no higher than the maximum heights as shown dashed on the approved parameter elevation plans for blocks B, D, E and F excluding chimneys and other such structures. Building heights for block D shall, in particular, be arranged so that the maximum heights occur as incidents across the façade with lower interlinking sections.	Complied
Approved Parameter Plans 3046:	
018 00 (Residential Development Footprint)	
019 00 (Amenity Space)	
064 02 (Block F elevations)	
069 03 (Block E elevations)	
077 04 (Block D building elevations east and west)	

079 03 (Block D building elevations north and south)	
082 03 (Block B commercial elevations)	
Reason: To ensure that the development is implemented in accordance with the approved parameters upon which the application has been determined (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 3/13, 4/13).	
<u>Layout</u>	
5. Any reserved matters application shall be substantially in accordance with the layout of the site as shown by plan reference 3046/016 Rev 02 (Outline and Full Planning Application Areas).	Complied
Reason: To ensure that the development is implemented in accordance with the indicative layout plan (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 3/13, 4/13).	
<u>Phasing Plan</u>	
6. Prior to or concurrently with the submission of the first of the reserved matters application(s) for the residential or commercial development of the outline site and updated as required in the context of any further reserved matters application(s), a Phasing Plan shall be submitted to the Local Planning Authority for approval. The Phasing Plan shall include the proposed sequence of development across the site, and include indicative timing information - by reference to the commencement or completion of development of any phase or the provision of any other element or to any other applicable trigger point - and	Requires compliance, further information required in order to be fully discharged.

access arrangements for the provision of the following features within the built-up area:	
a) children's play areas.	
b) informal open space.	
c) Commercial floorspace provision	
d) Foul water drainage and pollution control features.	
e) Surface water drainage features, including ponds, attenuation tanks, pipe work, controls and outfalls.	
f) Landscaping/planting provisions.	
g) Biodiversity enhancements for birds and bats	
Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications, to assist with the phased discharge of conditions, and in order to ensure that provision of features essential to the site are delivered in a timely manner to meet the needs of occupants (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 3/13, 4/13).	
7. No development shall commence, apart from enabling works agreed in writing by the Local Planning Authority, until such time as the phasing plan has been approved in writing by the Local Planning Authority. The provision of the features shall be carried out in accordance with the approved timing contained within the phasing plan unless otherwise agreed in writing by the Local Planning Authority.	Requires compliance, further information required in order to be fully discharged.
Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications, to assist with the phased	

discharge of conditions, and in order to ensure that provision of features essential to the site are delivered in a timely manner to meet the needs of occupants (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 3/13, 4/13).	
<u>Detailed Renewable Energy Statement</u>	
8. No development of a building (excluding enabling works) shall commence until such time as a renewable energy statement for that building, which demonstrates that at least 10% of the building's total predicted carbon emissions will be reduced through the implementation of on-site renewable energy sources, has been submitted to and approved in writing by the local planning authority. The statement shall include the total predicted carbon emissions in the form of an Energy Statement of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective carbon reduction contributions, size specification, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings	Discharged
Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).	

<u>Materials</u>	
9. No application of materials (e.g. brickwork, blockwork or render etc.) of new building/s shall commence until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1m x 1m and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until the completion of the development.	Requires discharge
Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/12 and 3/14).	
<u>Landscaping Details</u>	
10. No occupation of any new building erected pursuant to this permission 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 in accordance with the scheme of phasing pursuant to condition 6. These details shall include proposed finished levels or contours; means of enclosure/boundary treatment; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or	Discharged

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)	
<u>Landscape Management and Maintenance</u>	
11. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas in accordance with the approved phasing scheme, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of any new building within the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.	Requires Discharge
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)	
<u>Drainage</u>	
12. No development of a building shall commence until details of the foul and surface water drainage for that building have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.	Requires Discharge
Reason: To prevent flooding, promote sustainable drainage and prevent pollution (Cambridge Local Plan policies 3/1 and 4/13, 8/18)	
<u>Lighting</u>	
13. Prior to the commencement of any building (excluding enabling works) , a detailed outdoor lighting scheme shall be submitted to and approved in writing by the local planning authority in accordance with the approved phasing scheme. The scheme shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the spacing and height of lighting columns/fixings), the extent/levels of illumination over the site and on adjacent land through the submission of a isolux contour plan and measures to be taken to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved details and shall thereafter be maintained as such.	Discharged
Reason: In the interests of visual amenity and to ensure that the development will	

not result in unacceptable light pollution (Cambridge Local Plan 2006 policies 3/11, 4/13 and 4/15).	
<u>Housing</u>	
14. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the local planning authority. The affordable housing units shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.	Discharged
Reason: To ensure that the scheme provides an appropriate balance and mix of housing units in accordance with Cambridge City Council Affordable Housing SPD and Cambridge Local Plan policies 3/7 and 5/5.	
<u>Disabled Car Parking</u>	
15. 5% of all visitor residential parking spaces shall be suitable for, and reserved for, people with disabilities.	Requires compliance
Reason: To ensure an appropriate level of car parking provision for people with disabilities (Cambridge Local Plan policy 8/10 and appendix C).	

<u>Cycle Parking</u>	
16. Any reserved matters application for a building shall include details of facilities for the covered, secure parking of bicycles (other than visitor bicycles) for use in connection with the approved development in accordance with the City Council standard for cycle parking. The facilities shall be provided in accordance with the approved details before use of the development commences and shall thereafter be retained and shall not be used for any other purpose unless otherwise agreed in writing by the local planning authority.	Discharged
Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).	
<u>Demolition and Construction Environmental Management Plan</u>	
17. Prior to the commencement of development a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:	Requires discharge
a) Demolition, construction and phasing programme to enable the requirements pertaining to commercial development to be discharged independently with the wider residential site.	
b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site,	

details of their signing, monitoring and enforcement measures.	
c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours.	
d) Delivery times for construction/demolition purposes shall be carried out between 0730 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.	
e) Soil Management Strategy.	
f) Outline Waste Management Plan (OWMP).	
g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.	
h) Maximum noise mitigation levels for construction equipment, plant and vehicles.	
i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009.	
j) Maximum vibration levels.	
k) Dust management and wheel washing measures in accordance with the provisions of London Best Practice Guidance: The control of dust and emissions from construction and demolition.	
l) Use of concrete crushers.	
m) Prohibition of the burning of waste on site during demolition/construction.	
n) Site lighting.	

o) Drainage control measures including the use of settling tanks, oil interceptors and bunds.	
p) Screening and hoarding details.	
q) Access and protection arrangements around the site for pedestrians, cyclists and other road users.	
r) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.	
s) External safety and information signing and notices.	
t) Consideration of sensitive receptors.	
u) Prior notice and agreement procedures for works outside agreed limits.	
v) Complaints procedures, including complaints response procedures.	
w) Membership of the Considerate Contractors Scheme.	
x) Contractor site storage/area compound and location of contractor offices	
The development shall then be undertaken in accordance with the agreed plan	
Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)	
<u>Noise Insulation Scheme</u>	
18. Before any residential building or other noise sensitive development is commenced (excluding enabling works), a noise insulation scheme detailing the	Requires discharge

acoustic noise insulation performance specification of the external building envelope of that building(s) (having regard to the building fabric, glazing and ventilation) 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". The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details.	
Reason: To protect the amenity of the future occupiers (Cambridge Local Plan 2006 policy 4/13)	
<u>Plant/Building Noise Insulation</u>	
19. Prior to the occupation/use of any building, full details of a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.	Requires discharge, requires further information
Reason: To protect the amenity of the nearby properties (Cambridge Local Plan 2006 policy 4/13)	

<u>Noise insulation - amenity areas</u>	
20. Before any residential building or other noise sensitive development is commenced (excluding enabling works), a noise attenuation scheme and/or phased attenuation measures shall be submitted to and approved by the local planning authority in order to demonstrate that no primary external amenity area associated with the proposed dwellings (gardens and balconies) will be adversely affected by a daytime (0700-2300hrs) outdoor noise level in excess of 50 dB LAeq, 16 hours or a night time (2300-0700hrs) outdoor noise level in excess of 50 dB LAeq, 8 hours. Any phased measures that form part of the noise attenuation scheme shall be completed prior to the occupation of any proposed residential or other noise sensitive development that requires protection by the requirements of this condition.	Requires discharge, requires further information
Reason: To protect the amenity of the future occupiers (Cambridge Local Plan 2006 policy 4/13)	
<u>Vibration</u>	
21. Prior to the commencement of development, a detailed design scheme of how the propagation of vibration within block D is to be controlled to ensure that vibrations are not amplified between the foundations and the receiving rooms, shall be submitted to and approved in writing by the local planning authority.	Discharged
Reason: To protect the amenity of the future occupiers (Cambridge Local Plan 2006 policy 4/13)	

<u>Odour/Fume Filtration /Extraction</u>	
22. Before the use of any commercial unit which requires equipment for the purpose of extraction and/or filtration of fumes and or odours, those details shall be first 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.	Not relevant
Reason: To protect the amenity of the nearby occupiers (Cambridge Local Plan 2006 policy 4/13)	
<u>Contaminated Land</u>	
23 No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.	Part A discharged
(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.	
(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with	

a quality assured sampling and analysis methodology.	
(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.	
No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).	
(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.	
(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.	
(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of	

any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.	
Reason: To protect the amenity of the future occupiers (Cambridge Local Plan 2006 policy 4/13)	
<u>Fire Hydrants</u>	
24. No building shall be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has been submitted to and approved in writing by the local planning authority.	Requires discharge
Reason: To ensure there is adequate hydrant provision for fire-fighting Cambridge Local Plan (2006) policy 3/12	

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PLANNING COMMITTEE

4th February 2015

Application Number	14/1811/FUL	Agenda Item	
Date Received	14th November 2014	Officer	Miss Catherine Linford
Target Date	9th January 2015		
Ward	Petersfield		
Site	35 Tenison Road Cambridge Cambridgeshire CB1 2DG		
Proposal Applicant	Two storey pitched roof extension to the rear. St Andrews College 13 Station Road Cambridge CB1 2JB		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed extension would not have a significant detrimental visual impact or a significant detrimental impact on neighbouring properties in terms of overshadowing, dominance, enclosure or overlooking; <input type="checkbox"/> The additional students accommodated in the extended building would not have a significant detrimental impact on neighbouring properties; and <input type="checkbox"/> There is adequate space on site for bin and cycle storage, and the proposals would not have a significant impact on on-street parking.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 35 Tenison Road is a two storey, mid-terrace house situated on the southeastern side of Tenison Road. Tenison Road is predominantly residential in character with family dwellings and Houses in Multiple Occupation (HMO). The site is within a

Conservation Area. No. 35 is in use as a HMO and is currently being renovated.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a two-storey pitched roof extension to the rear of the house, to provide an additional two bedrooms, one on each floor. The proposed extension would be 5.4m deep, and 5.2m wide, abutting the common boundary with 37 Tenison Road.

3.0 SITE HISTORY

Reference	Description	Outcome
C/86/0913	Continued use of property as bedsitting accommodation	A/C

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 3/14
		4/11 4/13
		5/7
		8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Mill Road Area Conservation Area Appraisal (2011)

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 (Engineering)

- 6.1 The proposal adds an extra unit of accommodation to the existing site. Following implementation of any permission issued in regard to this proposal the residents of the site will not qualify for Residents' Permits other than visitor permits within the existing Resident Parking Schemes operating on surrounding streets.

Head of Refuse and Environment

- 6.2 No objection, subject to conditions relating to construction hours and bin storage.

Urban Design and Conservation team

- 6.3 The application is supported as it will not be detrimental to the character or appearance of the Conservation Area and conforms to policy 4/11 of the Cambridge Local Plan (2006). A condition is recommended requiring that the materials used match the existing building.
- 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 owners/occupiers of the following addresses have made representations:
- ☐ 14 Tenison Road
 - ☐ 29 Tenison Road
 - ☐ 36 Tenison Road
 - ☐ 42 Tenison Road
 - ☐ South Petersfield Residents Association
- 7.2 The representations can be summarised as follows:
- ☐ Concern about the increase in the number of residents
 - ☐ Increase in noise and disturbance, and anti-social behaviour
 - ☐ Increase in taxi traffic

- ☐ The residents will have access to Visitor Permits and this will put additional pressure on on-street parking, which is already limited
- ☐ Out of character
- ☐ Approval to convert the house into a HMO was subject to a condition limiting occupation to no more than 8 people. The property is likely to be occupied by 12-13 people as some rooms will be double occupancy
- ☐ Having a warden does not stop disruption and there is no guarantee that the warden would be retained
- ☐ The effect of approving this application would be to exacerbate an already unacceptably high concentration of HMOs in the immediate area, which is otherwise overwhelmingly residential in character
- ☐ The neighbour consultation should have been wider

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

Context of site, design and external spaces

8.1 The proposed extension would not be visible from the street and would consequently have no impact on the streetscene. Due to the scale of the existing building and its rear wing, the proposed extension is not considered to be out of keeping with the building. The Urban Design and Conservation team have no objection. I recommend a condition requiring that the materials used match the existing building (3).

8.2 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

Residential Amenity

The proposed extension

8.3 The neighbouring houses, 33 and 37 Tenison Road have both been extended to the rear, with single storey additions. The proposed extension would be slightly shallower than the extension to No. 37, and would stand to the northeast of this neighbouring property, abutting the common boundary. Due to

its siting, it is my view that it would not have a significant detrimental impact on No. 37 in terms of dominance, enclosure or overshadowing.

- 8.4 The proposed extension would stand 1.2m from the common boundary with 33 Tenison Road, and would stand to the southwest of this neighbour. The extension to No. 33 is used as a dining room/kitchen, and has a large window on the rear elevation, and a smaller window on the southern elevation facing out towards the application site. The proposed extension would impact on the light entering this side window, but as this window is secondary it is my view that the overshadowing experienced would not be to a degree that would justify refusal of the application. It is also my view that the proposed extension would not dominate or enclose this neighbouring property to an unacceptable degree.
- 8.5 The windows proposed on the rear elevation of the extension would allow oblique views into the rear gardens of 33 and 37 Tenison Road. In my view this is no worse than the current situation and I consider this to be acceptable. The proposed window on the side elevation of the original projecting wing of the house would look out towards No. 37. There would be no direct interlooking between the two properties and I consider this arrangement to be acceptable.

The Use

- 8.6 Planning permission was granted for the use of the house as a HMO in 1986 (C/86/0913), with a condition stating that 'the maximum number of occupants shall at no time exceed eight'. The extended building would accommodate more than eight people. The condition on the 1986 permission only relates to the main house, and would not control the occupation of the extension. There are 24 HMOs registered with Environmental Health on Tenison Road, and the character of Tenison Road, in terms of use has changed since the 1980s. Considering the number of HMOs on Tenison Road and because the neighbouring houses are in use as HMOs it is my view that an increase of two double bedrooms is acceptable. I understand that the College intends to accommodate two people in some rooms, and I therefore recommend that the occupation of the extension is restricted to no more than four people, bringing the

total number of people allowed to occupy the premises under both permissions to 12, including the warden (condition 4).

- 8.7 It is proposed that a warden lives in the house with the students. I accept that this would not resolve all potential problems relating to noise and disturbance but it would reduce the impact in my view. Considering that the house is an authorised HMO, which could accommodate 8 people with no warden, it is my view that the addition of four people and a warden would not cause such noise and disturbance to justify refusal of the application. In order to ensure that the property is adequately managed I recommend a condition requiring a management plan for the building, including contact details for the warden for the use of neighbours should problems arise (condition 5).
- 8.8 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 3/7, 3/14, 4/13 and 5/7.

Refuse Arrangements

- 8.9 A bin store is proposed in the front garden of the property, against the boundary with the road. The principle of a bin store in the front garden is acceptable, but its precise location and its appearance needs to be clarified and agreed. I recommend that details are required by condition (6).
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/14.

Car and cycle parking

- 8.11 The Local Highway Authority has explained that the residents will not qualify for Residents' Parking Permits, but would qualify for Visitors Parking Permits. The allocation of Visitor Parking Permits is not within the control of the Local Planning Authority, but it is my view that the additional four occupants would not place such a strain on on-street parking spaces to warrant refusal of the application.

- 8.12 No cycle parking is shown on the submitted plans. There is ample space on site, either in the front or rear garden for this and I recommend that details are required by condition (7).

Third Party Representations

The neighbour consultation should have been wider

- 8.13 The neighbouring properties directly adjacent to, opposite and behind the application site were consulted by letter, a site notice was displayed and the application was advertised in the press. This is the level of statutory consultation required and in my view was appropriate.

9.0 CONCLUSION

- 9.1 In my opinion, the design and appearance of the scheme is appropriate to its context and would adequately respect the residential amenity of neighbours. The additional students occupying the extension would not give rise to a degree of intensification to warrant a refusal of planning permission.

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. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. The extension hereby permitted shall be occupied by no more than four occupants at any one time.

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

5. The extension hereby permitted shall not be occupied until a Management Plan for the building has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the role of the warden and contact details for neighbours, which shall be displayed on the external front facade of the building.

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

6. Prior to the commencement of occupation, full details of the storage facilities for the separation of waste for recycling and composting shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that the refuse arrangements are satisfactory and visually appropriate. (Cambridge Local Plan 2006, policies 3/7 and 4/13)

7. 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 residents of the site will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

INFORMATIVE: Together with application C/86/0913 no more than 12 people shall occupy the extended building.

PLANNING COMMITTEE

4th February 2015

Application Number	14/1649/FUL	Agenda Item	
Date Received	20th October 2014	Officer	Michael Hammond
Target Date	15th December 2014		
Ward	Romsey		
Site	Land To R/o 8 Montreal Road Cambridge Cambridgeshire CB1 3NP		
Proposal	Erection of 4 dwellings together with shared access driveway.		
Applicant	Mr C Rose C/o Taylor Vinters		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would not be overbearing or cause any significant loss of amenity in terms of light or privacy to neighbouring properties. - The design of the proposed dwellings would be acceptable and would not harm the character of the area or the wider Conservation Area. - The sites lends itself to subdivision; the acceptable design and layout justifies development of low priority garden land.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a backland plot situated on the west side of Montreal Road. The plot is served by an unmade access off Montreal Road, to the north of number 8. The site area has varied in size with recent planning history and is currently formed from the rear garden of number 8 Montreal Road and rear sections of numbers 6 and 7.

- 1.2 To the east of the site is number 8 Montreal Road, a detached two-storey residential property. Adjacent to the south east is number 7 Montreal Road, which is an extended two-storey semi-detached property. It has a relatively deep single storey extension projecting approximately 10m to the west. To the north of the site are terraced residential properties fronting onto Mill Road, which occupy relatively narrow rectangular plots some 15m in depth.
- 1.3 The site is not within, but is adjacent to the Mill Road extended Central Conservation Area. The site is outside of the Controlled Parking Zone (CPZ). There are no protected trees on, or adjacent to the application site.

2.0 THE PROPOSAL

- 2.1 This amended application seeks consent for the demolition of number 8 Montreal Road and the erection of 1 two bedroom and 3 three bedroom houses.
- 2.2 House no.1 is a two bedroom semi-detached house with an eaves height of 2.1m and an overall ridge height of 5m. House no.2 is a three bedroom semi-detached house, which adjoins onto house no.1, with an eaves height of 4.8m and an overall ridge height of 7.9m. House nos. 3 and 4 are distanced 1m to the south of nos.1 and 2 and are identical in design and scale to house no.2.
- 2.3 The houses are traditionally detailed, with buff facing brickwork, slate roofs with a pitched roof design. The shared surface driveway is to be finished with block paving.

Amended Plans

- 2.4 Amended drawings have been submitted to include roof chimney stacks and re-designed dormers in response to comments from the Conservation Team. Amended drawings have also been submitted to revise the layout of the scheme in respect of comments made by the Landscape Officer regarding the position of cycle storage on site. As a result of this, cycle storage has been moved from the rear gardens of the proposed dwellings to the front of the site, and the car parking spaces and

bins re-configured to provide space for this re-located cycle storage.

3.0 SITE HISTORY

3.1

Reference	Description	Outcome
10/0028/FUL	Erection of chalet bungalow to the rear of 8 Montreal Road and demolition of outbuildings to side of 8 Montreal Road.	Refused
10/0510/FUL	Erection of chalet bungalow to the rear of 8 Montreal Road and demolition of outbuildings to side of 8 Montreal Road.	Refused
11/0116/FUL	Erection of eleven new apartments following demolition of existing house at 8 Montreal Road and land to the rear.	Withdrawn
11/0547/FUL	Erection of two bungalows (following demolition of outbuildings to rear).	Refused
12/0480/FUL	Erection of four dwellings following demolition of 8 Montreal Road.	Permitted.
13/0145/FUL	Amendments to planning permission 12/0480/FUL to allow for a two storey rear extension and a dormer window to the rear of house 1.	Withdrawn
13/0371/FUL	Amendments to 12/0480/FUL to allow for three velux windows to the rear of House 1.	Withdrawn
13/0977/FUL	Amendment to planning permission 12/0480/FUL to allow for raising ridge height by 600mm, incorporating a pitched rear dormer window, velux window to the front and relocation of front door to house 2.	Refused – Appeal dismissed
14/0195/FUL	Erection of 17 residential units, following demolition of buildings	Permitted.

394, 396, 398 Mill Road and 8
Montreal Road, together with
associated infrastructure.

3.2 The application **12/0480/FUL** is an extant permission for four dwellings on the site which was approved at East Area Committee. In this scheme, three attached 3 bedroom dwellings were set in the centre of the site and another 3 bedroom detached dwelling was positioned along Montreal Road.

3.3 Houses nos.2-4 of the proposed scheme are identical in scale to the houses in the previously approved scheme. House no.1 of the proposed scheme has a lower ridge height of 5m compared to the previously approved scheme. The proposed scheme has been designed as two sets of semi-detached properties set in the centre of the site, as opposed to the previously approved scheme which had a detached house at the front of the site and three attached dwellings. The garden plot sizes of the proposed scheme are identical to that of the previously approved scheme, but the layout of sheds at the end of these gardens has been reconfigured with clear footpaths from the dwellings to these sheds.

3.4 The most recent application **13/0977/FUL** to alter the roof form of the development permitted under 12/0480/FUL was dismissed at appeal. In his decision letter the inspector stated:

“Whilst the proposal would not therefore have any significant effect on living conditions by reason of overlooking, loss of light, noise or disturbance, this would not mitigate the dominating and enclosing effect on the gardens of 380 and 378 Mill Road which I have identified. I therefore conclude that the proposal would have a significant and unacceptable effect on the living conditions of the occupiers of adjoining dwellings. The proposal would thus be contrary to the requirement of Policy 3/4 of the Cambridge City Council Local Plan that developments respond to their context and draw inspiration from the key characteristics of their surroundings, and be contrary to the thrust of Policy 3/14’s requirement that extensions of existing buildings do not unreasonably visually dominate neighbouring properties.”

3.5 Permission was recently granted under **14/0195/FUL** for the erection of 17 residential units following the demolition of nos.394-398 Mill Road and no.8 Montreal Road. These 17

residential units are formed in two new terraces fronting onto Mill Road and Montreal Road with three levels of accommodation. The built form along Mill Road has a ridge height of 9.2m and is traditionally detailed to match the existing adjacent Victorian properties. The terraces fronting Montreal Road have a varied overall ridge height between 8.6m and 9.8m and are designed in a more contemporary fashion with detailed design. There is a large communal garden at the rear of this site with a footpath that connects from the bike store along Montreal Road to land to the rear of no.8 Montreal Road.

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	3/4 3/6 3/7 3/10 3/11 3/12 4/11 4/13 5/1 8/2 8/6 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> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</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><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Roof Extensions Design Guide (2003)</p>
	<p><u>Area Guidelines</u></p> <p>Mill Road Area Conservation Area Appraisal (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, there are no policies in the emerging Local Plan are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the incorporation of the conditions and informatives requested.
- 6.2 Conditions; No unbound material, No gates erected, Vehicular access and public highway, drainage, visibility splays, manoeuvring area, no obstruction, traffic management plan, highways informative.

Head of Refuse and Environment

- 6.3 No objections subject to conditions regarding construction hours, and deliveries/ collections during demolition and construction.

Urban Design and Conservation Team

Original comments (18/11/2014)

- 6.4 The proposed layout of the buildings does not reflect the traditional grain of the area and is therefore not supported as it is detrimental to the character and appearance of the adjacent conservation area. In addition, the dormer windows should be redesigned, if the application were to be approved, so that they better reflect the more traditional style that is more appropriate in this area. This application does not conform to policy 4/11 of the Cambridge Local Plan 2006 as it does not preserve or enhance the conservation area as it adversely impacts on views into and out of.

Second comments (11/12/2014)

- 6.5 The conservation comments regarding the layout of the scheme still stand. However, the revised drawings show better proportioned dormer windows on the rear elevation which are less dominant in the design. The chimney stacks also give some articulation to the roofs which is important in this area which has many traditional buildings with their associated details.

Head of Streets and Open Spaces (Landscape Team)

Original comments (14/11/2014)

- 6.6 Landscape considers that this application does not conform to Policy 3/4 Responding to Context; Policy 3/7 Creating Successful Places; Policy 3/10 Sub division of Existing Plots; and 3/11 The Design of External Spaces.

Second comments (17/12/2014)

- 6.7 Whilst the amendments are an attempt to react to previous comments regarding the bike stores and awkward access to back gardens, we do not feel that the proposals present an adequate design response. The bike and bin stores clutter the forecourt area while the car parking areas are seemingly slotted in where they fit rather than being designed as part of the scheme. Bringing the bike and bin stores to the front removes valuable green space at the sides needed for buffer planting.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.8 No objection to what is proposed either from a crime reduction or community safety perspective.

Ministry of Defence Safeguarding

- 6.9 No objections.
- 6.10 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 application:

- No.1 Montreal Road
- No.1a Montreal Road
- No.1b Montreal Road
- No.7 Montreal Road
- No.6 Montreal Square
- No.7 Montreal Square
- No.1 Hobart Road
- No.3 Hobart Road
- Owner of No.5 Hobart Road, resides at no.8 Priory Street
- No.370 Mill Road
- No.378 Mill Road
- No.380 Mill Road
- No.17 Romsey Road

7.2 The representations can be summarised as follows:

Principle of Development

- Overdevelopment.
- Conflicts with policies 3/4, 3/7, 3/10, 3/12 and 4/11 of the Local Plan.
- Development of garden land.
- Principle of development previously considered unacceptable.

Residential Amenity

- Invasion of privacy/ overlooking.
- Increase in noise.
- Sunshading.
- Enclosure.

Access objections

- Increased traffic.
- Loss of car parking for nearby facilities/ shops.
- Inadequate parking provision.

Design objections

- Out of character.
- Not in keeping with the Conservation Area.
- Dormers dominate the rear elevation.
- Poor response to context.

Other issues

- Inaccurate drawings.

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

8.0 ASSESSMENT

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

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

Principle of Development

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

- 8.3 The NPPF declassifies garden land from the definition of Brownfield land and such sites are no longer included within the Authority's five year housing land supply. This notwithstanding, Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots which remain acceptable in principle, subject to design and the impact on the open character of the area. Policy 3/10 recognises the important part of the character and amenity value gardens contribute to the City.
- 8.4 The contribution that the former garden land makes to the character of the area, the comparative density of the development and the visual impact of the new dwellings on the prevailing character of the area are all important considerations in assessing whether the proposed development is acceptable. The density, design and layout are in my view appropriate in this context (discussed in the design section below) and appropriate justification has been provided for its development. I recognise that the former garden site contributes to openness of the area, but given the acceptable design and contribution to the housing stock, I consider this an appropriate plot subdivision in principle. There is therefore adequate justification for development of a low-priority site.
- 8.5 The principle of developing this former garden site was deemed acceptable under the previously approved application for this site (12/0480/FUL). The levels of development of the proposed scheme compared to this previously approved scheme are very similar and consequently I consider the principle of development to be acceptable.
- 8.6 The principle of development in this form is therefore deemed acceptable, in accordance with policies 3/4, 3/6, 3/7 and 3/10.

Context of site, design and external spaces and Impact on Conservation Area

- 8.7 The acceptability of this scheme in terms of design, turns on the detailed design and appearance of the new buildings in relation to the surrounding context and the adjacent Conservation Area.
- 8.8 Permission was granted by East Area Committee under 12/0480/FUL (12/0480/FUL) was made for the erection of four dwellings; a one bedroom house fronting onto Montreal Road

and a row of three houses, 1 one bedroom house and 2 two bedroom houses, in a terraced design set back in the centre of the backland site. This scheme was approved on the grounds that it was designed in a form and density which would make an efficient use of the site that successfully integrates with the surrounding context.

- 8.9 This approval is a key material consideration in the assessment of this application as this proposed scheme shares considerable similarities with the previously approved scheme. The position, scale and design of the proposed houses in the centre of the site are very similar to that of the previously approved scheme. The general layout of the forecourt, as well as the size and layout of garden plots is also very similar to the previously approved scheme. The key variation from the previously approved scheme is the deletion of the detached house fronting Mill Road, and the addition of a new house, similar to nos.2 and 3, at the rear of the row of houses in the centre of the site. With this in mind, the general pattern, scale and density of development on the site is very comparable to that of the extant permission on the site.
- 8.10 In light of this re-configuration of the layout of the scheme, it is my view that the current scheme proposes a form and density of development which makes an efficient use of the site which successfully integrates with the surrounding context. The orientation of these properties reflects the surrounding layout along Hobart Road and Montreal Road with an east/west pattern, and is of a relatively low density (33 dwellings per hectare), which provides room for generous gardens at the rear of the properties. In so doing, the application has drawn positive inspiration from the surrounding area in bringing forward an appropriate design for this sensitive backland site in accordance with local plan policies 3/4 and 3/10.
- 8.11 I do not agree with the Conservation Team's view that the proposal would adversely affect the character of the adjacent conservation area. I consider the grain of the development to be representative of the context of the site, as it is similar to both Montreal Road and Hobart Road adjacent to the application site.
- 8.12 The footprint of the four proposed dwelling is reflective of the development pattern of adjacent buildings, resulting in a large

proportion of the site remaining as private garden land. In my opinion, this revised scheme would have a positive impact on its setting and would not cause harm to the character and appearance of the area, including the adjacent Conservation Area.

- 8.13 The scale, massing and detailed design of the four houses draws positive inspiration from the Victorian properties in the vicinity. Amended plans, in response to the Conservation Team comments, have been received to change the design of the dormers to include two narrower dormers to provide a more traditional hierarchy of windows. Chimney stacks have also been included in these amended plans to give more articulation to the roof. This amended scheme has resulted in a more traditional appearance of the houses which results in a more satisfactory contextual relationship with the other houses along Mill Road.
- 8.14 The landscape team has raised concerns regarding the bike and bin stores cluttering the forecourt area and the car parking areas not being designed as part of the scheme. However I do not agree with this advice, particularly given the proposed layout of car parking, bin and bike store are very similar to that of the previously approved scheme. The position of parked cars, bins and bike stores are located a considerable distance from the front of these properties, and as a result I do not consider that the layout of the forecourt would significantly detract from the aesthetical appearance of the proposed dwellings or detrimentally harm the outlook from the future occupiers of these properties. Elevations of the bin and bike stores have since been provided which demonstrate that the structures are relatively small in scale at 2.1m in height and have been designed in timber cladding with facing brickwork to match the houses in materials. As a result I consider that the presence of these parking spaces, bin and bike stores on the forecourt would be in keeping with the overall context of the site and would be in keeping with the character of the area.
- 8.15 In my opinion the application proposes an acceptable plot subdivision, which, given the acceptable design, justifies the development of low priority garden land. As such the scheme is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.16 Plots 1 and 2 will create some visual impact and overlooking on no.7 Montreal Road. There is a separation distance from front to rear of approximately 25m between these properties. Given the distances involved, I do not consider the relationship so harmful as to justify refusal. Planting between the two properties would also mitigate against any overlooking.
- 8.17 The access way of the development also passes in close proximity to the flank wall of no.7 Montreal Road. The comings and goings from this development would create some disturbance for the occupiers of this property, but I do not feel the overall levels of vehicle and pedestrian movements to be significantly harmful as to justify refusal of the application.
- 8.18 The proposed new dwellings will have some impact on number 6 Montreal Road. The lower section of the garden of no.6 has a common boundary with the application site and will experience some overlooking. The overlooking, visual impact and proximity of the turning head mainly affects the end section of the garden which is less sensitive than the main dwelling and there is also planting between the garden of no.6 and the application site. As a result of this, I consider this relationship acceptable and not detrimentally to the residential amenity of this neighbouring property.
- 8.19 It was deemed in the previously approved scheme that the single storey nature and separation distance, of what is now plot no.1, from nos. 378 to 380 Mill Road meant there will not be any significant overshadowing, or adverse visual impact for the occupants of these properties to the north along Mill Road. As the height and separation distance, from nos. 378 to 380 Mill Road, of the proposed dwellings are very similar to that of the previously approved scheme, I consider that the previous assessment of this amenity remains applicable and thus there will be no harm to the amenity of these neighbouring properties as a result of the proposed development.
- 8.20 In regard to concerns raised by neighbouring properties to the south on Montreal Square, I do not consider that the addition of house no.4 to the main plot of the development will cause any

harm to the residential amenity of these properties. House no.4 would be positioned approximately 16.5m away from no.6 Montreal Square and 16m away from no.5 Montreal Square. This separation distance and the absence of any windows overlooking in this direction would mean that the amenity of these neighbouring properties will not be harmed as a result of the addition of house no.4.

- 8.21 I recognize the general level of concern relating to the development of this site for residential purposes, and the impact this will have on the secluded character of the area. The site is not formed from any of the rear gardens of Mill Road. I recognize that the applicant's site plans do not accurately show the footprints of houses facing Mill Road. I have examined the context of the site carefully and noted the actual position of more recent rear extensions to Mill Road houses. Even taking these extensions into account, the rear gardens of Mill Road are relatively deep and I do not consider that the outlook, seclusion and privacy of these rooms will be significantly curtailed. The land to the rear of number 6, 7 and 8 Montreal Road is anomalous in size and shape, and I consider additional residential development here to be appropriate.
- 8.22 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.23 The application provides four homes suitable for family occupation, with generous gardens. 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 (or 3/14).

Refuse Arrangements

- 8.24 The scheme provides adequate refuse storage provision within the proposed forecourt area in front of the dwellings. A refuse collection point has been provided close to the entrance of the site for convenient collection. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

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

Highway Safety

- 8.26 The highway authority is satisfied with the visibility from the proposed junction adjacent to no.8 Montreal road. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.27 The application provides adequate cycle parking within outbuildings on the proposed forecourt. The 1 car parking space per dwelling does not exceed the Council's maximum standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.28 The majority of the issues raised in the representations received have been considered in the above report.

The following issues have also been raised:

The area is overdeveloped

I do not consider the development of this site to cause any overdevelopment that would affect the amenity of neighbouring properties or significantly detract from the character of the area. The previous approval is an indication that this level of development on this site is acceptable.

The distance of separation between house no.1 and the back of no.380 Mill Road is not correct.

I have visited No.380 mill Road and measured the length of the rear garden. This distance is 13.55m and not 17.5m as shown on the plan. This difference is because extensions to various properties on Mill Road, including no.380, are not shown on the location plan. I have taken into account the actual configuration of no.380 and other nearby buildings in making my assessment.

Access objections

With regard to the objections around the pressure on car parking in the surrounding area, it is my view that adequate provision has been provided on site, in accordance with the Councils parking standards. I do not consider it likely that car ownership levels amongst future occupiers of the development will exceed the level provided for. The existing pressure on on-street car parking space will in itself be a disincentive to such additional car ownership.

Planning Obligation Strategy

- 8.29 As a result of the Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government) tariff style developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square meters should not be sought. The proposed development falls below this threshold, and therefore it is not possible to seek planning obligations to secure community infrastructure in this case.

9.0 CONCLUSION

- 9.1 The design and layout of this revised scheme reflects the characteristics of the site, which adequately justifies the development of low priority garden land. In my view, the loss of the secluded nature of the former garden land will not create significant harm to the character of the area or the amenities of neighbours. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. 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 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)

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

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

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

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

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

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

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

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

8. 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 nearby properties. (Cambridge Local Plan 2006 policy 4/13).

9. 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.

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

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety

11. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

12. 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.

13. 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.

14. Two 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. 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.

Reason: In the interests of highway safety.

15. The manoeuvring area shall be provided as shown on the drawings and retained free of obstruction.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

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PLANNING COMMITTEE

4th February 2015

Application Number	14/1382/FUL	Agenda Item	
Date Received	12th September 2014	Officer	Mr Sav Patel
Target Date	7th November 2014		
Ward	Cherry Hinton		
Site	Land Rear Of 268 Queen Ediths Way Cambridge Cambridgeshire		
Proposal	Erection of a residential development consisting of 1 x 5 Bedroom House and 6 x 4 Bedroom Houses, along with internal access road, car and cycle parking and hard and soft landscaping.		
Applicant	c/o Agent United Kingdom		

SUMMARY	<p>The development fails to accord with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> – The proposed development would have an adverse urbanising impact on the rural qualities of the site and fundamentally change its character to the detriment of the wider landscape. – The proposal would result in a significant loss of trees which would have a detrimental impact on the character and visual appearance of the site. – The proposed development would have a detrimental impact on the residential amenity of adjoining residents and provide a poor level of amenity for future occupiers.
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located in the south-eastern corner of the City, on the southern side of Queen Edith's Way, close to the junction with Lime Kiln Road, which inclines from Queen Edith's Way. The site was a former chalk pit, which has been partly back-filled at the southern end of the site from spoil and fill from the construction of Addenbrooke's Hospital.
- 1.2 Queen Edith's Way is characterised as a suburban residential area consisting mainly of two storey detached and semi-detached dwellings with deep rear gardens and a good level of spacing between. The application site is located to the side (north-east) and rear (south) of No.268, which is a two storey detached dwellinghouse set back from the road. The site also adjoins the rear gardens of nos.252 to 266 Queen Edith's Way, which are two storey semi-detached dwellings with deep gardens. The garden depths of the dwellings that adjoin the site range from 71 metres (no.252) to 16 metres (no.268).
- 1.3 To the east is Lime Kiln Road which is a narrow rural road with limited footpaths and dense green verges on either side. There is no development along Lime Kiln Road. It is very much an exit and entry route into and out of the City from the south. The application site plays an important role in people's perception of having left the city and entering the countryside beyond.
- 1.4 The application site boundaries are defined by established tree and dense shrub planting which limits views into the site from Lime Kiln Road and Queen Edith's way, particularly during summer months. Within the site, it is generally unmaintained and left to nature. Recently some of the trees within the site have been removed. There is also a wide opening at the south end of the site from the top of Lime Kiln Road which allows uninterrupted views into the site. Access is restricted into the site from here by a metal fence.
- 1.5 The application site is not designated within any site constraint or formally allocated. However, part of the designated Green Belt runs along the southern boundary. To the south of the application site is a caravan park, which is located within the Green Belt and designated as an area of Protected Open Space (POS), and also within a 'Site of Special Scientific Interest' (SSSI). To the east is Lime Kiln Road and to the east of this is

Cherry Hinton Pit, which is designated as a SSSI, Local Nature Reserve (LNR), POS and is also within the Green Belt. To the north of Cherry Hinton Pit (and north-west of the application site) is an area of land known as Lime Kiln Close (also known as East Pit) which is designated as an area of POS, LNR, and is within the Green Belt.

- 1.6 The site contains several individually protected trees made up of two group tree protection areas. The group protection areas are located along the eastern boundary with Lime Kiln Road and at the southern end of the site. There are eight individually protected trees, which are located in the northern and southern sections of the site.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for residential development on the site consisting of seven three-storey flat roof detached dwellings (one x 5bed unit and six 4bed units) including vehicular and pedestrian access, car parking, bins and cycle storage and roof mounted PV panels. The proposal also includes hard and soft landscaping. The proposed access would be created from Queen Edith's Way adjacent to the side of no.268. A separate pedestrian access is also included which would snake through the existing trees adjacent (east) to the vehicular access.
- 2.2 The layout of the accommodation within the proposed dwellings provides the main living space at first floor level with bedrooms on the second floor. Each dwelling would have undercroft parking for one vehicle on the ground floor including a separate bedroom/study with en-suite and utility room. Plots 4, 5, 6, and 7 would also benefit from two tandem parking spaces to the side of each dwelling. Plots 4, 5, 6 and 7 would include a separate cycle store, the rest would be provided within the undercroft.
- 2.3 Each property would have access to a private garden area to the rear, adjacent to the rear boundaries of the dwellings in Queen Edith's Way. However, plot 7 would also benefit from additional garden land to the south and a second floor terrace on the southern elevation. The proposed residential development would create 1150sqm of floorspace on a site that is 0.3 hectares.

- 2.4 The proposal includes the planting of new trees to replace those to be removed, retaining walls, and a 1.8 metre weldmesh fence along the eastern and south-east boundary. A stainless steel grid frame is proposed to the side of each dwelling to allow climbing plants. The front elevation of each dwelling has been designed with large glazed panel windows at the first and second floors.
- 2.5 The proposal would result in the loss of existing trees including five trees which are protected and replacement planting and landscaping within the site and around the proposed dwellings.
- 2.6 Amendments have been made to the proposal and additional information has been received in response to the technical comments made by County Highways, and our Urban Design Team and Landscape Officers. The proposal essentially remains the same in terms of appearance and amount. The amendments relate mainly to the access, boundary treatment, landscaping and footprint of the proposed dwellings. The additional information related to CGIs seek to demonstrate the visual impact of the development from the adjoining rear gardens of the dwellings in Queen Edith's Way.
- 2.7 Neighbours were also reconsulted on the proposed amendments. None of the amendments have addressed any of the concerns raised by local residents.
- 2.8 The amended plans and additional information have been carefully considered and assessed by consultees and their comments are set out in Section 6 of the report.

3.0 SITE HISTORY

No relevant planning history

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 Ministerial statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)
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> Cambridge City Council (2011) - Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments (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 of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 First Comments:

The proposal proposes a shared surface for vehicles and pedestrians in the bellmouth, which would put pedestrians in direct conflict with turning vehicles. Recommend refusal due to impact upon safe and efficient operation of public highway. If this can be resolved with amendments then further supporting technical information will be required.

If the above issues are satisfied then conditions and informative are recommended to ensure the access functions in a satisfactory manner.

6.2 Comments to amendments:

- All the issues raised previous have now been addressed.
- In terms of traffic generation from the site, the level of traffic associated with the development; anticipated to generate no more than 3-4 movements (two way) during peak hours, would not be significant enough to demonstrate significant detriment.

Head of Refuse and Environment

6.3 No objection to this application in principle subject to conditions and informatives relating to contamination, piling, construction hours, construction delivery hours and waste.

6.4 Comments to amendments:

No objection: all conditions and advice in previous comments remain.

Urban Design and Conservation Team

First Comments:

6.5 The proposed scheme fails to respond to the established site constraints and is harmful to the character and setting of the city in this location and as such is not supported in design terms.

Scale and massing

- Whilst the proposed units are a storey lower than the pre-application scheme concerns remain regarding the removal of the trees along the east, south and west site boundaries which will open up views into the site from all orientations. This would be unacceptable as it would change the established character of Lime Kiln Road.
- The angled layout, spacing between the units and close proximity to the western boundary would create an unacceptable sense of enclosure from the rear gardens of the dwellings in Queen Edith's Way

Elevations and materials

- The simple rectangular form of the units would be set into the western quarry face.
- The contemporary approach to materials and elevational treatment and form contrasts with the existing semi-detached houses in Queen Edith's Way.
- The proposed stainless steel grids and climbing plants are acceptable in design terms.
- The proposed materials whilst forming a contrast with the existing houses on Queen Edith's Way are acceptable in design terms.

Car parking, cycle and refuse storage

- The close proximity of the units and the arrangement of car parking spaces result in concerns with access to cycle parking and refuse storage.
- Driveways for plots 3, 4, 6 and 7 needs to be increased to 3.3 metres to address the access issue
- Vehicles accessing plots 4 and 7 may need to be reversed off the driveway of plots 4 and 7 to allow access to cycle and wheelie bins
- The cycle and refuse storage arrangements for plots 1-3 and 5-6 is acceptable in design terms.

Circulation

- Concerns with inadequate reversing distance/angle for driveways make manoeuvring difficult where a second car is parked (particularly where the road narrows to 4 metres in front of plots 1, 2, and 7) and will impact the streetscape.

Landscape and amenity space

- The proposed use of green weldmesh fencing along the southern and eastern boundaries is not supported as it would urbanise this rural approach and harm the character and appearance of Limekiln Road.
- Removal of trees from the southern and eastern boundaries will open up views into the site and is therefore unacceptable.
- Existing trees should be retained and enhanced where possible to reduce prominence of units
- Close proximity of the access road and proposed gabion wall may also impact the retention of the trees fronting Limekiln Road

- Concerns with the height of the proposed close boarded fence (1.8 metre high with 300mm high trellis panels above) along the western boundary.

6.6 Comments on amendments:

- The visuals submitted demonstrate the development would negatively change the character and appearance of Lime Kiln Road and so impact the setting of the city.
- The proposed boundary treatment would have an urbanising effect on Lime Kiln Road and harm the established character.
- The three CGIs submitted to show the proposed development in context do not give an accurate impression of the impact and none have been shown in winter months when trees are not in leaf.
- Concerns remain regarding the overlapping arrangement of units which creates the appearance of a solid wall of development.
- The limited rear gardens will put pressure to prune or fell trees which will further open up views over the rear gardens of the dwellings in Queen Edith's Way
- Previous concerns regarding the functional design of the scheme have been addressed.

Conclusion: Some of the concerns raised previously have been addressed. However, concerns remain regarding the removal of protected trees from the site boundaries and the potential views of the development from the rear gardens of the dwellings in Queen Edith's Way and Lime Kiln Road which is likely to significantly change this rural approach into the city.

Head of Streets and Open Spaces (Tree Team)

First comments:

- 6.7 Object to the scheme, as it does not sufficiently consider or respect the character of the area and the site's arboricultural constraints. Some loss of trees on the east bank is acceptable for arboricultural reasons provided adequate provision is made for replacement planting. The trees along this boundary have a combined value which is greater than the sum of its parts.

Concerns raised with the loss of trees that are not required to be removed and the impact the development will have on trees shown to be retained both in terms of root damage and future pressure to remove trees that become oppressive.

- Loss of TPO'd trees will be detrimental to amenity and character of Lime Kiln Road.
- Concerns with the location and construction method of the footpath.
- Concerns that due to the significant level changes within the site it would need to be shown that the proposed raising/lowering of levels to achieve a manageable slope will not impact the root protection area of retained trees.
- Concerns with the number of trees proposed to be removed to accommodate usable outside space. This is not ideal. Tree along the boundaries with the dwellings in Queen Edith's Way provide a good screen and contribute significantly to the character of the area. Concerns with the future retention of the semi mature trees within some of the small plots, as they will not be defensible as they increase in size and dominate the back gardens.

Comments on amendments:

- 6.8 No additional comments received. I will report any further comments on the amendment sheet or orally at the meeting.

Head of Streets and Open Spaces (Landscape Team)

First Comments:

- 6.9 Due to fundamental concerns over tree loss and effect on the character of the area the proposal is not supported.

General design principles

- Concerns with the level of amenity that would be provided given the land form and surrounding trees.
- Do not support the location of the pedestrian access for tree protection and desire line reasons.
- Access road may be difficult in accommodating waste collection.

Tree removal

- Do not support the removal of trees a number of which are TPO trees just to accommodate the proposed development

- The proposal to reduce the level of historic fill will force the loss of additional mature boundary trees against the back gardens with Queen Edith's Way

Landscape

- Do not support the ornamental hedge proposed for the entrance point boundary against Queen Edith's Way
- Do not support the use of green weldmesh fence along the southern and eastern boundaries as this would alter the character of this boundary.
- The proposal to infill gaps in the hedgerow with new hedges and trees is acceptable
- The proposed gabion wall adjacent to the eastern embankment is not supported as it would affect the rootzones of existing trees.
- The trees on the eastern boundary must be protected as losses will have a detrimental effect on the setting of the area, the character of Lime Kiln Road and the setting of the adjacent SSSI.
- Concerns with pressure to retain trees within the limited rear gardens of the proposed units.

6.10 Comments on amendments:

- The meandering footpath identified as no-dig construction and additional path provided to side of main access in the plans provided is not shown consistently on other plans.
- Support removal of weldmesh fencing in favour of more infill planting
- Concerns with use of Hornbeams which has a propensity to grow quite broad.
- Site will suffer from overshadowing of trees located at high level there boundary treatment will need to be carefully considered.
- Continue to have concerns with the need to remove additional trees, particularly those with TPOs.
- Whilst it is accepted that the site is not designated, it does form a boundary and buffer between several important sites, designations and use patterns.
- The proposed rear gardens are all shallow and small and will be quickly dominated by trees planted on boundaries and there will be subsequent pressure to fell trees in future.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.11 The proposed surface water drainage provision is supported in principle but will need to be tested. Therefore a surface water drainage condition is recommended.

6.12 Comments on amendments

Nothing more to add to original comments.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.13 Satisfied with the level of survey conducted but notes the site was cleared of trees and scrub cover prior to survey undertaken. Due to fundamental concerns over tree loss, loss of habitat and wildlife corridors and negative impact on the overall character of the area the proposal is not supported.

Natural England

First comments:

- 6.14 No objection. Whilst the application site is located adjacent to Cherry Hinton Pit Site of Special Scientific Interest (SSSI), the proposed development will not damage or destroy the interest features for which the site has been notified. The SSSI does not represent a constraint in determining the application.

The Ecology Report identifies the site has minimal biodiversity interest but some species of interest were found which suggests the site has potential to support habitat to compliment the SSSI and local wildlife sites. Therefore, as much of the existing habitat on site should be retain as possible to enhance and manage this for wildlife. Details of mitigation and enhance measures should be provided through a condition.

6.15 Comments on amendments

The proposed amendments relate to the layout and are unlikely to have a significantly different impact on the natural environment than the original proposal.

Wildlife Trust

- 6.16 The proposals are unlikely to have significant direct negative impacts on the nearby Cherry Hinton Chalk Pits SSSI or County Wildlife Sites although there may be some indirect impacts such as increased visitor pressure. However, management for nature conservation to form part of a linked habitat network would be a better option than housing development for this site.
- 6.17 Housing development in this location may compromise the ability to expand and link up the network of chalk grassland sites in this corner of Cambridge. Chalk grassland is a national and local priority habitat, and the chalk grassland sites in this area are part of the Cambridgeshire Chalk Living Landscape Scheme area (and previously recognised as a strategic network priority area in the Cambridgeshire Green Infrastructure Strategy).

Access Officer

Concern that the visually impaired would not have a pavement to follow and this would then endanger them from the movements of motor vehicles.

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 in objection to the application:

- 140 Queen Edith's Way
- 226 Queen Edith's Way
- 232 Queen Edith's Way
- 234 Queen Edith's Way x 4
- 239 Queen Edith's Way
- 242 Queen Edith's Way
- 244 Queen Edith's Way
- 248 Queen Edith's Way
- 249 Queen Edith's Way
- 252 Queen Edith's Way
- 258 Queen Edith's Way

- 260 Queen Edith's Way x 2
- 262 Queen Edith's Way
- 266 Queen Edith's Way
- 269 Queen Edith's Way
- 273 Queen Edith's Way x 2
- 277 Queen Edith's Way
- 279 Queen Edith's Way
- 23 Kelsey Crescent x 2
- 119 Coleridge Road x 2
- 6 Finches Close (Stapleford) x 2
- Letter from Barton Willmore on behalf of 256 to 266, 232 to 252, 239 and 273 Queen Edith's Way.

7.2 Julian Huppert MP has also made representations, which are reflected in the third party comments.

7.3 The owners/occupiers of the following addresses have made representations in support to the application:

- 268 Queen Ediths Way
- Bailey Fisher Executive Search, St John's Innovation Centre, Cowley Road

7.4 The representations in objection can be summarised as follows:
Principle:

- The interpretation of 'white land' does not promote development
- The proposal is contrary to policy 3/2 (Setting of the City) – degradation of the urban edge
- Sites such as this should be preserved
- There is no need for additional housing in Cambridge
- Development on garden land is resisted by the NPPF
- The proposal is contrary to policies 3/4 and 3/7 of the Local Plan

Highway safety:

- Concerns with highway safety from additional access on Queen Edith's Way and impact this would have on cyclist and pedestrians crossing the access
- Increase intensification of traffic movements at busy junction
- Increase damage to the road surface with more car movements
- Queen Edith's Way and Lime Kiln Road junction is an accident black spot and introduction of more traffic

movement is likely add to this to the detriment of the local residents

- The application site is not within 'easy walking distance' of the city centre
- Concerns with safety during construction work and vehicles accessing and leaving the site

Contamination:

- Concerns with content of land fill at southern end of site and ensuring any contaminants are not washed into surrounding drains.

Public consultation:

- Lack of public consultation from the developer with affected neighbours

Trees:

- The developer has taken down mature trees

Character:

- The proposal undermines the character of the area, protection of green space and urbanising a city edge causing lighting and noise pollution
- Concerns with the density of development which would be at odds with the character of the area
- Inappropriate design for a suburban area
- The site has become naturalised over the past decades
- The proposal would be entirely out of character with Lime Kiln Road which has no dwellings along it
- The proposed development would be visible from Lime Kiln Road and residents of the dwellings in Queen Edith's Way
- Concerns with the precedent this development would set for more development on the adjoining land
- Unacceptable erosion of the green boundary which separates the city limits from the rural approach
- The proposed development is incongruous with surroundings
- The proposed choice of materials would create an oppressive appearance to the detriment of the outlook from the dwellings in Queen Edith's Way
- Seven three storey executive houses within a densely packed site is incompatible with its surroundings
- Overdevelopment of the site

- The proposed development has an urbanised appearance which is more appropriate to a city centre location rather than a suburban rural fridge
- Front elevation is over fenestrated which is incompatible with its surroundings

Residential amenity:

- The development will introduce overlooking of existing houses, loss of privacy, loss of light in daylight, and further noise and night time nuisance
- The proposed wall of development will create overlooking and overshadowing and loss of natural light
- The proposal would introduce a large amount of artificial lighting
- The proposal would create an overbearing sense of enclosure
- Plot 4 will overshadowed by the walnut tree in the rear garden of no.260 resulting in the garden of plot 4 being in shade a lot of the time

Ecology, Landscape and Trees:

- Unacceptable impact on the wildlife and environment of this site
- The site's trees and hedges provides habitat for a number of animals even though some of the trees have been removed by the applicant
- The development would result in an increase in pets (particularly cats) which prey on birds and small mammals that use the site and adjoining SSSI and nature reserve
- The development would have an adverse impact on nature conservation locally and not mitigation measures have been proposed to contribute to enhancement of biodiversity
- The site was mowed and strimmed before the ecology surveyors assess the site
- Significant loss of trees within the site and impact on trees and root system close to the site boundaries from excavation
- The ecology report does not address the effects from light spillage on the nature reserve

Drainage:

- Impact from surface water drainage as a result from excavation of trees

Amendments:

- The amendments do not address the concerns raised

- 7.5 The representations in objection can be summarised as follows:
- The proposal would provide family housing in a mature, sympathetic setting
 - Shortage of family housing within the City and large number of new developments being built are for smaller apartments with limited amenity space
 - The site is within a central location and close to school, shops and public transport
 - Proposed dwellings within an attractive landscape setting and designed extremely sensitively for the site
 - The land is within the development envelope and answers a housing need
 - The proposal offers a pleasant and harmonious grouping for the houses
 - The proposal preserves a high degree of existing nature of the site and in some aspects enhances it.

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

Context of site, design, external spaces

Setting of the City

- 8.2 The application site is an undeveloped parcel of semi-rural land that, in this context, forms an important visual green buffer between the residential development along Queen Edith's Way, edge of the city and protected countryside beyond. To the south of the site is the Green Belt and to east is a SSSI and a Local Nature Reserve. Whilst the application site is not designated, it plays an important role in this location in terms of forming part of an important habitat and ecological corridor and therefore has an important functional relationship with the adjacent designated sites. The character of the site is therefore a significant factor of the site's special quality.
- 8.3 The site has many trees; several of which are protected, dense shrub planting along the boundaries and a land form which provides habitat for a variety of wildlife. The site provides an important transition point between the urban edge and rural countryside.
- 8.4 In my view, the character and setting of the site would be significantly and adversely eroded as a result of the scale and amount of development proposed. The domestication of the site through the introduction of residential development would urbanise this semi-rural enclave and detract from its character. The proposed residential development of large family style houses and associated works would not only appear out of context but would also adversely change the character of this edge of city site.
- 8.5 The proposed development and loss of trees would also change the character and appearance of the site from Lime Kiln Road by introducing a form of development which currently does not exist. Views into and out of the site from Lime Kiln Road would be affected by the scale and amount of development.
- 8.6 The site is located on the south-eastern edge of the city. Therefore policy 3/2 (Setting of the City) is an important consideration. The policy states that development will only be permitted on the urban edge if it conserves or enhances the setting and special character of Cambridge and the biodiversity, connectivity and amenity of the urban edge is improved.

- 8.7 The proposed development, in my view, fails to comply with this policy, as it would not conserve or enhance the setting and special character of the urban edge. The development would introduce a form of development that would significantly alter the setting and character of this edge of city location. The applicant is proposing to remove a significant number of established trees and boundary vegetation. However, work to clear some of the trees within the southern section of the site has already been carried out. Whilst the applicant is proposing to carry out replacement planting, this would not only take time to mature but would also not effectively screen the development. The loss of trees and vegetation along the south, east and western boundaries would further open up views into the site, emphasising its change from semi-rural land to a fully developed suburban extension of Cambridge. In my view, the overriding visual and physical damage that would occur from the extensive erosion of established trees, loss of established vegetation and harm to the character of the site and area outweighs the benefits of providing housing.
- 8.8 The domestication of this naturalised green space by introducing a form and scale of development, as proposed, would appear alien and out of context. The proposal would therefore conflict with policy 3/4 (Responding to Context) which requires development to demonstrate that has responded to context and taken key characteristics of the surroundings.

Design

- 8.9 In terms of design, the applicant is proposing development that is of a contemporary design in the form of rectangular flat roof boxes, most of which are partially set into the western land bank. Plot 7 would be on a plateau on the southern end of the site and therefore be prominent from Lime Kiln Road and the Green Belt to the south.
- 8.10 The design of the proposed dwellings is in stark contrast with the traditional semi-detached two storey pitched roof dwellings along Queen Edith's Way. Whilst it could be argued that an isolated site such as this could allow for a contrasting/bespoke design, I do not consider the design or scale to be appropriate or respectful of the site's qualities or its contextual relationship with the surrounding landscape. The proposed blocky design,

dark choice of materials and large glazed panelling is more akin to an urban city centre context than this semi-rural setting. The design also has not drawn any inspiration to its setting and fails to sympathetically assimilate into the site would further emphasis the detrimental impact on the character and appearance of this site, and on views into the site from Lime Kiln Road and rear gardens of the dwellings in Queen Edith's Way, particularly at night but also in winter months.

- 8.11 I also have concerns with how this would affect the setting of the SSSI and Local Nature Reserve. Therefore, in my view, the proposal fails to comply with policies 3/2 and 3/4 and 3/12 of the Local Plan.

Trees and Nature Conservation

- 8.12 The proposal would result in the significant loss of established trees, many of which are protected by TPO's. The Tree and Landscape Officers are concerned with the amount of tree removal proposed and the impact this would have on the amenity and character of Lime Kiln Road. The trees at the southern/western fringe serve to delineate an established wildlife corridor connecting the mature gardens and playing fields along Queen Edith's to the LNR, the SSSI and the wider countryside.
- 8.13 Whilst the proposal includes some replacement planting of trees along the eastern and western boundary in amongst retained trees, these are likely to cause overshadowing of the garden areas of many of the proposed dwellings. This could result in pressure on future residents to significantly prune or potentially remove these trees which would open up the boundaries of the site. The Tree Officer has concerns about the impact development would have on the trees to be retained in terms of root damage and future pressure to remove trees that become oppressive. The proposed level of tree removal would, in my view, conflict with policy 4/4 (Trees), which does not permit development which would involve the felling, significant surgery or potential root damage to trees of amenity or other value unless the public benefits outweighs the current and future amenity value of the trees. I do not consider the public benefits from the proposed development would outweigh the significant damage and detrimental impact that would arise from the loss

of the existing trees and the potential impact on the root system of those that are being retained.

- 8.14 Ecologically, the site's value is its relationship with the wider landscape consisting of Cherry Hinton Chalks Pits and the protected road side verges. These sites are on the chalk ridge and support scarce chalk flora as well as scrub and woodland habitat for a diverse array of birds. Invertebrates such as glow worms also occur. The mature gardens and playing fields along Queen Edith's way also offer a significant corridor for many species. Therefore the removal and clearance of the site to accommodate development would have an adverse impact on the existing trees and the site's ecological relationship with the wider landscape. Furthermore, no details of lighting have been provided to demonstrate what impact the development would have on nocturnal wildlife.
- 8.15 In my opinion the proposal is contrary to Cambridge Local Plan (2006) policy 4/4 which seeks to avoid creating new development which adversely affect the amenities of local residents or the character of the area and where it would involve the felling/potential root damage to trees of amenity value.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.16 Currently the residents in the dwellings in Queen Edith's Way which back onto the site have a pleasant rural edge of city outlook. The proposal would result in a line of development directly along the rear boundaries which would materially change existing residents' outlook.
- 8.17 The proposed line of development would create the appearance of a physical walled barrier, and would be visible amongst the trees, particularly at night when rooms are lit. The proposal would also introduce windows in the rear elevation of each proposed dwelling that would allow views over the rear gardens of the existing dwellings. The existing rear gardens are currently not overlooked from this side and whilst they are long, many of them appear to be well used backs. It is clear that the development will be very apparent from the existing rear gardens of the Queen Edith's Way dwellings. The impact from

overlooking would also be further exacerbated by the removal of existing boundary trees. Whilst boundary planting can help to mitigate overlooking in built up areas this is not a full proof solution especially for this site where no overlooking from buildings exists. I am of the view that the potential harm caused from overlooking and sense of enclosure would be significant and adversely affect the residential amenity of the adjoining neighbours.

Amenity for future occupiers of the site

- 8.18 Each proposed dwelling would have access to a private garden area. Whilst the size of the gardens appear to be generally acceptable, they are not as generous as those that abut Queen Edith's Way dwellings. However, as the Council does not have any policies on minimum standards of amenity space, consideration must be given to the quality of the space being provided for future residents and how it relates to the proposed dwellings and surrounding context.
- 8.19 Many of proposed rear gardens would be enclosed by the canopies trees on the western boundary and those in the rear gardens of the dwellings in Queen Edith's Way that would overhang these garden areas. This would not only cause shading, particularly in summer months but would also pressure future residents to remove or significant cut back the trees. In my view, the quality of the private gardens of the proposed dwellings would be poor and not provide a high quality living environment for future occupiers. Similarly, the eastern boundary contains a variety of mature trees which would cause shading at the front of the proposed dwellings. Overall due to the existing land form and existing and proposed boundary planting, the proposed development would not provide a high quality environment for future occupiers. The scheme would retain none of the spacious qualities of the site or its surroundings.
- 8.20 In my opinion the proposal fails to adequately respect the residential amenity of its neighbours and would not provide a high quality living environment for future residents. The proposal is therefore contrary to Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.21 Each proposed dwelling would have a dedicated bin store which accommodates the requisite numbers of waste receptacles. Following concerns with the functional practicality of the bins, this has now been addressed.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.23 Significant local concerns have been raised regarding the proposed access and junction, and potential increase in traffic movement from the site and onto the Queen Edith's Way. The County Highway Officer had also raised their concerns with the access dimensions, junction details and visibility. However, following amendments and further consultation, the Highway Officer is now satisfied with the technical highways issues and does not believe the proposed development would result in significant additional traffic movements from the site that would have an adverse impact on highway safety.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.25 Each proposed dwelling would be provided with at least two car parking spaces. The Council's Car Parking Standards seeks 2 spaces for a dwelling with 3 or more beds. Therefore the proposal is compliant with the standards. The applicant has also provided swept-path plan for each proposed dwelling to demonstrate that a large family car would be able to manoeuvre into the parking space and turn out of and leave the site in forward gear.

Cycle Parking

- 8.26 The Council's Cycle Parking Standards seek 3 spaces for 4bed dwellings and 4 spaces for 5bed dwellings. Provision has been made for cycle parking for each dwelling. In view of this plots 1 to 3 would be provided with two cycle stands within the

undercroft of each plot. Whilst there appears to be space on the ground floor to accommodate additional cycle parking this has not been shown on the floor plans. Plots 4 to 7 are proposed to be provided with separate cycle stores on the ground floors. Whilst not completely compliant with the standards, there is enough space on the ground floor to accommodate the required level of cycle spaces. I am therefore satisfied with the cycle parking arrangements.

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

Third Party Representations

- 8.28 Significant local concerns have been received from the neighbour consultation process. Most of these have been addressed in my report. Those outstanding are addressed below:

Objections	Response
No need for additional housing	There is a need for housing but, the Council has 5year housing land supply. The need does not outweigh the harm to the setting of the City.
Development on garden land is resisted by the NPPF	Para 53 of the NPPF states LPAs should consider policies to resist inappropriate development of residential gardens, but this is not 'garden' land.
Lack of public consultation	No formal public consultation was carried out but I understand some neighbours have been notified by the applicant.
'White land' does not promote development	This is an outdated term. Any development on non-allocated sites still needs to adhere to the relevant policies in the adopted Local Plan.
Could set precedent for development on adjoining land	Each planning application is considered on its own merits.
Damage to public highway	Any damage to a public highway is a County Highway matter.
Site not within easy walk of the city centre	The site is not within easy walking distance of the city centre. However,

	the site is close enough to the local centre in Cherry Hinton. There are also cycle lanes and bus stops close to the site to enable access into the city centre.
Ecological report does not address effects from light spillage	Agree. Without this information it is difficult to determine what impact the lighting from the proposed development would have on the nocturnal wildlife.
Amount of artificial light	As above.
Impact on surface water drainage as a result of excavation of trees	The proposal would be to discharge surface water via infiltration which is supported by our drainage officer who has also recommended a detailed surface water condition.
Concerns from contaminates from land fill being washed into surrounding drains	As above.
Increase in pets could harm bird and small mammals on the site	This is not a material planning consideration.

Planning Obligation Strategy

Planning Obligations

8.29 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.

- 8.30 The proposed development is not categorised as a ‘major’ planning application because it is less than 10 dwellings. It is categorised as a ‘major’ for S106 purposes because of the gross floor area the proposed development exceeds 1000sqm. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.31 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 8.32 The application proposes the erection of 6 four-bedroom houses and 1 five bedroom house. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	Per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952	7	6664
Total					6664

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		
3-bed	3	269	807		
4-bed	4	269	1076	7	7532
Total					7532

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		
3-bed	3	242	726		
4-bed	4	242	968	7	6776
Total					6776

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	7	8848
Total					8848

8.33 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).

Community Development

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

Community facilities			
Type of unit	£ per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882		
4-bed	1882	7	13174
Total			13174

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

Waste

- 8.36 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £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	7	525
Flat	150		
Total			525

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

Household Recycling Centres

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

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

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

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

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

The net gain is 7 therefore the necessary contribution towards HRC is $190 \times 7 = £1330$.

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

Education

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

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

Pre-school education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+-beds	2		810	7	5670
Total					5670

Primary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+-beds	2		1350	7	9450
Total					9450

Secondary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+-beds	2		1520	7	10640
Total					10640

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160		
2+-beds	2		160	7	640
Total					640

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

Monitoring

- 8.45 The Planning Obligation Strategy (2010) requires that all new 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
- 8.46 For this application a monitoring fee of £2,175.95 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

- 8.47 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 is for seven three storey detached dwellings with vehicular and pedestrian access on an area of land rear of 268 Queen Edith's Way. The application site is naturalised green space that forms part of the rural setting of the City and which is bound by established and mature trees and vegetation. The site provides an important transition from the adjacent SSSI, Local Nature Reserve and Green Belt to the residential development on Queen Edith's Way. Therefore the development of this site would significantly change and harm

the character of this edge of city land and how it relates to the wider landscape through its urbanisation.

- 9.2 The proposed development would also result in the significant loss of trees including trees with TPOs that play an important role in the appearance and character of this site. The trees have significant amenity value which should be protected.
- 9.3 The proposed development would also introduce a form of development that would create overlooking of the existing private gardens. Furthermore, due to the angled layout of the development which has been dictated by the site constraints, it would result in the appearance of a visual 'walled' barrier from the rear gardens of the dwellings in Queen Edith's Way. This would result in a poor outlook and sense of enclosure on the existing residents. There are also significant concerns with the impact on the residential amenity of future occupiers due to the land form and boundary trees which would overhang and be within close proximity to the front and rear elevation of the proposed dwellings. Due to the size of the gardens for the proposed dwellings, there is likely to be pressure on pruning and felling of boundary trees, which would further open views over the existing rear gardens.

10.0 RECOMMENDATION

REFUSE for the following reasons:

1. The introduction of development on this edge of city site, which has an important role in providing a buffer and transition between the urban environment and designated protected sites to the east and south, would, by virtue of its incongruous scale, intrusive and unsympathetic design and angled layout of the buildings, have a significantly detrimental impact on the character and appearance of the site, and setting of the city. The proposed design would also appear out of character with the existing built form along Queen Edith's Way and in doing so introduce an alien form of development adjacent to Lime Kiln Road. For these reasons the proposed development is in conflict with policies 3/2, 3/4, and 3/12 of the Cambridge Local Plan (2006), and government guidance the National Planning Policy Framework 2012.

2. The proposed development would result in the loss of five trees which are protected by Tree Preservation Orders and several others trees along the eastern and southern boundary which are group protected. As a group these trees make a significant contribution to the character of this edge of city site. Given the limited size of the amenity space associated with the houses it is likely that future residents will be pressured into having to remove/reduce the size of these and other trees. The removal of trees from the site would expose the development to both the surrounding area and the dwellings to the west in Queen Edith's Way. In so doing, the development would have a detrimental effect on the character of the site and the contribution it makes to the wider setting of the city and would adversely affect the residential amenity of occupiers in Queen Edith's Way. The development would be contrary to policies 3/4, 3/7 and 4/4 of the Cambridge Local Plan (2006) and Government Guidance in section 11 of the National Planning Policy Framework 2012.
3. The proposed development would due to the angled layout of dwellings and scale of development, create a walled barrier which would enclose the rear gardens of dwellings in Queen Edith's Way and have an adverse effect on outlook from these dwellings. The rear elevation of the proposed dwellings would also contain windows which would directly overlook the rear gardens of the existing dwellings such that it would have an adverse impact on the residential amenity of the existing residents in terms of overlooking and loss of privacy. The proposed development would create an adverse sense of enclosure on the existing residents and cause loss of privacy to gardens that are not currently overlooked. For these reasons, the proposed development conflicts with policies 3/4 and 3/7 of the Cambridge Local Plan (2006).

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 30 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, 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 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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PLANNING COMMITTEE

4th February 2014

Application Number	14/1820/FUL	Agenda Item	
Date Received	21st November 2014	Officer	Miss Catherine Linford
Target Date	16th January 2015		
Ward	Petersfield		
Site	25 Cambridge Place Cambridge CB2 1NS		
Proposal	Change of use from offices (use class B1) to form a residential development consisting two 1 x bed flats and 3 x studios along with associated access arrangements and external alterations.		
Applicant	C/O Agent United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. Office uses falling within use class B1a are not protected within the Cambridge 2006 Local Plan. The principle of development is therefore acceptable and the building lends itself to residential conversion. 2. The use of the premises for residential purposes will not adversely harm the amenities of neighbouring properties. 3. The scheme provides adequate refuse and bicycle parking provision.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to a 3 storey terraced office building situated on the north west side of Cambridge Place. The premises consist of a garage on the ground floor and office space on the upper floors.

- 1.2 The site does not have any external curtilage.
- 1.3 The site falls within the Central Conservation Area. There are double yellow line car parking restrictions along Cambridge Place.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for a change of use of the existing offices (use class B1) to form three studio apartments and two 1 bedroom flats.
- 2.2 There are minor changes to the ground, first and second floor windows. Two velux windows would be inserted into the front roof slope.
- 2.3 Refuse and bicycle storage is provided within a communal ground floor store area.
- 2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement

- 2.5 This application is identical to a previous application, which was allowed at Appeal (12/0490/FUL). The time limit for commencement is close to expiring, and this is the reason for the submission of this planning application.

3.0 SITE HISTORY

Reference	Description	Outcome
12/0490/FUL	Change of use from offices (Class use B1) to form 3No. studios and 2No. 1Bed. flats with associated access arrangements and external alterations.	REF Appeal allowed
12/0837/FUL	Change of use from offices (Class use B1) to form 2No. studios and 2No. 1Bed. flats with associated access arrangements, parking and external alterations.	A/C

The Appeal Decision relating to 12/0490/FUL is attached as Appendix 1.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

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

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 (Engineering)

- 6.1 The removal of a business use, with attendant servicing would be seen as a benefit to the constrained environment of Cambridge Place. The residents of the new residential units will not qualify for Residents Permits (other than visitor permits) within the existing Residents Parking Schemes operating on surrounding streets. Otherwise, the Highway Authority is satisfied that the proposal will have no significant adverse effect upon the public highway, subject to conditions relating to encroachment on the public highway, and the requirement of a Traffic Management Plan.

Head of Refuse and Environment

- 6.2 No objection, subject to a condition relating to construction hours, and an informative relating to contaminated land.

Urban Design and Conservation team

- 6.3 It is considered that there are no material Conservation issues with this proposal.

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

- ☐ 15 Cambridge Place
- ☐ 26 Cambridge Place
- ☐ 26A Cambridge Place

- 7.2 The representations can be summarised as follows:

- ☐ This type of accommodation is for a transient population, which reduces the possibility of creating a community
- ☐ Noise and disturbance
- ☐ Potential damage to adjoining property
- ☐ Blocking of the road and accesses by residents cars and contractor vehicles
- ☐ Lack of storage of bikes and bins
- ☐ The flats are too small and will be dark

- 7.3 The owner/occupier of the following address has made a representation neither objecting to or supporting the application:

- ☐ 47 Cambridge Place

- 7.4 The representation can be summarised as follows:

- ☐ It is essential that provision is made for service vehicles within the site
- ☐ Lack of parking
- ☐ A condition should be imposed preventing short-term occupation

- 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 Development

- 8.1 Office use falls within use class B1a of the Use Classes Order 1987. Local Plan policy 7/3 seeks to protect general/light industrial (B2 and B1c) and storage uses (B8). Offices are not

included within the scope of the policy. There is no in principle policy objection to the proposed change of use.

- 8.2 The conversion of large properties is permitted by Local Plan policy 5/2 except where; the likely impact upon on-street car parking would be unacceptable; the living accommodation would be unsatisfactory; the proposal would fail to provide for satisfactory refuse storage or cycle provision or the location of the property or the nature of nearby land uses would not offer a satisfactory level of residential amenity. An analysis of these issues is provided in the relevant subsections below.
- 8.3 In my opinion, the broad principle of the development is acceptable and in accordance with policy 5/2. The proposal is however subject to the consideration of matters of detail.

Context of site, design and external spaces

- 8.4 The key design issue is the impact of the external alterations on the character and appearance of the street scene.
- 8.5 The development will require only minor alterations to the fenestration of the property. Solid infill panels will be added to the ground floor, with minor alterations to the mullions on the first and second floors. I do not consider any harm to result to the character of the street scene. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 5/2.
- 8.6 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

- 8.7 Concerns have been raised regarding the type of accommodation giving rise to increased noise, disturbance and anti-social behaviour. While the proposed use may give rise to an increase in general comings and goings as compared with the existing office use, this is unlikely to create significant disturbance for adjoining numbers 24 (in office use) or number 26.

- 8.8 I do not consider the future occupants of this type of accommodation any more likely to be a source of anti-social behaviour, as compared with any other premises. Anti-social behaviour could in any case be tackled by other legislation. Concern has been raised that the proposed flats could be used as short stay accommodation. The Local Planning Authority has no mechanism to prevent this being used for short stay accommodation as it would fall within Use Class C3 (Residential).
- 8.9 Temporary noise and disturbance created during the conversion work can be eased through the imposition of appropriate planning conditions (3 and 4) and promotion of the considerate contractors scheme (9).
- 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 Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.11 Local Plan policy 5/2 states that conversions of non-residential buildings will be permitted except where the living accommodation provided will be unsatisfactory. I recognise that the proposed dwellings are relatively small in size, but given the site constraints and central location, I consider a satisfactory level of amenity for future occupiers is provided.
- 8.12 Studio 1 is generous in footprint for accommodation of this type and provides a useable living space. Sunpipes will also be provided for additional light above the kitchen.
- 8.13 Studios 2 and 3 are limited in overall size, but benefit from full height south east first floor windows. Given the quiet nature of Cambridge Place which is a cul de sac, this type and size of accommodation will no doubt be attractive to many prospective occupiers. The second floor flats 1 and 2 gain further light in the roof space from the two new velux roof lights.
- 8.14 In my opinion the proposal provides 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 5/2.

Refuse Arrangements

- 8.15 The plans show an integrated, communal bin space, which would function effectively for future occupants. A management company would be responsible for taking out and returning the bins on collection day. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/12 and 5/2.

Car and Cycle Parking

- 8.16 The proposed development does not provide any car parking provision. Given the sustainable central location of the site, close to transport links and services, and given the overall type of accommodation proposed, a car free development is acceptable. There would be no increase in competition for on-street car parking because of the double yellow line parking restrictions. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10. This was a specific issue considered by the Inspector on Appeal. I see no reason to deviate from this logic.

Third Party Representations

Potential damage to adjoining property

- 8.17 This is a civil matter.

Planning Obligation Strategy

Planning Obligations

- 8.18 As a result of the Ministerial statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government) developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This also applies to all residential annexes and extensions. The proposed development falls below this threshold therefore it is not possible to seek planning obligations to secure community infrastructure in this case.

9.0 RECOMMENDATION

- 9.1 The proposed conversion of the office premises is acceptable in principle and will not detract from the character and appearance of the street scene or the amenities of neighbours. Adequate refuse and bicycle parking space is provided. Approval is recommended.

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

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

5. No part of any structure shall overhang or encroach under or upon the public highway and no gate/door/ground floor window shall open outwards over the public highway.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006n policy 8/2)

6. 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 principle 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.

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

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 applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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

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

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PLANNING COMMITTEE

4th February 2015

Application Number	14/1872/FUL	Agenda Item	
Date Received	4th December 2014	Officer	Miss Catherine Linford
Target Date	29th January 2015		
Ward	Castle		
Site	39 Windsor Road Cambridge Cambridgeshire CB4 3JJ		
Proposal	Covered area to side of dwelling to provide support to an existing first/second floor extension which is inadequately supported.		
Applicant	Mr C D'Angleo 39 Windsor Road Cambridge Cambridgeshire CB4 3JJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed extension would not have a significant detrimental impact on the character of the street or on the appearance of the house; and <input type="checkbox"/> The proposed extension would not have a significant detrimental impact on neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 39 Windsor Road is a two-storey semi-detached house situated on the southwestern side of Windsor Road. The surrounding area is predominantly residential with Windsor Road consisting exclusively of two-storey semi-detached houses. The site is not within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a single storey covered area at the side of the house, adjacent to the common boundary with 41 Windsor Road.

3.0 SITE HISTORY

Reference	Description	Outcome
C/87/0889	Erection of ground and first floor extensions to existing dwellinghouse and formation of room in the roof	A/C
C/87/1307	Erection of ground and first floor extensions to existing dwellinghouse and formation of room in the roof	A/C
C/00/0325	Erection of a single storey front 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	3/1 3/4 3/7 3/14
Plan 2006		4/13
		8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

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 Development Management)

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal if it gains the benefit of planning permission.

Urban Design and Conservation Team

- 6.2 It is considered that there are no material Conservation issues with this proposal.
- 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:
- ☐ 37 Windsor Road
 - ☐ 41 Windsor Road
- 7.2 The representations can be summarised as follows:
- ☐ Cannot understand how the extension would support the cantilevered section of the house
 - ☐ The drawings are unclear and inadequate
 - ☐ The boundary line is not accurate
 - ☐ The polycarbonate roof is not in keeping with the house
 - ☐ The applicant has not shared the plans with neighbours and there is concern about exactly what is intended to be built
 - ☐ No. 39 has been extensively extended, not all of it sympathetically
- 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. Context of site, design and external spaces
 2. Residential amenity
 3. Third party representations

Context of site, design and external spaces

- 8.2 The proposed extension would be visible from the street, and would take the form of an open lean-to, with a brick wall adjacent to the common boundary with 41 Windsor Road and a polycarbonate roof.
- 8.3 A number of the houses on Windsor Road have been extended to the side and it is my opinion that the principle of a side extension is acceptable. The use of a polycarbonate roof would be out of character with the street, but as the extension would be set back from the front of the house I have taken the view that it would not be inappropriate and that refusal of the application on design grounds could not be justified. I consider the proposed extension to be visually acceptable.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, and 3/14.

Residential Amenity

- 8.5 The proposed extension is shown as abutting the common boundary with 41 Windsor Road, standing 200mm from the side extension to No. 41. There are no windows in the side elevation of the extension to No. 41, and as the proposed extension would be no deeper than this it is my view that it would not have a significant detrimental impact on No. 41 in terms of overshadowing, dominance or enclosure. There is no potential for overlooking.
- 8.6 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 3/7 and 3/14.

Third Party Representations

Cannot understand how the extension would support the cantilevered section of the house

- 8.7 This is not a planning consideration but is a matter for Building Control, who have explained that the cantilevered section is not a dangerous structure as it is currently propped.

The drawings are unclear and inadequate

- 8.8 The submitted drawings are adequate for validation purposes, and do enable the Local Planning to come to a decision, in my view.

The boundary line is not accurate

- 8.9 The applicant's agent has confirmed that the boundary line is accurately shown on the submitted plans.

The applicant has not shared the plans with neighbours and there is concern about exactly what is intended to be built

- 8.10 The applicant is not obliged to consult with neighbours before an application is submitted. If material changes were made to the proposal, a further planning application would be required.

9.0 CONCLUSION

- 9.1 In my opinion the proposed extension would not have a significant detrimental impact on the appearance of the street or the house, and it would not have a significant detrimental impact on neighbouring properties. I recommend that the application is approved, subject to conditions.

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.

PLANNING COMMITTEE

4th February 2015

Application Number	14/1936/FUL	Agenda Item	
Date Received	3rd December 2014	Officer	Miss Catherine Linford
Target Date	28th January 2015		
Ward	Trumpington		
Site	Land Between 2 And 3 Shaftesbury Road Cambridge Cambridgeshire CB2 8BW		
Proposal	Construction of a new dwelling		
Applicant	Mr Geoffrey Race 6 Aberdeen Avenue Cambridge CB2 8DP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. It enhances the character and appearance of the Conservation Area. 2. It does not have significant detrimental impact on the residential amenity of neighbouring occupiers
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated between Nos. 2 and 3 Shaftesbury Road, on the east side of the street, within City of Cambridge Conservation Area 10 (Brooklands). The site was formerly a car park, when No 2 was occupied by the Red Cross as offices.
- 1.2 The 'square' of roads formed by Shaftesbury Road, Brooklands Avenue (north), Clarendon Road (east), and Fitzwilliam Road (south) contains a mix of housing types and styles. Buildings are predominantly in residential use, though there are school and CUP premises south of Fitzwilliam Road, offices east of Clarendon Road and at 5 Shaftesbury Road a house has been converted to office use. Nos. 2 and 3 Shaftesbury Road are substantial, double-fronted, Victorian villas, in residential use.

The Accordia development, a scheme of approximately 380 houses and flats, is opposite the site on the west side of the road, set back behind trees and an area of green space. The Accordia development is now within the Conservation Area.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for the erection of a three storey, detached dwelling with basement. The house would be rectilinear in footprint, covering almost the full width of the plot, and would consist of a basement, ground floor, first floor and second floor. The house will be set off the north and south boundaries by 1 metre which it is understood is to comply with a restrictive covenant. The previously approved house on the plot occupied the full width. The restrictive covenant is not a material planning consideration.

2.2 The accommodation would be laid out as follows:

Basement/Lower ground floor: Studio/living room, utility room, cycle room and store.

Ground floor: Entrance hall, kitchen/dining room, cloakroom and coat room.

First floor: Salon and one bedrooms with ensuite and dressing room

Second floor: Two bedrooms, bedroom/study, and two bathrooms.

2.3 This application follows on from a previous application approved by South Area Committee on 23rd June 2014 (14/0356/FUL). The proposed building is the same as that previous approved, with the following amendments:

- ☐ Alterations to the windows on the side elevations, due to changes to the internal layout of the house;
- ☐ Additional of rooflights;
- ☐ Addition of an external bin store; and
- ☐ Use of stone

2.4 The application is accompanied by the following supporting information:

- ☐ Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
C/04/1040/FUL	Erection of one detached 3 bed dwelling house (following demolition of out buildings.	A/C
10/1143/FUL	Erection of eco-friendly house.	REF
12/0438/FUL	Construction of a new dwelling.	REF
12/0505/FUL	New dwelling on land adjacent to 2 and 3 Shaftesbury Road.	Withdrawn
13/0310/FUL	New dwelling on land adjacent to 2 and 3 Shaftesbury Road.(The Round House)	A/C
14/0356/FUL	Construction of a new dwelling	A/C

The Decision Notice relating to 14/0356/FUL is attached as Appendix 1.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</p>
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
Material considerations	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
	<p><u>Area Guidelines</u></p> <p>Brooklands Avenue Conservation Area Appraisal (2013)</p>

5.4 Status of Proposed Submission – Cambridge Local Plan

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

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

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highway Authority has no additional comment to make regarding the amended plan. The previous comments apply, which read as follows:

The application states that a new dropped kerb or kerbs will be provided on the frontage of the site but provides no further details. The site is fronted by a residents parking bay, which is not shown on the plans. The proposed access would require the removal of the bay, which would require an amendment of the existing Traffic Regulation Order. The residents of the proposed dwelling would not be eligible for Residents Parking Permits. Further information is needed in relation to car parking spaces.

Conditions are recommended relating to the materials used for the driveway, gates, structures on the highway, drainage, manoeuvring space, access and the need for a TRO to address on street parking. Informatives are also recommended.

Head of Refuse and Environment

- 6.2 No objection, subject to conditions relating to construction hours, and piling.

Urban Design and Conservation Team

- 6.3 The application relates to a building within the Central Conservation Area. It follows the approval of a very similar proposal approved under reference 14/0356/14 earlier this year. Our view on that previous application may be quoted from the following extract of the published officer report on the application as approved by South Area Committee on 23rd of June, 2014: "A modern building which enhances the

conservation area could sit well in this site providing it respects the character of the immediate locality, particularly Shaftesbury Road. The current house design represents a “successful contrast” in the Brooklands Avenue Conservation Area”.

- 6.4 As we now understand it, there have been changes to the internal layout of the dwelling which has necessitated some minor changes in the fenestration to the north and south elevations principally due to the focus of such fenestration now being focused on the central stairway in the dwelling, and the creation of a new roof light also aligned with the stairway. In our view these changes do little to change the overall appearance of the dwelling when seen from the street or adjacent properties; the fewer areas of window openings or recessed side panels changes little of the overall street elevation as the side elevations where they are situated immediately face secondary side elevations of neighbouring dwellings. The applicant makes clear in Design and Access Statement submitted with the application that these revised elevations are to employ obscure glazing. This is considered essential in order to protect the privacy of adjacent residents and we note that condition no.9 in the report pertaining to application 14/0356/14 did in fact enforce the need of such obscuring by condition.
- 6.5 Other than the changes to the internal layout of the building which create these minor external changes, we understand that there are no further changes to the design from that approved under 14/0356/FUL. We are therefore able to support the application in design and conservation terms, subject to the re-imposition of the condition regarding materials include below.

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. This should include a brick sample panel constructed on site. 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)

- 6.6 The applicant has proposed the use of smooth stone for external elevations. While the use of brick is predominant in

Shaftsbury Road and in the general area, the design of the dwelling is such that it is not traditional but rather is of a complimentary, contemporary approach when compared to neighbouring dwellings. Providing the stone is of a complimentary colour and tone to the prevailing Cambridge buff brick in the local area, and to achieve this we have suggested a condition to agree same, there is no reason why a contemporary building should have to employ the same buff brick material. Indeed it may be better to use stone in such a situation so as to avoid a “contrived” or “forced” appearance to the elevations simply to match the buff brick of existing dwellings in the area. There are many good examples of the use of smooth faced stone in areas of buff or other coloured brick in the wider area, including at the English Heritage office on Brooklands Avenue and Foundress Court at Pembroke College on Tennis Court Road. The Urban Design and Conservation Team therefore consider that subject to the selection of an appropriate stone, stone is an acceptable external facing material in this case

Head of Streets and Open Spaces (Landscape Team)

- 6.7 A condition is recommended requiring a hard and soft landscaping scheme.

7.0 REPRESENTATIONS

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

- ☐ 5 Clarendon Road
- ☐ 17 Clarendon Road
- ☐ 1 Shaftesbury Road
- ☐ 2 Shaftesbury Road
- ☐ 3 Shaftesbury Road
- ☐ 4 Shaftesbury Road
- ☐ 22 Brooklands Avenue

- 7.2 The representations can be summarised as follows:

Character and appearance

- ☐ The building is far too large for the site and is out of character
- ☐ Stone is out of character

- ☐ The front balconies and large amount of glazing are out of character and would result in a loss of privacy for neighbours
- ☐ The foundations could have impact on the lime tree

Residential amenity

- ☐ The front balconies and large amount of glazing are out of character and would result in a loss of privacy for neighbours
- ☐ The removal of internal walls would lead to an increase in overlooking as they acted as partial screens
- ☐ The glazing on the rear at first floor level is clear, and this would cause overlooking
- ☐ The conservatory will become part of the living room, extending the living area further into the garden and increasing noise and light pollution
- ☐ The lime tree has been pruned, and the conditions attached to the consent for these works were not complied with. The tree has been pruned more heavily than consented, which has increased overlooking

Car, cycle parking, and bin storage

- ☐ Inadequate parking, cycle storage and bin storage
- ☐ Loss of on-street parking bay

Other

- ☐ Surface water flooding

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. Background
2. Context of site, design and impact on the Conservation Area
3. Residential amenity
4. Car and cycle parking
5. Third party representations

6. Planning Obligation Strategy

Background

- 8.2 There have been a number of applications for single dwellings submitted for this plot. In 2004, planning permission was granted for a 'coach house' (04/1040/FUL) but this was not built. In 2010, another planning application was submitted for a large house (10/1143/FUL) which was refused.
- 8.3 In 2012 two applications were submitted. The first (12/0505/FUL) was a resubmission of the 2004 application. This was withdrawn before it could be determined. The other application, (12/0438/FUL) was for a contemporary building. This application was refused under delegated powers due to the dominance of the proposed building which abutted the common boundaries with numbers 2 and 3 Shaftesbury Road, and loss of privacy to the neighbours due to the levels of glazing and terracing to the rear.
- 8.4 In 2013 planning permission was granted for a 'Round House' (application reference 13/0310/FUL) which had a circular footprint. This design pulled the building away from the boundaries to the north and south and the amount of glazing was controlled to address the objections in relation to the 2012 schemes.
- 8.5 In 2014 planning permission was granted for a house with a rectangular footprint (14/0356/FUL). It has been necessary to revise the design in order to comply with a restrictive covenant on the land. This application seeks permission for material changes to this approval, and this report concentrates on these changes. My Committee report relating to the previous application is attached to this report as Appendix 2.

Context of site, design and impact on the Conservation Area

- 8.6 Amendments are proposed to the internal layout of the dwelling which has led to minor changes to the windows on the north and south elevations principally. These windows would light the stairwell, which has been relocated to the centre of the house, and rooflights are also proposed aligning with the stairwell. It is my view that these changes do little to change the overall

appearance of the dwelling when seen from the street or adjacent properties, and I therefore consider them to be acceptable. This view is shared by the Urban Design and Conservation Team.

- 8.7 It is proposed that smooth stone is used for the external elevations of the building. Whilst the use of brick is predominant on Shaftesbury Road and the surrounding area, as the proposed building is of a contemporary design, which compliments the neighbouring buildings, in my view, it follows that as long as the proposed stone is of a complimentary colour and tone to the prevailing Cambridge buff brick there is no reason in my mind why stone would not be acceptable here. This view is shared by the Urban Design and Conservation Team. As recommended on the previous application, samples of the materials used are required by condition (5).
- 8.8 In the original application, the bin store was sited within the house. Due to alterations made to the internal layout of the house, an external bin store is now proposed. No details have been submitted. I am confident that there is ample space on site for a bin store, and to ensure that it is of an acceptable size and appearance I recommend that details are required by condition (11).
- 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

- 8.10 My assessment of the impact on neighbouring properties concentrates on the impact of the amendments made to the elevations of the building.
- 8.11 The windows proposed on the side elevations would be obscure glazed, and would therefore have no impact on 2 and 3 Shaftesbury Road in terms of overlooking. I recommend that this is secured by a condition (9). The amount of glazing in the rear elevation has not altered, and I recommend that the obscure glazing of these windows, as detailed in the previous in the previous application, is secured by condition (9). In my opinion, the removal of internal walls would not lead to an increase in overlooking.

- 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 3/12.

Car and Cycle Parking

- 8.13 As explained in the report for the previous application, due to the existence of an on-street parking bay and the positioning of a lamppost, access will be problematic but will be possible. It is my view that this is acceptable. It will be for the applicants to pursue any necessary Traffic Regulation Orders to relocate the parking bay and I have added an informative to this effect (18).

Cycle Parking

- 8.14 A cycle store is still proposed within the house. This meets the standards detailed in Appendix D (Cycle Parking Standards) of Cambridge Local Plan (2006) and is acceptable.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

Loss of on street parking bay

- 8.16 As explained in the report for the previous application, I do not consider that the loss of the on street parking bay will have a significantly detrimental impact on existing residents. Most residents have off street car parking on their properties. This is a matter that needs to be resolved outside the planning process.

Surface water flooding

- 8.17 This is not a material planning consideration.

Planning Obligation Strategy

Planning Obligations

- 8.18 As a result of the Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning

(Department of Communities and Local Government) developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This also applies to all residential annexes and extensions. The proposed development falls below this threshold therefore it is not possible to seek planning obligations to secure community infrastructure in this case.

9.0 CONCLUSION

- 9.1 This site has a complex planning history and concerns have been raised about the impact which any development will have on the character of the Conservation Area and the amenities enjoyed by neighbours both in relation to this scheme and previous schemes.
- 9.2 In my view the amended scheme will have a positive impact on the Conservation Area and potential adverse impacts on residential amenity have been successfully mitigated. I recommend that the application be approved.

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

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

5. 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. This should include a brick sample panel constructed on site. 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)

6. 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)

7. 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)

8. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

9. All glazing identified as being obscured glazing on the submitted plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and fixed shut prior to occupation and shall be retained as such thereafter.

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

10. Prior to the commencement of development full details of a method for of dust suppression shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

11. Prior to occupation of the use hereby permitted, details of the on-site storage facilities for waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. The approved arrangements shall be retained thereafter.

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))

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

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

13. 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)

14. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

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

15. The access shall be constructed with adequate drainage measures to prevent surface water runoff 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)

16. The manoeuvring area shall be provided as shown on the drawings and retained free of obstruction.

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

17. 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. 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 neighbouring properties. (Cambridge Local Plan 2006, policy 4/13)

INFORMATIVE: The applicant is advised that a Traffic Regulation Order will be required in order to relocate the on-street parking bay.

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

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

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FULL PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: **14/0356/FUL**



Mr T Poulson
Poulson Architects
Mill Farm
Fowlmere Road
Melbourn
Royston
Herts SG8 6EZ

The Council hereby grant full planning permission for

Construction of a new dwelling.

at

Land Between 2 And 3 Shaftesbury Road Cambridge Cambridgeshire CB2 8BW

in accordance with your application received 7th March 2014 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

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

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

5. 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. This should include a brick sample panel constructed on site. 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)

6. 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)

7. 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)

8. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

9. All glazing identified as being obscured glazing on the submitted plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and fixed shut prior to occupation and shall be retained as such thereafter.

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

10. Prior to the commencement of development full details of a method for dust suppression shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

11. Prior to occupation of the use hereby permitted, details of the on-site storage facilities for waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. The approved arrangements shall be retained thereafter.

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))

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

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

13. 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)

14. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

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

15. The access shall be constructed with adequate drainage measures to prevent surface water runoff 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)

16. The manoeuvring area shall be provided as shown on the drawings and retained free of obstruction.

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

INFORMATIVE: The applicant is advised that a Traffic Regulation Order will be required in order to relocate the on-street parking bay.

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

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

This decision notice relates to the following drawings: **SRC 220, SRC 221, SRC 223 A, SRC 224 A and SRC 225 C.**

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

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

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

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

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The County Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please contact Cambridgeshire County Council, Cambridgeshire Parking Services by telephoning (01223) 727920 or by e-mailing parkingpermits@cambridgeshire.gov.uk, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

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

Dated: 3 September 2014



Guildhall, Cambridge, CB2 3QJ

Head of Planning Services

SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

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

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from www.planningportal.gov.uk/pcs

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

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

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

2. Purchase Notices

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

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

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

4. Appeals to the Secretary of State

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

5. Purchase Notice

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

6. Compensation

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

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

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

Application Number	14/0356/FUL	Agenda Item	
Date Received	7th March 2014	Officer	Miss Catherine Linford
Target Date	2nd May 2014		
Ward	Trumpington		
Site	Land Between 2 And 3 Shaftesbury Road Cambridge CB2 8BW		
Proposal	Construction of a new dwelling.		
Applicant	Mr G Race 6 Aberdeen Avenue Cambridge CB2 8DP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1. It enhances the character and appearance of the Conservation Area.2. It does not have significant detrimental impact on the residential amenity of neighbouring occupiers3. It closely conforms to the extant permission for a dwelling on the site which is a significant material consideration.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated between Nos. 2 and 3 Shaftesbury Road, on the east side of the street, within City of Cambridge Conservation Area 10 (Brooklands). The site was formerly a car park, when No 2 was occupied by the Red Cross as offices.
- 1.2 The 'square' of roads formed by Shaftesbury Road, Brooklands Avenue (north), Clarendon Road (east), and Fitzwilliam Road (south) contains a mix of housing types and styles. Buildings are predominantly in residential use, though there are school

and CUP premises south of Fitzwilliam Road, offices east of Clarendon Road and at 5 Shaftesbury Road a house has been converted to office use. Nos. 2 and 3 Shaftesbury Road are substantial, double-fronted, Victorian villas, in residential use. The Accordia development, a scheme of approximately 380 houses and flats, is opposite the site on the west side of the road, set back behind trees and an area of green space. The Accordia development is now within the Conservation Area.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for the erection of a three storey, detached dwelling with basement. The house would be rectilinear in footprint, covering almost the full width of the plot, and would consist of a basement, ground floor, first floor and second floor. The house will be set off the north and south boundaries by 1 metre which it is understood is to comply with a restrictive covenant. The previously approved house on the plot occupied the full width. The restrictive covenant is not a material planning consideration.

2.2 The accommodation would be laid out as follows:

Basement/Lower ground floor: Utility/living room, studio, lower conservatory and store.

Ground floor: Entrance hall, kitchen/dining room, upper conservatory, cloakroom and bin and cycle store.

First floor: Salon and two bedrooms both with shared bathroom

Second floor: Study and bedroom with ensuite bathrooms/dressing room.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

2.4 Amended plans have been submitted which include the following amendments:

- 1 All glazing to the North and South elevations has been confirmed as obscured glass.
- 2 The overall height of the building to the roof ridge is reduced by 0.5 metres
- 3 The eaves height is reduced by 0.55 metres

- 4 The second floor level and the associated external balcony are reduced by 0.1 metres
- 5 The profile and detail of the attic storey roof have been amended
- 6 The obscured glass balustrade at the second floor level has been moved in by 0.2 metres

3.0 SITE HISTORY

Reference	Description	Outcome
C/04/1040/FUL	Erection of one detached 3 bed dwelling house (following demolition of out buildings.	A/C
10/1143/FUL	Erection of eco-friendly house.	REF
12/0438/FUL	Construction of a new dwelling.	REF
12/0505/FUL	New dwelling on land adjacent to 2 and 3 Shaftesbury Road.	Withdrawn
13/0310/FUL	New dwelling on land adjacent to 2 and 3 Shaftesbury Road.(The Round House)	A/C

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 3/8 3/11 3/12
		4/4 4/11
		5/1 5/14
		8/6 8/10
		10/1

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

Central Government Guidance	<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>Planning Obligation Strategy</p>
Material Considerations	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p>
	<p><u>Area Guidelines:</u></p> <p>Conservation Area Appraisal:</p> <p>Brooklands Avenue (2002 and 2013)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 *Application as submitted*

The application states that a new dropped kerb or kerbs will be provided on the frontage of the site but provides no further details. The site is fronted by a residents parking bay, which is not shown on the plans. The proposed access would require the removal of the bay, which would require an amendment of the existing Traffic Regulation Order. The residents of the proposed dwelling would not be eligible for Residents Parking Permits. Further information is needed in relation to car parking spaces.

Conditions are recommended relating to the materials used for the driveway, gates, structures on the highway, drainage, manoeuvring space, access and the need for a TRO to address on street parking. Informatives are also recommended.

Application as amended

No further comments, previous comments apply.

Head of Refuse and Environment

6.2 *Application as submitted*

No objection in principle. Conditions are recommended in relation to construction hours and piling.

Application as amended

No further comments, previous comments apply.

Urban Design and Conservation Team

6.3 The UDC team considers that innovative design in conservation areas can be supported when it enhances the character or appearance of that area. They note that in regard to this particular property, the recently updated Brooklands Avenue Conservation Area (2013) notes: “the poor condition of a small

empty site between Nos. 2 and 3 – this needs to be developed sensitively ". The appraisal therefore contemplates in some way the eventual development of this property. Policy 4/11b) of the 2006 Cambridge Local Plan permits new buildings which can "provide a successful contrast" with the character or appearance of the conservation area.

The UDC team are of the view that the recently consented scheme, the previous "round house" design represented a more appropriate scale and mass to fit with the rhythm of the street. In so doing it was considered "innovative" in its immediate context.

The property is small relative to neighbouring properties, however the property would be "sterilised" permanently if it could not be developed. The revised scheme within this current application creates a dwelling with a form more narrow and vertical in appearance when contrasted to adjacent dwellings in Shaftsbury Road. The resulting "streetscape" is one where the proposal, just in terms of its scale, appears as more of an anomaly within this side of Shaftsbury Road, its most relevant context. In particular, the building width (its façade to Shaftsbury Road) measures 8 metres; adjacent dwellings measure 17 metres for no. 2 and 18 metres for no. 3, inclusive of side extensions (when scaled from plan SRC226 submitted with the application). Numbers 1, 4 and 5 similarly are significantly wider than the proposed elevation to Shaftsbury Road.

Irrespective of the building width, the UDC team consider that the architecture of this current proposal is well considered, employs good materials and is a good example of "innovative" design in this location.

The view of the UDC team is that the judgement of whether the application is acceptable in planning terms therefore comes down to one question alone: is it appropriate to develop a property of this size in this location? The answer must follow a finely balanced judgement of this question, and it is therefore not as much a question of design, or even conservation, as it is about the principle of development of the property. The updated Brooklands Avenue Conservation Area does however appear to anticipate the development of the parcel, provided as it notes it is done "sensitively".

Conclusion:

A modern building which enhances the conservation area could sit well in this site providing it respects the character of the immediate locality, particularly Shaftesbury Road. The current house design represents a “successful contrast” in the Brooklands Avenue Conservation Area. This is the case not so much in terms of its scale (as explained above) but in the contemporary nature of its design.

The approved round house was a better design overall as it better “filled out” the property. Ideally a lot of this size should not have been created in this location given its relatively smaller scale to neighbouring properties; nevertheless it exists.

In conclusion, it is therefore principally a planning “question” as to whether it is appropriate to develop this property. If, in planning terms, it is appropriate to develop, then the latest design is considered suitable for this site. If not, then the question of design is a relatively moot point and the property should not be developed in the first place.

Suggested Conditions:

External building materials
Boundary treatment
External hard and soft landscape

Head of Streets and Open Spaces (Tree Team)

- 6.4 The Arboriculture Officer has not commented on the current application but her comments on the previous application were as follows:

Satisfied that the remaining tree on the site can be excluded from the construction area and remain unaffected by the development subject to installation of tree protection barriers at the edge of the root protection area.

- 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 Shaftesbury Road
- ☐ 2 Shaftesbury Road
- ☐ 3 Shaftesbury Road
- ☐ 4 Shaftesbury Road
- ☐ Ravensworth, 21 Brooklands Avenue
- ☐ 5 Clarendon Road
- ☐ 7 Clarendon Road
- ☐ 9 Clarendon Road
- ☐ 17 Clarendon Road (x3)
- ☐ Brooklands Avenue Residents Association (BAARA)

7.2 *Application as submitted*

The representations can be summarised as follows:

Character, context and impact on the Conservation Area

- ☐ The proposed building is very wide and tall relative to its plot and would detract from the feel of the Conservation Area
- ☐ A house with a similar design was rejected in 2010 and 2012. The proposal is very similar to those and has not changed enough to be an enhancement to the conservation area
- ☐ Out of context
- ☐ The footprint is too large for the plot and the building will loom over adjacent Victorian buildings
- ☐ The footprint is larger than the permitted Round House and the rectangular form will make the building more dominant and overbearing
- ☐ If approved it would set a precedent for the infilling of gaps between houses, which would lead to the loss of important green space in the City
- ☐ Would alter the symmetry and the spacing between buildings
- ☐ Prevent views between buildings into gardens
- ☐ Balconies and large areas of glazing would be out of character with the rest of the street
- ☐ Unacceptable mass and height

- ☐ The building has full height and width floors unlike the surrounding buildings that have pitched roofs
- ☐ Design does not reflect character and scale of Victorian villas and fails to respect the context or character of the conservation area
- ☐ The roof form should be altered
- ☐ The eaves height should conform with neighbouring houses and is higher than the approved Round House

Residential amenity

- ☐ Loss of privacy caused by the extensive glazing and balconies at the rear
- ☐ Proposed window to North elevation will overlook living space and child's bedroom
- ☐ The amount of glazing is more substantial than the approved Round House and Coach House and will result in more overlooking
- ☐ There should be obscured glazing on the Juliet balcony
- ☐ All windows on side elevations should be obscure glazed
- ☐ Site plan does not show full extent of impact on privacy
- ☐ Overshadowing and overlooking of neighbouring properties
- ☐ Dominance
- ☐ Light pollution from the large, modern windows
- ☐ The garden is not large enough for the house
- ☐ The height of the building facilitates overlooking of surrounding houses which adversely affects privacy
- ☐ Loss of light to neighbouring houses
- ☐ Overshadowing of windows serving living space
- ☐ Glazing to side elevations will affect privacy
- ☐ The development is much more dominant than the permitted Coach House building
- ☐ Neighbouring gardens would be faced with a 9 metre high wall
- ☐ Existing privacy is dependent on the retained tree which does not look healthy
- ☐ Obscure glazing may be changed to clear glass in the future

Car parking

- ☐ Insufficient parking spaces
- ☐ The loss of the on-street parking bay would be detrimental to existing households
- ☐ The Design and Access Statement does not refer to access and ignores the loss of a pay and display parking bay.

Other

- ☐ High water table and potential flooding of the basement
- ☐ There is no reference to bin storage
- ☐ Inadequate space for tree planting
- ☐ The proposed building looks like an apartment block and could be used for this purpose in the future
- ☐ There were no pre-application discussions with neighbours
- ☐ No scales are shown on the plans
- ☐ External materials are not shown
- ☐ There are errors in the Design and Access Statement in relation to the use of adjacent buildings, the roof form and incorrect annotations
- ☐ Statements regarding the restrictive covenant are misleading/not relevant

7.3 *Application as amended*

The occupiers of both 2 and 3 Shaftesbury Road have withdrawn their objections in the light of the amended plans. A preference for brick rather than stone is stated in relation to external treatment.

7.4 Brooklands Avenue Residents Association has made representations on the application as submitted as follows:

- o Supports the objections raised by the residents of 3 and 4 Shaftesbury Road and 5 Clarendon Road
- o Would welcome opportunity to comment on amended plans
- o Supports the principle of construction of a dwelling on the site but is concerned about the design and massing and impact on the Conservation Area and extent of overlooking of neighbours.

No further comments have been made by BAARA in the light of the amended plans.

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

8.0 ASSESSMENT

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

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

Background

- 8.2 There have been a number of applications for single dwellings submitted for this plot. In 2004, planning permission was granted for a 'coach house' (04/1040/FUL) but this was not built. In 2010, another planning application was submitted for a large house (10/1143/FUL) which was refused.
- 8.3 In 2012 two applications were submitted. The first (12/0505/FUL) was a resubmission of the 2004 application. This was withdrawn before it could be determined. The other application, (12/0438/FUL) was for a contemporary building. This application was refused under delegated powers due to the dominance of the proposed building which abutted the common boundaries with numbers 2 and 3 Shaftesbury Road, and loss of privacy to the neighbours due to the levels of glazing and terracing to the rear.
- 8.4 In 2013 planning permission was granted for a 'Round House' (application reference 13/0310/FUL) which had a circular

footprint. This design pulled the building away from the boundaries to the north and south and the amount of glazing was controlled to address the objections in relation to the 2012 schemes.

Principle of Development

- 8.5 The provision of extra housing in the City is supported in the Cambridge Local Plan (2006). Policy 5/1 of the Cambridge Local Plan (2006) maintains that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. There are previous planning permissions for residential development on this site, therefore the principle of residential development is acceptable.

Context of site, design and impact on the Conservation Area

- 8.6 The site is currently vacant and overgrown with vegetation and was formerly the garden to what is now 2 Shaftesbury Road. When the Brooklands Avenue Conservation Area Appraisal (2002) was written, 2 Shaftesbury Road was still the County Headquarters of the British Red Cross Society 'part of whose rear and side garden has been taken over by car parking and storage sheds'. The Brooklands Avenue Conservation Area Appraisal (2013), refers to the fact that No.2 has now been converted back into a family home. It also mentions the poor condition of this site which 'needs to be developed sensitively'.
- 8.7 The Cambridge Local Plan Policy 4/11 (b) states that the design of any new building should preserve or enhance the character or appearance of the conservation area by 'faithfully reflecting its context or providing a successful contrast with it'. The National Planning Policy Framework in section 12, Conserving and Enhancing the Historic Environment, refers to the 'desirability of new development making a positive contribution to local character and distinctiveness', and that new development in conservation areas should enhance 'or better reveal their significance'. These matters must be taken into consideration when determining any application on this site.
- 8.8 The character of Shaftesbury Road is one of detached dwellings in plots that allow views through to the trees in the gardens

beyond. This is somewhat curtailed by the modern extension to No.5. In addition, due to a number of single storey side extensions, and garages, the original layout of the houses has been heavily altered and some of the gaps have been lessened as a result, albeit only at ground floor level.

- 8.9 The current application relates to a more traditional building footprint but retains a low pitched roof incorporating an 'attic storey, balconies and glazing which give the house a more contemporary appearance. The site is constrained in size particularly in comparison with adjacent plots and would not accommodate a house of similar footprint to its neighbours. In this sense the proposed dwelling could be regarded as out of character with the area. However as the UDC team have pointed out innovative design in Conservation Areas can be supported when it enhances the character or appearance of that area.
- 8.10 The approval of the 'Round House' has established that a dwelling is capable of being successfully accommodated on the site. The proposed dwelling would have the same effect as the approved dwelling in filling in a gap in the street frontage. At the time when the 'Round House' was permitted it was accepted that the streetscene of this part of the Conservation Area is not made up a consistent series of buildings and gaps and that towards the Brooklands Avenue end, the gaps are smaller due to a number of single storey extensions to dwellings. This situation has not changed and in my view it would be difficult to argue that principle of a building of similar height and mass to the Round House is unacceptable.

8.11 The following table compares the dimensions of the approved Round House with the proposed dwelling (as amended).

	Round House	Proposed dwelling
Maximum height	9.5m	9m
Height to eaves (Shaftesbury Road elevation)	7.9m	8m
Maximum width	10m	8m
Minimum/Maximum distance from North/South boundary	0.1m/2m*	1m
Maximum depth including balcony	10.1m	10.6m

*Measured at projecting balcony

8.12 The comparison table shows that at their maximum extent the Round House and the proposed house are very similar. However the footprint of the two dwellings is different and this has an influence upon both the impact on the streetscene and residential amenity. The latter is considered in the next section of my report.

8.13 The round footprint of the Round House is unconventional but does have the advantage of ‘pulling’ the built form away from the boundaries. However it is still a substantial building occupying the full width of the plot. The proposed house however is set off both the north and south boundaries allowing greater space between buildings on the Shaftesbury Road frontage. In my view the position of the respective buildings on the plot will result in them having a very similar impact on the streetscene. Given the extant permission for the Round House in my view it would be difficult to justify refusal on the grounds of impact on the streetscene and the Conservation Area.

8.14 There are both similarities and differences between the elevational treatment of the Round House and the proposed house. Both have full height projecting features and a strong vertical alignment of windows to the Shaftesbury Road elevation which responds well to the projecting bay elements on adjacent buildings. Both roofs feature a combination of set-backs, balconies and change in materials but the proposed houses has

a rectilinear roof shape whilst the Round House is circular. Both houses are proposed to be finished in a similar palette of materials although the use of brick or stone is yet to be agreed. The external space to the road frontage is shown in the same way on both schemes. I recommend that details of external materials, boundary treatment and the landscaping to the front of the proposed dwelling are required by conditions (5, 7 and 8)

- 8.15 I have carefully considered the comments of the Urban Design and Conservation (UDC) team. In my view the response to the question that they raise is 'yes' it is appropriate to develop the site. BAARA also agree with this view. I share the view of the UDC team that in many ways the Round House would have been a more successful building in the streetscene. However the current application needs to be considered on its own merits and in the light of the approved Round House which is a material consideration. In my opinion the current proposal will have a positive impact on the Conservation Area and is a successful building in its own right.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12, and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.17 The 2012 application was refused on the grounds of the impact that the proposed house would have on the amenities enjoyed by the occupiers of 2 and 3 Shaftesbury Road. In particular there were concerns about the dominance and overbearing nature of the proposed house and the potential for loss of privacy. I have reviewed this decision and considered the implications of the decision to approve the Round House and conclude that the proposed dwelling will not have an adverse impact on residential amenity for the reasons set out below. It is also worth noting that the occupiers of both houses have now withdrawn their objections to the current application and that the previous refusal only related to the impact on the occupiers of 2 and 3 Shaftesbury Road and no other neighbours.

Dominance and enclosure

- 8.18 I have visited the houses and gardens of 2 and 3 Shaftesbury Road. 2 Shaftesbury Road has single storey extensions on its southern side, and the side extension at the front only has windows on the side, which serve a ground floor room with a mezzanine floor above, facing the development site. 3 Shaftesbury Road has an extension on the northern side, which includes windows on the side that serve a utility room and study.
- 8.19 The side walls of the proposed house would be 7.8m in height and 10.6m in depth (excluding the conservatory which will be obscured by the boundary treatment). The height and depth of the refused scheme was 8.6m/7m and 11.9m respectively. The refused scheme also placed the dwelling on the boundary whereas the current scheme sets the house off the boundary by 1m on each side. The Round House scheme although also on the boundary at its nearest point had the benefit of 'pulling' away from the boundary so that the extent of wall within 1m of the boundary was limited to a 6m depth. In my view the reduced depth and increased set back from the boundary successfully mitigate against the adverse impact of dominance and being overbearing on the neighbouring houses.

Overshadowing and loss of light

- 8.20 Shadow diagrams have been submitted as part of the application. Due to the height of the proposed house, its close proximity to the neighbouring properties, and the orientation of the buildings, the proposed dwelling would cast some shadow over 2 Shaftesbury Road, as it would stand to the south of this neighbour. However, due to the positioning of the proposed house and layout of the neighbour's main rooms and size of its garden, it is my view that it will not significantly impact on the level of light reaching any of the neighbour's main living spaces or garden area.
- 8.21 I acknowledge that the windows in the side extension of No. 2 would experience less light as a result of the proposal, but this would not be to an extent that would be any significantly worse than the previously approved schemes.

Overlooking and loss of privacy

- 8.22 Currently the rear gardens of 2 and 3 Shaftesbury Road are predominantly private spaces. The most private part of the rear garden of 3 Shaftesbury Road (i.e. the area closest to the house) is overlooked by windows at the side of 2 Shaftesbury Road but at a distance of 20m. Interlooking into the remaining gardens between the properties is limited by tree planting, the generous space between the buildings and the angle of view.
- 8.23 The current scheme as amended includes obscured glazing to the north and south elevations. Concern has been raised that the obscure glazing would be replaced with clear glass in the future. To prevent this, I recommend a condition requiring that all obscured glass shown on the submitted plans will be installed prior to occupation and remain as such (9). If this condition is breached, it will be open to the local planning authority to consider enforcement action.
- 8.24 The rear elevation of the proposed house includes two Juliet balconies. The balcony to the first floor has a low level balustrade and will allow limited views over the garden. The second floor balcony has a high level obscured screen which will provide high level clear glazing to the study/dressing room only. The views over the retained garden of 2 Shaftesbury Road will therefore be very restricted in comparable way to the approved schemes.
- 8.25 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

- 8.26 The proposal includes a garden at the rear of the property of approximately 10m. This garden is not large, and is considerably smaller than the rear gardens of other houses in the area, but I consider it to be acceptable.
- 8.27 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

- 8.28 Bin storage is proposed within the building envelope. No concerns have been raised by Environmental Health but to ensure that the store is adequate I recommend a condition requiring details of bin storage (11).
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

Car Parking

- 8.30 In common with the approved Round House scheme off-street parking spaces will be available at the front of the house, and it is proposed that vehicles will be able to enter and leave the frontage in a forward gear. Similarly, due to the existence of an on-street parking bay and the positioning of a lamppost, access will be problematic but will be possible. It is my view that this is acceptable. It will be for the applicants to pursue any necessary Traffic Regulation Orders to relocate the parking bay and I have added an informative to this effect (17).

Cycle Parking

- 8.31 In common with the approved Round House scheme a cycle store is proposed within the house. This meets the standards detailed in Appendix D (Cycle Parking Standards) of Cambridge Local Plan (2006) and is acceptable.
- 8.32 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.33 I have dealt with issues raised regarding the character, context and impact on the Conservation Area and Residential Amenity in the sections above. Outstanding matters and my response are as follows:

Loss of on street parking bay

- 8.34 I do not consider that the loss of the on street parking bay will have a significantly detrimental impact on existing residents. Most residents have off street car parking on their property. The lack of reference to the on street parking bay in the Design and Access Statement (DAS) is not crucial to the assessment of the application and is clearly a matter that needs to be resolved outside the planning process.

High water table and potential flooding of the basement

- 8.35 This is not a material planning consideration.

Inadequate space for tree planting

- 8.36 There is adequate space for tree planting on the street frontage while still providing necessary car parking space.

The proposed building looks like an apartment block and could be used for this purpose in the future

- 8.37 I think it very unlikely that the house could be converted to flats but planning permission would be needed for such a change of use.

There were no pre-application discussions with neighbours

- 8.38 The applicant is encouraged to have pre-application discussions but the absence of such discussions is not adequate grounds for refusal.

No scales are shown on the plans, External materials are not shown, There are errors in the Design and Access Statement in relation to the use of adjacent buildings, the roof form and incorrect annotations

- 8.39 The plans are to scale and external materials are shown on the amended plans. There are minor errors in the DAS but these are not fatal to the proper consideration of the application.

Statements regarding the restrictive covenant are misleading/not relevant

- 8.40 The restrictive covenant is not a material planning consideration and the Committee should not take it into account in determining the application.

Planning Obligations

- 8.41 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

- 8.42 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.

- 8.43 The application proposes the erection of one three-bedroom house. A house or flat is assumed to accommodate one person for each bedroom. The totals required for the new buildings are calculated as follows:

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

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

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

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	1	948
4-bed	4	316	1264		
Total					948

8.44 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

8.45 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		
3-bed	1882	1	1882
4-bed	1882		
Total			1882

8.46 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

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

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

- 8.48 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

- 8.49 The Planning Obligation Strategy (2010) requires that all new residential 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. For this application a monitoring fee of £257.60 is required.

Planning Obligations Conclusion

- 8.50 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 This site has a complex planning history and concerns have been raised about the impact which any development will have on the character of the Conservation Area and the amenities enjoyed by neighbours both in relation to this scheme and previous schemes. The approval of the Round House is a significant material consideration and my assessment has demonstrated that there is a high degree of similarity between that approved scheme and the current scheme.
- 9.2 In my view the proposed development will have a positive impact on the Conservation Area and potential adverse impacts on residential amenity have been successfully mitigated. I recommend that the application be approved.

10.0 RECOMMENDATION

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

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

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

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

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

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

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

5. 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. This should include a brick sample panel constructed on site. 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)

6. 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)

7. 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)

8. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

9. All glazing identified as being obscured glazing on the submitted plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and fixed shut prior to occupation and shall be retained as such thereafter.

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

10. Prior to the commencement of development full details of a method for of dust suppression shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

11. Prior to occupation of the use hereby permitted, details of the on-site storage facilities for waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. The approved arrangements shall be retained thereafter.

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))

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

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

13. 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)

14. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

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

15. The access shall be constructed with adequate drainage measures to prevent surface water runoff 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)

16. The manoeuvring area shall be provided as shown on the drawings and retained free of obstruction.

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

INFORMATIVE: The applicant is advised that a Traffic Regulation Order will be required in order to relocate the on-street parking bay.

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

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

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 August 2014, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

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

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

4th February 2015

Application Number	14/1653/FUL	Agenda Item	
Date Received	21st October 2014	Officer	Mrs Angela Briggs
Target Date	16th December 2014		
Ward	Abbey		
Site	Land To Rear Of 551-553 Newmarket Road Cambridge CB5 8PA		
Proposal	Erection of 3no. dwellings		
Applicant	Mr Bennell Farm West Street The Gallery Comberton Cambridgeshire CB23 7DS United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The principle of residential development on the site is acceptable; <input type="checkbox"/> The proposed development would not have a significant impact on neighbour amenity; <input type="checkbox"/> The proposed development would represent a modern and modest scale design within an established residential area, which would not appear oppressive in its context.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is located to the north side of Newmarket Road between the junctions of Ditton Walk and Ditton Fields, within a predominantly residential area in the east side of the City. This part of Newmarket Road is characterised mainly by semi-detached, two-storey, dwellings, some of which have off-road parking to the front and sizable rear gardens. The application site currently forms part of the rear gardens of nos.551 – 555

Newmarket Road. These properties have an unusually long plot depth of about 73m. The application site is not visible from the public realm although is over-looked from long distances by properties beyond the rear boundary of the site. There are many outbuildings to the rear of 551-555 Newmarket Road, which are all of domestic scale.

1.2 In the locality, there has been some backland development recently, including the building of Abbey Gardens, 50m to the north, and nos.30 & 30a Ditton Walk to the immediate west of the application site. The latter date from the 1980s and were originally arranged in an 'L' shaped plan before being extended. These dwellings are single storey, although due to their mono-pitch roof design, they would appear close to two-storey in scale.

1.3 The site is not situated within a Conservation Area and not within a Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 The application seeks planning consent for the erection of three dwellings to the rear of nos.551 and 555 Newmarket Road. As part of the proposal, a new private access would be constructed between nos.553 and 555. The 4-5m access road would lead to an informal shared-surface private drive to serve the three new dwellings. The access road would be widened to 5m adjacent to the Newmarket Road junction, in accordance with County Highways specifications. The proposal also includes car parking, cycle and bin storage to serve the new dwellings, and hard and soft landscaping.

3.0 SITE HISTORY

Reference	Description	Outcome
14/1300/FUL	Erection of 4no. dwellings	Application withdrawn.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</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>

	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
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5.4 Status of Proposed Submission – Cambridge Local Plan

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

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection.

Head of Refuse and Environment

6.2 No objection subject to conditions relating to contaminated land, construction hours, construction collection/delivery hours, piling, and dust.

Head of Streets and Open Spaces (Landscape Team)

6.3 Principle of the scheme is supported. The landscape proposals are suitable.

Environment Agency

- 6.4 No objection subject to a condition relating to contaminated land.
- 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, 2 Webster Terrace;
- ☐ 30, 30A Ditton Walk;
- ☐ 547, 549 Newmarket Road;

- 7.2 The representations can be summarised as follows:

- ☐ Loss of privacy from over-looking;
- ☐ Design is inappropriate and out of character with the area;
- ☐ No street lighting, leading to a potential promotion of crime;
- ☐ Potential impact on cyclist and pedestrian safety;
- ☐ Impact on traffic flow;
- ☐ The proximity of plot 1 to the boundary would cause over-shadowing;
- ☐ Increase in noise and disturbance from three additional dwellings;
- ☐ Would set an unacceptable precedent for further backland development;
- ☐ The proposed development would threaten the existing wildlife;

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) is relevant. The policy generally supports additional residential development within the City:

“Proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses”.

8.3 The site is situated within an existing and established residential area, where a degree of backland development already exists (30 & 30a Ditton Walk). I therefore consider that residential development on this site could be supported.

8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

8.5 This part of Newmarket Road is characterised mainly by semi-detached properties, set back from the road, all of a similar architecture and therefore quite formal. Among this character, within the wider area, are also single detached dwellings, and terrace forms. There are two local examples where development has occurred in a backland form. One is immediately to the west of the site (30 & 30A Ditton Walk) and more recently, the Abbey Gardens development situated off

Ditton Walk, which is a cul-de-sac development of 15 dwellings. Nos. 30 & 30A Ditton Walk are a pair of detached single storey dwellings with a mono pitch roof design element, which rises above the main part of the dwelling. Both of these dwellings are mirror images of each other and introduce a design which is quite different to the traditional architecture of Ditton Walk. Abbey Gardens appears to follow the traditional architectural cues of Ditton Walk and are two and a half storeys in height.

- 8.6 This part of Newmarket Road is relatively busy with general traffic especially as the site is closely situated to the Abbey football ground and the Newmarket Road Retail Park. This route is one of the main roads which connect to the City Centre. There is a bus stop in close proximity to the site entrance.
- 8.7 The rear gardens of nos. 551- 555 Newmarket Road are open and there are several domestic outbuildings. The boundaries of the site consist of close boarded fencing and trees and shrubs.
- 8.8 In terms of the design, the proposal seeks to reflect the angular edges of 30 and 30A Ditton Walk. They would be two-storeys in their form, but rising up to only 5.5m in height, which I consider to be a scale which is close to that of a single storey dwelling. The host dwellings of Newmarket Road are at least 1.5m higher than the proposed dwellings. The proposed dwellings would also be a complete contrast to the prevailing architecture of Newmarket Road. The dwellings are simply designed using strong horizontal lines, which in my view, help to keep the buildings low and unobtrusive in its context. I consider that the design is acceptable and blends in successfully within a backland context and does not compete with the host dwellings, nor with the neighbouring dwellings to the west.
- 8.9 In terms of the design of the external spaces, the proposal includes a shared-surface private drive from Newmarket Road which would run in between nos. 553 and 555. This would continue up the site and meet areas of soft landscaping which will help to define the new dwellings and soften the hard edges of the buildings. Bearing in mind that the site is currently garden land, I consider that it is important to retain/incorporate as much soft landscaping in the external spaces, in order to support any existing wildlife and create a buffer between built development and open spaces. A planning condition relating to

hard and soft landscaping is, therefore, proposed to achieve this (condition 12).

- 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 Several neighbours have objected to the proposal, which are summarised in paragraph 7.2 of my report.
- 8.12 In terms of the impact on neighbours, the proposal seeks to minimize this through the design elements. The dwellings are all 'L' shaped which reflect the dwellings to the west. The main area of the first floor element of Plot 1 would be approximately 8m from the boundary with no.549 Newmarket Road. Plot 1 would also be situated 9m further away from the rear of no.549, and therefore its presence would more noticeable towards the end of the rear garden of no.549 rather than directly adjacent or behind it. There are windows serving bedroom 1 along the west elevation which are to be obscure glazed. There are also windows on the south elevation, serving bedroom 2, which would more than 20m away from the rear of nos. 549 and 551. I consider this arrangement to be acceptable and would not result in a significant loss of privacy. The gable end of Plot 1 (north elevation) would be very close to the boundary with nos.553 and 555. There is a bathroom window on this elevation which would also be obscure, and therefore not result in any loss of privacy, in my view. I consider that Plot 1 is situated sufficiently away from 549, 551 and 553 Newmarket Road and would not dominate their outlook or make them feel unnecessarily enclosed.
- 8.13 Plot 2 is situated immediately adjacent to Plot 1 and set slightly forward of Plot 1 on the site. The first floor element of Plot 2 would be situated 9m from the boundary with no.30a Ditton Walk. As on Plot 1, there are bedroom windows along the west elevation, which would be obscurely glazed and not cause over-looking. There are also windows serving bedroom 2, which would look back into the Plot and unlikely to cause significant over-looking towards 30a Ditton Walk.

- 8.14 Plots 1 and 2 are both over 30m away from the rear elevations of nos.1 and 2 Webster Terrace, to the east. I consider that the proposed development will have a minimal impact on the amenity of these neighbours because of the long distances between them.
- 8.15 Plot 3 is situated at the end of the site and is the largest plot and has a slightly larger footprint than Plots 1 and 2 as it incorporates a garage. Plot 3 would be nearly 7m away from the boundary with no.30a Ditton Walk, although this is from the single storey element. The first floor element would be nearly 15m away from the boundary. The first floor element of Plot 3 would also be over 30m away from the rear elevation of no.1 Ditton Fields. As on Plots 1 and 2 there are windows at first floor level, serving a bedroom, along the west elevation. These would be obscurely glazed. There are also windows along the east elevation, at first floor level, facing towards 1 Ditton Fields. These are considered to be acceptable given the long distance between Plot 3 and the rear of 1 Ditton Fields.
- 8.16 Considering the proposal as a whole, I consider that by virtue of their modest scale, orientation, relationship with existing boundaries and neighbouring properties, I do not consider that the proposed dwellings would significantly over-shadow the neighbouring properties. The application is supported by shadow diagrams, which demonstrates that the proposed development would have a minimal impact on over-shadowing on all of the equinox periods.
- 8.17 In terms of noise and disturbance, I consider that the impact of people and vehicle movements arising from three additional dwellings, would not significantly disturb the existing tranquil setting of this area. I consider that with additional soft landscaping along the site and plot boundaries, any noise and disturbance can be successfully minimised.
- 8.18 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.19 In my view, I consider that the proposed development would blend in well within the established residential area. The site is located within a highly sustainable area of the City, close to public transport routes and local amenities. The design of the buildings and the site layout represents a high quality development, in my view, and I therefore consider that future occupiers would feel comfortable and safe in this environment.
- 8.20 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

- 8.21 The proposal demonstrates adequate bin storage to serve each dwelling, and they are located in a suitable area of the site to enable the bins to be easily collected.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.23 The local highway authority considers that the access road and shared-surface is acceptable to serve the three new dwellings. They have suggested a condition which would require visibility splays to be incorporated, which I consider to be appropriate and necessary in the interest of pedestrian and cyclist safety, as well as other car drivers. I therefore recommend a condition to this effect (condition 5).
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.25 The proposed scheme includes car parking for the new dwellings, including a space for no.553 Newmarket Road. There are a total of 6 car parking spaces on the site. I consider

that the level and provision of car parking to serve this proposal is acceptable.

- 8.26 In terms of cycle parking, the proposed scheme demonstrates that adequate cycle storage could be accommodated within the garages of each plot, and would be secured.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.28 I have covered most of the concerns raised by neighbours in my report. One concern raised relates to impact on the existing wildlife. I am not aware of any protected species on site that may be harmed. I accept that back gardens attract wildlife and are a benefit to our environment. However, I consider that the proposed scheme would provide a natural habitat for wildlife that would be similar to the existing environment by virtue of the proposed soft landscaping scheme and the creation of three new gardens for each of the plots. I do not consider that wildlife would be threatened in such a way that would cause concern that they may not return.

Planning Obligation Strategy

Planning Obligations

- 8.29 As a result of the Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government) developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This also applies to all residential annexes and extensions. The proposed development falls below this threshold therefore it is not possible to seek planning obligations to secure community infrastructure in this case.

9.0 CONCLUSION

- 9.1 In conclusion, I consider that the proposed development is acceptable and approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. 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 Policy 8/2)

4. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

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

5. Prior to the commencement of development, two 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawing number P-01 Rev A. 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.

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

6. 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 principle 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.

Reason: in the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

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

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

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

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

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

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

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

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

The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

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

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

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

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

10. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the Local Planning 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 nearby properties.
(Cambridge Local Plan 2006 policy 4/13)

11. 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)

12. 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)

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

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

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

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

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

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

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

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

17. The windows identified as having obscured glass on drawing numbers P-02 Rev A, P-03 Rev B, P-04 Rev B shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation of any dwelling hereby permitted and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

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

PLANNING COMMITTEE

4th February 2015

Application Number	14/1769/FUL	Agenda Item	
Date Received	10th November 2014	Officer	Elizabeth Thomas
Target Date	5th January 2015		
Ward	Arbury		
Site	220 Victoria Road Cambridge CB4 3LG		
Proposal	Change of use of dwelling (use Class C3) to a 7 bed house of multiple occupation (sui generis)		
Applicant	Mr Mark Liley C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The change of use is acceptable in principle 2. The proposal would not have a significant detrimental impact on neighbouring occupiers; and 3. Cycle and bin storage can be adequately accommodated on the site.
RECOMMENDATION	Approval with conditions

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is situated along the north side of Victoria Road within the Central Conservation Area.
- 1.2 Number 220 Victoria Road is a large detached dwelling immediately fronting the Victoria Road. North of the site is Prince William Court that accommodates 10 units and west of the site is 222 Victoria Road a hostel for the homeless. Opposite Victoria Road (south) are residential terraced properties.

2.0 THE PROPOSAL

- 2.1 The proposal is for a change of use from a C3 dwelling house to a seven bedroom sui generis HMO. No external changes to the building are proposed.
- 2.2 The accommodation would include four bedrooms on the first floor and a further three rooms on the ground. Separate kitchen, dining and utility rooms are provided on the ground floor for shared communal use between all seven rooms. There is a long garden to the rear which would accommodate a bike shed and drying room.
- 2.3 The application is accompanied by the following supporting information:
1. Proposed drawings.
 2. Design and Access Statement, which refers to other submitted information

3.0 SITE HISTORY

Reference	Description	Outcome
12/1584/NMA	Non material amendment on application 12/1270/FUL for inclusion of an extension to the single storey rear projection including a new roof form and the addition of Velux roof lights, a small rear window and a set of double doors.	Application permitted
12/1270/FUL	Amendments to application 11/1464/FUL for the inclusion of an extension to the single storey rear projection including a new roof form and the addition of Velux roof lights, a small rear window, and a set of double doors.	Application permitted
12/0302/FUL	Amendments to application 11/1464/FUL for the inclusion of a single storey rear extension to existing dining room and the blocking up of a first floor window	Application permitted

11/1464/FUL	within the front elevation. Erection of roof extension and two storey rear extension together with the erection of a replacement single storey rear extension.	Application permitted
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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

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

5.3 Material Considerations

City Wide Guidance

Cambridge Walking and Cycling Strategy (2002)
Cycle Parking Guide for New Residential Developments (2010)

Area Guidelines

Castle and Victoria Road Conservation Area Appraisal (2012)

Emerging Local Plan

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.

There are no policies within the emerging Local Plan that are of relevance to this proposed application.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

- 6.1 No Objection: The proposal lies outside of the Residents' Parking Schemes operating nearby.
- 6.2 The proposal has potential to generate additional parking demand on nearby residential streets in competition with existing residential uses.
- 6.3 The new dwelling may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Refuse and Environment

- 6.4 No Objection: No adverse comments to make regarding this application.

Conservation team

- 6.5 No Objection: It is considered that there are no material Conservation issues with this proposal.

7.0 REPRESENTATIONS

7.1 One letter of objection has been received from the occupants of 223 Victoria Road, objecting to the proposal. The objection can be summarised as follows:

-The proposed change of use should be refused because family homes of this kind are being increasingly subdivided for individual accommodation, especially in the Victoria Road area. There are plenty of developments with small flats designed for single dwellings going up in central Cambridge but increasingly few properties for families who work and go to school in town.

7.2 -The change of use will push house prices up and force family accommodation further out of town.

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 Principle of Development

8.2 Policy 5/2 of the Cambridge Local Plan (2006) states that conversions of single properties and the conversion of non-residential buildings into self-contained dwellings will be permitted except where:

- ☐ The residential floorspace of the existing property is less than 110sqm
- ☐ The likely impact upon on-street car parking would be unacceptable
- ☐ The living accommodation would be unacceptable
- ☐ The proposal would fail to provide satisfactory bin and cycle storage
- ☐ The location of the property or nearby land uses would not offer a satisfactory level of residential amenity

8.3 I consider the proposal accords with these criteria for the following reasons:

- ☐ the proposal contains a floorspace of over 110sqm.

- On-street parking may occur in surrounding streets off Victoria Road but is unlikely to adversely harm residential amenity and would be difficult to quantify. It is likely that some occupants would not own a car and adopted car parking standards do not require the provision of off-street car parking in any case.
- The proposed living accommodation is considered acceptable as there is adequate communal living space within the property via the proposed dining and kitchen. There is also a large garden where the bike shed and drying room are proposed.
- There is a passage way down the side of the property where bikes and bins can be moved to.

In my opinion, the principle of the development is acceptable and is in accordance with policies 5/2 and 5/7.

Design and Context

- 8.4 The proposed development does not alter the external appearance of the building. The conservation officer has confirmed there would be no material conservation issues.

Residential Amenity

- 8.5 The change of use is likely to generate higher levels of comings and goings to the property, however, this is unlikely to significantly impact on neighbouring properties. Access to and from the property leads straight onto Victoria Road and the existing side access to the rear of the property is away from the neighbouring properties. I am satisfied the proposal addresses policies 3/4 and 5/7.

Vehicle Parking

- 8.6 The Highways officer has explained the proposed development raises no highway safety issues but could put pressure on surrounding on-street parking. Given the sustainable location of the property, walking, cycling and the use of public transport is easily available from this site. I think it is unlikely that all residents of this HMO will be car owners and adopted standards do not require, in any case, any on-site parking provision to be made. I am also mindful that the property could operate as a 6 bed HMO without the need for planning permission. It would be difficult to argue that an additional bedroom, over what could be

implemented without planning permission, would cause demonstrable harm.

Cycle Parking

- 8.7 There is adequate space within the garden for a bike shed to accommodate 7 bikes. No details have been submitted with the application. I recommend a condition requesting this information prior to the commencement of development.

Third Party Representation

- 8.8 Whilst it is understood the matters the third-party objector has raised in relation to uplift in property value as a result of planning permission, this is not a material planning issue.
- 8.9 The objection also comments on the general housing tenure of Cambridge raising concerns about the loss of single dwellings to HMO's.
- 8.10 In my view, both types of accommodation would help meet housing need and I see no reason to consider family housing more favourably to HMO's in this circumstance. The proposed building and its curtilage is large enough to accommodate a HMO and is situated within a sustainable location (i.e. within walking, cycling or bus distance to existing services and facilities). This notwithstanding, houses in C3 use are able to be converted to C4 HMO's accommodating up to 6 individuals without the need for planning permission. In my opinion, there is no basis to resist the change of use.

9.0 RECOMMENDATION

- 9.1 **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. Drawings of proposed bike shed and drying room.

No development shall commence until drawing details of the proposed bike shed and drying room including the height, width and length details in relation to surrounding and existing context have been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure appropriate relationship and form with existing dense surroundings.



Appeal Decision

Site visit made on 12 November 2012

by **C Thorby MRTPI IHBC**

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

Decision date: 31 December 2012

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

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

Decision

1. The appeal is allowed and planning permission is granted for change of use from offices (Class B1) to form 3no studios and 2no 1 bedroom flats with associated access arrangements and external alterations at 25 Cambridge Place, Cambridge, CB2 1NS in accordance with the terms of the application, Ref 2/0490/FUL, dated 18 April 2012, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) No construction work or demolition shall be carried out other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plan: PL(21)02A

Application for costs

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

Main Issues

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

Reasons

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

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



INSPECTOR



To:	Executive Councillor for Planning Policy and Transport: Councillor Kevin Blencowe	
Report by:	Head of Planning Services	
Relevant scrutiny committee:	Civic Affairs Committee	28/1/2015
	Planning Committee	4/2/2015
	Council	16/4/2015
Wards affected:	All	

PLANNING CODE OF GOOD PRACTICE UPDATE

Not a Key Decision

1. Executive summary

- 1.1 The Council's Planning Code of Good Practice has been rewritten to reflect recent changes in legislation and best practice.

2. Recommendations

- 2.1 Civic Affairs Committee is recommended:
To endorse the approval of the updated Planning Code of Good Practice

3. Background

- 3.1 The planning code is the council's guidance for Members and officers about operating good practice in the planning process. It supplements the code of conduct for Members and aims to ensure that the council makes, and is seen to make planning decisions properly, openly, impartially and for sound and justifiable reasons.
- 3.2 The attached document is the updated version of the Council's planning code of best practice and it has been drawn up using the model guidance provided by the Local Government Association and the Planning Advisory Service.

4. Implications

- (a) **Financial Implications** – none but adoption of a best practice code would be considered an appropriate risk management approach.

- (b) **Staffing Implications** - none
- (c) **Equalities and poverty Implications** – there are no adverse implications, an EQIA assessment has not been considered necessary to support the update of the code of good practice document. Openness, equity and fairness in the operation of the planning process are enshrined within the code.
- (d) **Environmental Implications** – there are nil climate change implications. Making good planning decisions is a fundamental part of delivering sustainable development.
- (e) **Procurement** – there are no procurement implications
- (f) **Consultation and communication** – the revised document will be circulated to all Members and relevant officers. Copies will be placed upon the council website. The Executive Councillor for Planning Policy and Transport, Opposition Spokes, Chair and Vice-Chair of Planning Committee, Democratic Services Manager and the Head of Legal Services were consulted during the updating of the revised document.
- (g) **Community Safety** – there are no direct community safety implications

5. Background papers

These background papers were used in the preparation of this report:

Local Government Association/Planning Advisory Service: Probity in Planning for Councillors and Officers Guidance November 2013
(<http://www.pas.gov.uk/documents/332612/6482760/Probity+guide+for+cllrs+revised/25ed9243-0850-49fa-8e1a-4eb3935084a2>)

6. Appendices

Appendix A: Cambridge City Council Planning Code of Good Practice 2015

7. Inspection of papers

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

Author's Name: Patsy Dell
Author's Email: patsy.dell@cambridge.gov.uk

Appendix A:

Cambridge City Council Planning Code of Good Practice 2015

1. Introduction
2. Relationship to the Members' Code of Conduct
3. Development Proposals and Interests under the Members' Code
4. Open and Fair Decision Making
5. Contact with Applicants, Developers and Objectors
6. Site Visits
7. Public Speaking at Meetings
8. The role of Officers
9. Decision Making
10. Development Control Forums
11. Training

1. Introduction

- 1.1 This Code offers guidance to Councillors about good practice in the planning process. It supplements the Council's Code of Conduct for Members and aims to ensure that the Council makes and is seen to make planning decisions properly, openly, impartially, and for justifiable reasons.
- 1.2 This Code applies to Members involved in the planning process. It applies to formal decision-making and to less formal occasions, such as development control forum meetings, meetings with officers or the public and consultative meetings, planning enforcement matters or site-specific policy issues as well as to the consideration of planning applications.
- 1.3 The purpose of the planning system is to consider development proposals in the public interest. To be successful the planning system relies on Councillors and officers acting in a way that is fair and clearly seen to be fair and even handed. Councillors have a special duty to their constituents but a wider duty to the community of the City of Cambridge. Where planning matters are concerned the interests of the wider public have to be considered as well as the Development Plan and all other relevant material considerations.

2. Relationship to the Members' Code of Conduct

- 2.1 This Code is intended to supplement the adopted Member Code of Conduct. It is unlikely that there will be any conflict between the two codes but, if there is, the provisions of the general Code will take precedence.
- 2.2 It is very important that Members are careful to apply both the general Code of Conduct and this Code in dealing with planning issues. Failure to do this may place the Council at risk of legal challenge or a finding of maladministration and for individual Members the potential for complaint about them to the Monitoring Officer.

3. Development Proposals and Interests under the Members' Code

- 3.1 If you have a Code of Conduct interest in any matter, you must disclose the existence and nature of your interest at any relevant meeting, including informal meetings or discussions with officers and other Members. It is best to disclose your interest at the beginning of the meeting and not just at the commencement of discussion on that particular matter. The Members' Code of Conduct sets out the circumstances which give rise to a disclosable pecuniary interest or a personal interest.
- 3.2 If you have a disclosable pecuniary interest, or a personal and prejudicial interest, you may not participate in making the decision, either formally or informally. You should also avoid giving any impression of participation, as it is important to maintain public confidence in the impartiality of councillors in decision-making. (A personal interest is classed as "prejudicial" if it is "one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest.")
- 3.3 There are other things you should avoid if you have a disclosable pecuniary interest or a personal and prejudicial interest. These include the following:
- You try to avoid representing ward or local views on a matter in which you have such an interest. In these circumstances it is appropriate to ask another ward councillor to take on this role;
 - You should avoid getting involved in the processing of the application by using your position as a councillor to get access to officers or papers;
 - You should not lobby other members of the Council, including the circulation of letters or emails, or by raising the matter in group or similar meetings;
 - You may address the meeting that considers the application or other matter in the same way that members of the public may address the meeting. However you should then withdraw from the meeting (formal or informal) at which the matter is under consideration. You may not sit in at the meeting, even as a member of the public, and you may not vote. This is the position even if you are not a member of the committee which is making the decision;
 - If you are submitting your own planning application, or have a disclosable pecuniary interest or a personal and prejudicial interest in a planning application, you should be particularly careful to avoid any impression of either seeking or receiving special treatment. You should also make sure that the Head of Planning Services is aware of the interest. You may wish to consider employing an agent to act on your behalf in dealing with officers and/or addressing the committee. However, as mentioned above, you may exercise the same speaking rights as are afforded to members of the public, provided that you then withdraw from the meeting when the item is considered.

4. Open and Fair decision making

- 4.1 Cambridge City Council Planning Committee takes decisions on planning matters openly and in public. For a decision to be open and fair:

- Those taking the decision should not be biased or have pre-determined how they will decide;
- Those taking the decision should not have a prejudicial interest in the outcome;
- The decision should be consistent with others taken previously unless there are good reasons to decide otherwise; and
- The reasons for the decisions should be clearly set out

Avoiding Bias or Pre-determination

- 4.2 It is entirely permissible for Committee Members who are democratically accountable decision makers, to be pre-disposed towards a particular outcome. Nonetheless they must address the planning issues before them fairly and on their merits. That means they can have a view on the application but must not make up their mind on how to vote before formally considering the application and any representations. Committee Members must have an open mind on the merits of a proposal before it is formally considered at the committee meeting. They must be prepared to be persuaded by a different view in the light of any detailed arguments or representations concerning the particular matter under consideration.
- 4.3 If the committee's decision on a planning application is challenged in the High Court by way of judicial review on the grounds that some of the committee members were biased, or had pre-determined the application, the court will assess the case on the basis of what a fair-minded observer, knowing the relevant facts would think.
- 4.4 Section 25 of the Localism Act 2011 came into effect on January 15 2012 and provides that a decision maker is not to be taken to have had, or appeared to have had, a closed mind when making the decision just because;
- (a) The decision maker had previously done anything that directly or indirectly indicated what view the decision maker took, or would or might take in relation to a matter; and
 - (b) The matter was relevant to the decision.
- 4.5 The position remains the same that Councillors should approach planning applications with an open mind and are able to weigh all the arguments right up to the point at which a decision is made. The safest course is to avoid statements as to support or opposition for an application (that may leave the impression that minds have been made up). If a Member has made such a statement they must be satisfied they can still consider the application with an open mind and be prepared to take into account any matters in favour or against the proposed development until the decision is made.
- 4.6 Care should be taken with the following, where you are likely to be a decision-maker:
- Making statements in advance of the meeting that you have made up your mind how you are going to vote;
 - Taking up a campaigning role for or against an application;
 - Acting as an advocate for groups opposed to or supporting the application;

- 4.7 Issues around bias and predetermination are difficult and getting it wrong can lead to legal challenge and/or reference to the Local Government Ombudsman. Each case needs to be considered on its facts and if you are in any doubt you should seek advice from the Head of Legal Services.

5. Contact with Applicants, Developers and Objectors

- 5.1 It is important to recognise that lobbying is a normal and perfectly proper part of the political process and is important to local democracy; those who may be affected by a planning decision will often seek to influence it through an approach to their elected ward member or a member of the Planning Committee. However, unless care is taken, lobbying can lead to the impartiality of a member being called into question and to difficulties for the member participating in the decision.
- 5.2 When being lobbied, members should have regard to the advice in Section 4 about the dangers of appearing to approach a decision with a “closed mind”. However, unless you have a disclosable pecuniary interest or a personal and prejudicial interest, you can:
- Listen to/receive viewpoints from residents or other interested parties
 - Make comments and express views to residents, interested parties, other members or appropriate officers
 - Give non-technical advice on planning procedures, including suggesting to those who are lobbying, that they should speak or write to the relevant officer, in order that their opinions can be included in the officers report to Committee
 - Seek information through appropriate channels
 - Alert the decision-making committee to issues and concerns that have been drawn to your attention.
- 5.3 If you are approached by applicants or others seeking planning, procedural or technical advice, they should be referred to officers.
- 5.4 If you are invited to, or asked to arrange, a formal meeting with applicants, developers or groups of objectors (for instance, residents’ associations) or supporters, you should inform the case officer dealing with the application. It is generally better to put formal meetings on an official basis, with Planning Department support and a note taken of the meeting. This applies to all stages of the planning process, including the pre-application stage.
- 5.5 If you receive any approaches which raise new issues or bring new information to light, you should let the case officer know what these are as soon as possible. If a developer offers any planning gain, or offers to accept any conditions on development in return for consent, be sure to let the case officer know as soon as possible.
- 5.6 If any approach by a developer or anyone else gives you cause to feel uneasy, please approach the Head of Legal Services.

- 5.7 In addition, if you consider any issue or fact to be a relevant consideration, and other members may not be aware of it, be sure to raise it when the application is considered. You should not rely on information which is not in the public arena in reaching a decision.
- 5.8 In personal dealings with applicants, objectors etc, you should be mindful of the need to avoid giving a firm commitment to support/oppose the application if you are to participate in the decision. Bear in mind that your overriding duty is to the whole community not just to the people in your ward, that planning decisions need to be taken on planning grounds and that you should avoid the appearance of improperly favouring any person, company, group or locality
- 5.9 You should not accept gifts or hospitality from developers or from any person involved in or affected by a planning proposal including pre-application proposals. If acceptance of some hospitality is unavoidable, it should be kept to a minimum and should be declared and recorded in the Council's hospitality register. The Council's policy is that all hospitality beyond the insignificant (tea and biscuits or similar) should be entered in the register. If significant hospitality is offered, you should seek advice from the Head of Legal Services before accepting.

6. Site Visits

- 6.1 Individual Planning Committee members may wish to visit a site on which they have been asked to determine an application. If you decide to visit a site, you should avoid putting yourself in a position where you could be accused of partiality by any interested party to the application. It is best to visit a site unaccompanied by the applicant or by objectors. However, if a site visit is carried out in the presence of the applicant and/or their agent, or of residents/objectors, you should bear in mind the advice given in paragraphs 4.2 and 4.3 of this Code. You should avoid being put under undue pressure from any interested party to visit a site.
- 6.3 You should not enter onto private land or premises without first obtaining the permission of the owner. Where possible, you should seek to familiarise yourself with the site from a public viewpoint. If you go onto a site, you should only do so if satisfied that it is quite safe to do so. You should not, for instance, enter a site where excavations or building works are in progress unless guided by a responsible site manager. If you anticipate a need to ask to enter onto land, you should attempt to make arrangements in advance and should carry (and produce) your Council identity card.
- 6.4 You should ensure that any information which you gained from the site visit is reported back to the Committee, so that all Members have the same information.
- 6.5 Formal Committee site visits may be arranged at the request of members, but this is likely to be practical only where there is a clear and substantial benefit. When they occur a record will be kept of why the visit is being held and who attended. An officer, who will point out any relevant factors and issues concerning the site and its surroundings, will accompany committee members. A site visit is not a meeting to discuss the planning merits of the scheme or to make decisions.

7. Public Speaking at Meetings

- 7.1 You should not allow members of the public to communicate with you during the Committee's proceedings (orally or in writing) other than through the scheme for

public speaking, as this may give an appearance of bias or special access to councillors.

- 7.2 All planning matters will be considered in public session, unless there are specific reasons for dealing with an item as confidential under the provisions of the Local Government Act, 1972, in which case the public will be asked to leave the room.
- 7.3 Applicants, agents and members of the public who have made written representations on an application will be allowed to speak at Planning Committee meetings, but only in accordance with the agreed Council procedures.
- 7.4 You should avoid overfamiliarity with applicants, objectors and other members of the public when attending meetings, as this is open to misinterpretation.

8. The role of Officers

- 8.1 Planning officers must act in accordance with the Council's Code of Conduct for Officers and their professional codes of conduct; primarily the Royal Town Planning Institute's Code of Professional Conduct. The views, opinions and recommendations of planning officers may on occasion differ from the views, opinions or decisions of the Committee or its Members. Officers are there to give professional and impartial advice, to make sure that members have all the information they need for decision making. They are there to advise on the context of the planning application in terms of the development plan and all other relevant material planning considerations. Officers will give a clear, accurate written analysis of the issues and a recommendation with reasons for the decision they are suggesting. Officers are there to advise (other than where the decision has been delegated to them) and to carry out the decisions of the planning committee.
- 8.2 It is critical to the openness and transparency of the planning service that mutual trust between members and their officers is demonstrated and that there is clear understanding of and respect for the other's role.
- 8.3 All members should pay particular attention to the professional advice and recommendations from officers. Planning decisions are not an exact science so interpretations may vary from time to time. You are not bound to follow officers' advice or recommendations, but you should only depart from advice or recommendations where you have good reason to do so, based on clear and legitimate planning grounds. These will need to be voted on and recorded. The Council has adopted an 'Adjourned Decision Protocol (ADP) procedure that will apply in major application cases where a decision contrary to the advice of officers is being considered.

9. Decision Making

- 9.1 If you ask for a proposal to go before the Planning Committee rather than be determined through officer delegation, make sure that your reasons are recorded and repeated in the report to the Committee and that wherever possible you attend the meeting to speak to the item. Any such request must state the planning grounds on which it is based.
- 9.2 You should demonstrate through your conduct at the meeting that you are giving careful, fair and balanced consideration to the issues under discussion. It is particularly important that applicants and members of the public have confidence

in the way in which decisions are reached. The conduct of members can be important in ensuring that faith in the planning process is maintained.

- 9.3 You should keep in mind your obligation to make decisions in accordance with the Development Plan unless material considerations indicate otherwise, as required by section 38(c) of the Planning and Compulsory Purchase Act 2004.
- 9.4 The Council's own proposals for development must be dealt with on exactly the same basis as applications submitted by members of the public. You should be particularly careful to ensure that any decision on a Council application is based purely on relevant planning considerations.
- 9.5 You should make a decision only after you have considered all the relevant information needed to make a decision. If you feel you have had insufficient time to digest new information or that you need further information, you should say so and, if necessary, ask for a deferral or abstain.
- 9.6 You should not vote or take part in the meeting's discussion on a proposal unless you have been present to hear the entire debate, including the officers' introduction to the matter.
- 9.7 If you are expressing a view contrary to officer recommendations or the development plan, you should identify clearly the planning reasons leading you to take a different view. The use of the Adjourned Decision Protocol will be considered in appropriate cases.

10. Development Control Forums

- 10.1 The provisions of this Code apply equally to member participation in Development Control Forums. In particular:
- You should declare any disclosable pecuniary or personal interest;
 - You should not participate in a Development Control Forum if you have a disclosable pecuniary or personal and prejudicial interest;
 - Member decisions are not made at Development Control Forums and you should be careful to avoid giving the impression that you are approaching the merits of the application with a closed mind.

11. Training and Development

- 11.1 Planning decisions are often complex and differ in nature from some of the other decisions taken by the Council. It is crucial that planning decisions are based on legitimate planning grounds and that appropriate weight is given to possibly competing factors. The Council offers training and development to councillors on planning law and procedure and Members who sit on regulatory committees will need to have had at least minimum planning familiarisation training before they attend their first meeting.
- 11.2 Post hoc review of new development by the Planning or Joint Development Control Committees will be arranged on a bi-annual or more frequent basis to aid ongoing development of Members and officers. Bite sized updates and briefing sessions will be provided on committee days along with thematic training sessions on specific topics each municipal year.

APPENDIX TO PLANNING CODE OF GOOD PRACTICE

MEMBER GUIDANCE REQUESTS TO REFER PLANNING APPLICATIONS TO COMMITTEE

1. The scheme of delegation for planning, allows any Member of the City Council and any County Member representing a City Ward to request that an application be referred to the Planning Committee for determination, provided the request is made within the timescales set out, that it is in writing, and that it states the planning grounds on which the request is made. Late requests should be avoided.
2. Members are advised to check the progress of the application with the case officer before making a request and also to inspect the application file. This may avoid the need for a referral.
3. It is important that the planning grounds for referral are stated in the written request. An information leaflet entitled 'How to Comment' explains what factors can typically be considered in assessing planning applications, depending on the circumstances of the case. This leaflet is sent out with neighbour notification letters. Planning grounds can include: whether the development accords with planning policy; whether the development is appropriate for the area; whether the development would cause harm to neighbouring amenity; whether the proposal would cause traffic congestion or be a danger to highway safety. Loss of property value, loss of trade to businesses and moral objections are not planning grounds. The case officer can give further advice if required.
4. Members may feel that a particular planning application raises planning issues of the kind described above that ought to be discussed and determined at Committee, rather than being determined under delegated powers. However, in deciding whether to make such a request, it is important that Members consider their role and responsibility in the decision making process.
5. On receipt of a written request by a Member for an application to be determined by Committee, the case officer will acknowledge the request in writing or by telephone. The case officer will also check with the Member that it is necessary for the application to be determined by Committee, rather than under delegated powers. There may be particular circumstances, depending upon the officer recommendation where a committee decision is not necessary, this should be discussed with the planning case officer.
7. Members' representations are summarised in the officer report.
8. It is not appropriate for a Member to request that Committee determines an application if they have a disclosable pecuniary or personal and 'prejudicial' interest in it under the Council's