



NORTH AREA COMMITTEE



AGENDA

To: City Councillors: Pitt (Chair), Tunnacliffe (Vice-Chair), Abbott, Boyce, Bird, Brierley, Gawthrope, Kerr, O'Reilly, Price, Todd-Jones and Ward

County Councillors: Manning, Onasanya, Sales and Scutt

Dispatched: Tuesday, 29 April 2014

Date: Thursday, 8 May 2014

Time: 6.30 pm

Venue: Buchan Street Neighbourhood Centre, 6 Buchan Street, Cambridge
CB4 2XF

Contact: Toni Birkin

Direct Dial: 01223 457013

1 APOLOGIES FOR ABSENCE Committee Manager

2 DECLARATIONS OF INTEREST (PLANNING)

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

3 MINUTES (PLANNING)

To agree the minutes of the meeting of the 20th March 2014 as a correct record.

(Pages 7 - 10)

4 PLANNING ITEMS

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

Planning Items

- 5** **PLANNING REPORT - 14/0111/FUL - 15 SOMERSET
CLOSE** (*Pages 21 - 42*)

Meeting Information

Public Speaking on Planning Items

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

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

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

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

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

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democratic.services@cambridge.gov.uk.

Representations on Planning Applications

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

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

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

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

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Queries reports

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

General Information

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NORTH AREA COMMITTEE

20 March 2014

6.30 - 7.10 pm

Present: Councillors Pitt (Chair), Tunnacliffe (Vice-Chair), Abbott, Boyce, Bird, Gawthrop, Kerr, O'Reilly, Price, Todd-Jones and Ward

County Councillor Manning

Officers:

Principal Planning Officer: Tony Collins

Committee Manager: Toni Birkin

FOR THE INFORMATION OF THE COUNCIL

14/15/NAC Apologies for Absence

Apologies were received from Councillor Scutt.

14/16/NAC Declarations of Interest (Planning)

Item	Councillor	Interest
12/19/NAC	Pitt	Personal: Has had contact with the objector on an unrelated issue.

14/17/NAC Minutes (Planning)

The Minutes for the meeting of the meeting of the 6th February 2014 were agreed and signed as a correct record.

14/18/NAC Planning Items**14/19/NAC 13/1720/FUL Broadmeadows Manhattan Drive Cambridge Cambridgeshire CB4 1JS**

The Committee received an application for full planning permission.

The application sought approval for the provision of an additional storey to the existing 3 storey building to provide 2 x one bedroom and 6 x studio flats. The

installation of on-site renewable energy technology in the form of air to water source heat pumps on the new roof to the building. The installation of 12 no. new bicycle spaces and provision of a roof to cover 14 no. existing bicycle spaces.

The Committee received a representation in objection to the application from Becky Allen and Mark Goodson.

The representation covered the following issues:

- i. Application information on the website had omitted details of two objections.
- ii. Proposed changes to planting would not provide adequate screening.
- iii. An opportunity to improve the natural environment was being missed.

John Muir (Agent) addressed the Committee on behalf of the applicant and in support of the application.

Councillor Tunnacliffe proposed and Councillor Pitt seconded the following amendment:

The following wording to be added to condition 8: **Which shall include trees which are permitted to grow to maturity.**

On a show of hands (3 votes to 6), the amendment was lost.

Resolved (by 10 votes to 0) to grant the application for planning permission in accordance with officer recommendation, for the reasons set out in the officer report, subject to the conditions recommended by the officers.

14/20/NAC 13/1770/FUL -Chesterton House Church Street Cambridge, Cambridgeshire CB4 1DT

The Committee received an application for full planning permission.

The application sought approval for the sub division of Chesterton House curtilage to form a new planning unit, erection of single storey dwelling and associated infrastructure and works including new boundary wall. Alterations to existing boundary wall to form new vehicular and pedestrian entrance.

The Committee received a representation in objection to the application from Councillor Manning who spoke as a Ward Councillor and on behalf of Old Chesterton Residents' association.

The representation covered the following issues:

- iv. There is an existing scheme looking at the area for cycle safety and this has not been considered.
- v. The Highways Bid should be considered as a material consideration.
- vi. Physical access to the site is unsafe.
- vii. Contravenes 3.7a and 3.7b of the local plan in relation to dropped kerbs.
- viii. Should be refused as this is a Conservation Area, section 4.11c of the Local Plan.

Matt Hare (Agent) and Peter Carter addressed the Committee on behalf of the applicant and in support of the application.

The Committee considered access issues, cycle safety and predicted access and egress rates.

Resolved (by 9 votes to 1) to grant the application for planning permission in accordance with officer recommendation, for the reasons set out in the officer report, subject to the conditions recommended by the officers.

14/21/NAC 13/1860/FUL - Recreation Ground Nuns Way Cambridge Cambridgeshire

The Committee received an application for full planning permission.

The application sought approval for the partial removal of an existing, natural gravel BMX track, with plastic ramps atop. Construction of a new reinforced concrete skatepark and new, natural gravel BMX track with associated landscaping. Change of use: There is no change of use for the BMX track. The new skatepark will remain within the similar area of activity.

This application was brought to Committee as it was a City Council application.

The Committee welcomed the proposals.

Resolved (by 10 votes to 0) to grant the application for planning permission in accordance with officer recommendation, for the reasons set out in the officer report, subject to the conditions recommended by the officers.

The meeting ended at 7.10 pm

CHAIR

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

1.0 Central Government Advice

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

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

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

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

(b) directly related to the development; and

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

2.0 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

3.0 Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/14 Extending buildings

3/15 Shopfronts and signage

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

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

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

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

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

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

10/1 Infrastructure improvements

Planning Obligation Related Policies

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

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

Eastern Gate Supplementary Planning Document (October 2011)

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

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

5.0 Material Considerations

Central Government Guidance

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

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

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

Includes the following statement:

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

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

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

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

5.3 City Wide Guidance

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

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

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

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

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

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

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

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

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

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

The strategy:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.6 Area Guidelines

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

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

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

West Cambridge Conservation Area Appraisal (2011)

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

Jesus Green Conservation Plan (1998)

Parkers Piece Conservation Plan (2001)

Sheeps Green/Coe Fen Conservation Plan (2001)

Christs Pieces/New Square Conservation Plan (2001)

Historic open space guidance.

Hills Road Suburbs and Approaches Study (March 2012)

Long Road Suburbs and Approaches Study (March 2012)

Barton Road Suburbs and Approaches Study (March 2009)

Huntingdon Road Suburbs and Approaches Study (March 2009)

Madingley Road Suburbs and Approaches Study (March 2009)

Newmarket Road Suburbs and Approaches Study (October 2011)

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

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

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

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

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

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

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Application Number	14/0111/FUL	Agenda Item	
Date Received	31st January 2014	Officer	Mr Sav Patel
Target Date	28th March 2014		
Ward	Arbury		
Site	15 Somerset Close Cambridge Cambridgeshire CB4 2HW		
Proposal Applicant	Erection of new dwelling Mr D Macpherson C/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The design and scale of the proposed dwelling is comparable with the existing built form of the area and would not have a negative on the character and appearance of the area.</p> <p>The proposed development has been designed to mitigate any significant adverse impact on the residential amenity of the adjoining neighbours.</p> <p>The proposal would make efficient and effective use of land.</p>
RECOMMENDATION	APPROVAL subject to conditions.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is land directly to the north of 15 Somerset Close, Cambridge, which is currently in use as garden amenity space, the side garden, of the existing house. 15 Somerset Close is an end-of-terrace, two-storey dwelling, in a terraced of four houses at the head of a short cul-de-sac of about 20 houses just south of Arbury Road, in the north part of the City. Immediately in front north-west of the dwelling, 15 Somerset Close, is a turning head/access to a garage court; immediately

in front/north-west of the site, is a row of 8 garages and the parking turning/manoeuvring space in front of them.

1.2 The north-eastern boundary of the site abuts the rear gardens of houses in Arbury Road; to the east the plot abuts the rear garden of a house in Mere Way.

1.3 The site is not in a Conservation Area or Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 The proposal is for a two storey, pitched roof, two bed, detached residential dwelling with attached single storey garage on ancillary garden land north of no.15 Somerset Close.

2.2 The proposed dwelling application follows a withdrawal of an earlier application (13/1599/FUL) because of concerns raised with its design and scale.

2.3 The application is accompanied by the following supporting information:

1. Design, Access, Heritage and Supporting Planning Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
09/1180/FUL	Erection of 1 one-bed house.	REFUSED
13/1599/FUL	Erection of new dwelling.	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	3/4 3/6 3/7 3/8 3/10 3/11 3/12 5/1 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	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> 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 are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

- 6.1 The proposal should have no significant impact on the public highway subject to condition on no unbounded surface material.

Environmental Services

- 6.2 No objections in principle subject to conditions and informatives.
- 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:

245 Arbury Road

- 7.2 The representations can be summarised as follows:
- The proposed dwelling due to its proximity to the rear boundary would impact our privacy, sunlight and cause overshadowing of the garden area
 - The proposed dwelling would allow occupants to look directly into windows and garden of our home
 - Additional vehicles movements would increase exhaust fumes
- 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. Refuse arrangements
4. Highway safety
5. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

Principle of Development

8.2 The proposed residential development of the site is considered to be acceptable in this location and context as it would be compatible with the residential built form of the area. Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.

8.3 In my opinion, the principle of residential development is acceptable and is in accordance with policy 5/1.

Context of site, design and external spaces

8.4 The built form of the area is characterised by mainly post-war terraced and semi-detached low density two storey dwellings. The application site benefits from a generous rear and side garden.

8.5 The application site is ancillary garden land for 15 Somerset Close. The proposal to subdivide the existing residential curtilage to accommodate an additional dwelling would need to comply specifically with policy 3/10 (Sub-division of Existing Plots). The policy is criterion based (a to f). Criteria d (impact on listed buildings etc), e (impact on trees, wildlife etc) and f (prejudice to comprehensive development) are not relevant to the proposal. Criteria a, b and c are therefore relevant, as follows:

- 8.6 Policy 3/10 states that residential development within the garden area or curtilage of existing properties will not be permitted if it will:
- a. Have a significantly adverse impact on the amenities of neighbouring properties through the loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
 - b. Provide inadequate amenity space for the proposed and existing properties;
 - c. Detract from the prevailing character and appearance of the area.

Impact on amenity

- 8.7 The side (north-eastern) elevation of the proposed dwelling would be located over 27 metres from the rear of 245 Arbury Road. Furthermore, there are no windows at first floor level in the side elevation that would overlook the rear garden of 245 Arbury Road. In view of this and the level of separation, it would be difficult to argue the proposed dwelling would have any significant overbearing impact or create an unacceptable sense of enclosure for the residents in Arbury Road such that it would warrant refusing the application.
- 8.8 The front elevation of the property would overlook the existing garages and rear elevation would face towards the rear garden area. The proposed development, in my view, would not create any direct or adverse overlooking issue such that it would have a detrimental impact on the residential amenity of neighbours.
- 8.9 Whilst the application site is located south-west of the properties in Arbury Road, the proposed dwelling may cast a shadow during winter months over the rearmost aspects of the gardens. However, the shadow is unlikely to reach the private amenity area or rear elevation of the dwellings in Arbury Road. Therefore, in my view, due to the level of separation, the level of overshadowing would not be significant enough to warrant refusing this application.
- 8.10 The proposed dwelling would not create a level of additional traffic movement such that it would have an adverse impact on the residential amenity of the surrounding residents. The car parking space for the proposed dwelling has been located on

the northern side away from the existing residents in Somerset Close and a sufficient distance away from the residents in Arbury Road not to have a significant impact in terms of noise.

Amenity space

- 8.11 The proposed dwelling would have an adequate amount of rear amenity space to support future occupiers. The amenity space would be comparable with other existing dwellings in Somerset Close.

Character and appearance of the area

- 8.12 The proposed two storey dwelling has been designed to maintain the existing character and appearance of the area. The proposed dwelling would be set back from the front of no.15 Somerset Close by 2 metres and project approximately 400mm beyond the rear elevation. The scale of the proposed dwelling would also be comparable with the existing terraced row. I am therefore of the view that the proposed dwelling would be in keeping with the prevailing character and appearance of the area.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12.

Refuse Arrangements

- 8.14 The proposal makes suitable refuse storage arrangements, which is also conveniently accessible for storage and collection. The proposed refuse arrangements would comply with the Council's Waste Management Design Guide.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.16 The Highway Authority have not raised any highway safety concerns with the proposed development.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.18 The proposal includes two off street car parking spaces (including garage). The proposal also includes two enclosed and secured cycle spaces.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.20 I have addressed most of the points raised by the objector in the above section. However, I set out below my response to the issue that I have missed.

Exhaust fumes and movement of vehicles:

- 8.21 Due to the level of separation between the side elevation of the application and rear elevations of the properties in Arbury Close, it would be very difficult to argue the exhaust fumes would have any adverse impact on the residential amenity of existing residents, particularly as the property is located off and nearer to Arbury Road. The proposal includes two off street parking spaces that would not affect the existing parking arrangements of the neighbouring properties. The County Highways Officer does not consider the proposal would have any significantly adverse impact on highway safety. Therefore, the proposal is acceptable in this regard.

Planning Obligation Strategy

Planning Obligations

- 8.22 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and

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

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

8.23 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.

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

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

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50	1	403.5
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					403.5

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

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

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

Community Development

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

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

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

Waste

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

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

8.29 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

8.30 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 £160.38 is required.

Planning Obligations Conclusion

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

9.0 CONCLUSION

9.1 The proposed development of a two storey dwelling on ancillary garden is considered to be acceptable as it would not have any adverse impact on the residential amenity of the adjoining neighbours. The design and scale of the proposed dwelling is in keeping with the prevailing built form of area and therefore would not detract from the character and appearance of the area.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 2 June 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 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

6. 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.

7. 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. The development shall then be carried in accordance with the approved scheme.

Reason: To prevent surface water discharging to the highway.

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

Reason: In the interests of highway safety.

INFORMATIVE: The Council has produced a guidance to provide information to developers on waste and recycling provision which can be accessed from the City Council website via the following link:-

<https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>

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 2 June 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, 3/10, 3/12, 5/1 and 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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15 Somerset Close

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Cambridge
Cams
CB4 2HW



Scale 1:1250

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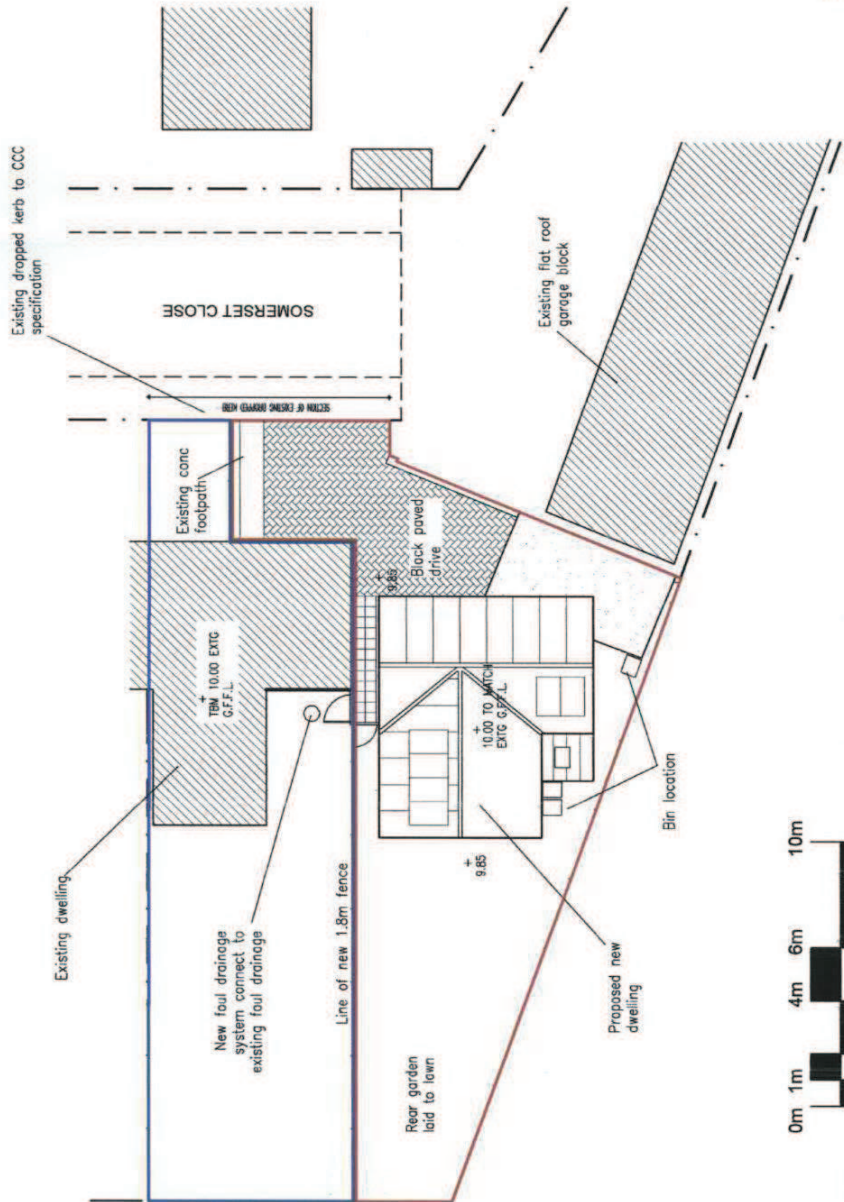
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CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING.



1:100

ROOF PLAN
Scale 1:100



1:200

MWS Architectural Ltd
ARCHITECTURAL CONSULTANT

89 St Johns Road
Ely
Cambridgeshire
CB6 3BW
Tel/Fax: 01353 665 352
Email: mark@mwsarchitectural.co.uk

Project:
PROPOSED NEW DWELLING
15 Somerset Close
Cambridge

Drawing:
SITE PLAN

Drawing File Location:
DRAWING-FILE-LOCATION

Drawn by:
MWS

Scale:
1:200

Date:
20-09-13

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All dimensions to be checked on site.
Any discrepancies to be reported to the Architect immediately.
This drawing should not be scaled.

Drawing no:
301/P/03

Revision
B

DRAWING REVISIONS	
Rev	Date
A	17-10-13
B	07-01-14

Details

Window adjustment dining, bed 1 and ensuite

Amended to suit scheme E

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CONTRACTOR: PLEASE NOTE: ALL DIMENSIONS TO BE WORKED FROM THE EXTERIOR UNLESS SPECIFICALLY NOTED OTHERWISE.

REV.	DATE	REVISION
A	10/24/17	AC: bathroom removed
B	11/14/17	100% RFI, reference not fully resolved
C	10/25/18	Revised notes

MWS Architectural Ltd
ARCHITECTURAL CONSULTANT
 88 St Johns Road
 Cambridge
 CB5 8PW, UK
 Tel: 01223 306400
 Email: mws@mwsmarchitectural.co.uk

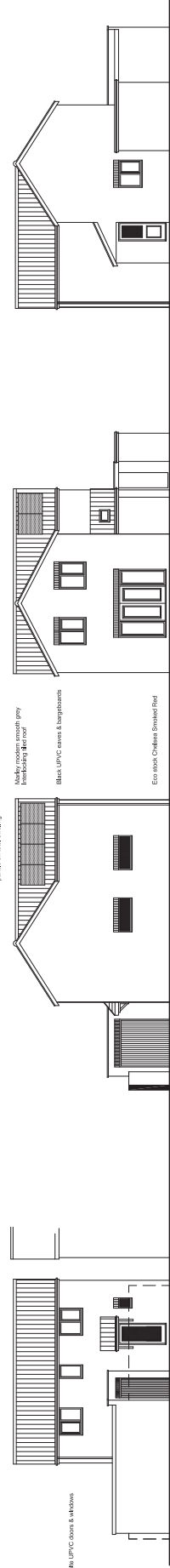
Project: PROPOSED NEW DWELLING
Location: 15 Sunnyside Close
Cambridge

Scheme E

Drawing File Location: DRAWING\FIELD\CON
Drawn by: JAC
Scale: 1:100
Date: 10/25/18

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Revision
C



White UPVC doors & windows

Approximately 1/20th of solar panels on roof ceiling

Neatly mowed smooth grey landscaping to front

Black UPVC doors & burglar bars

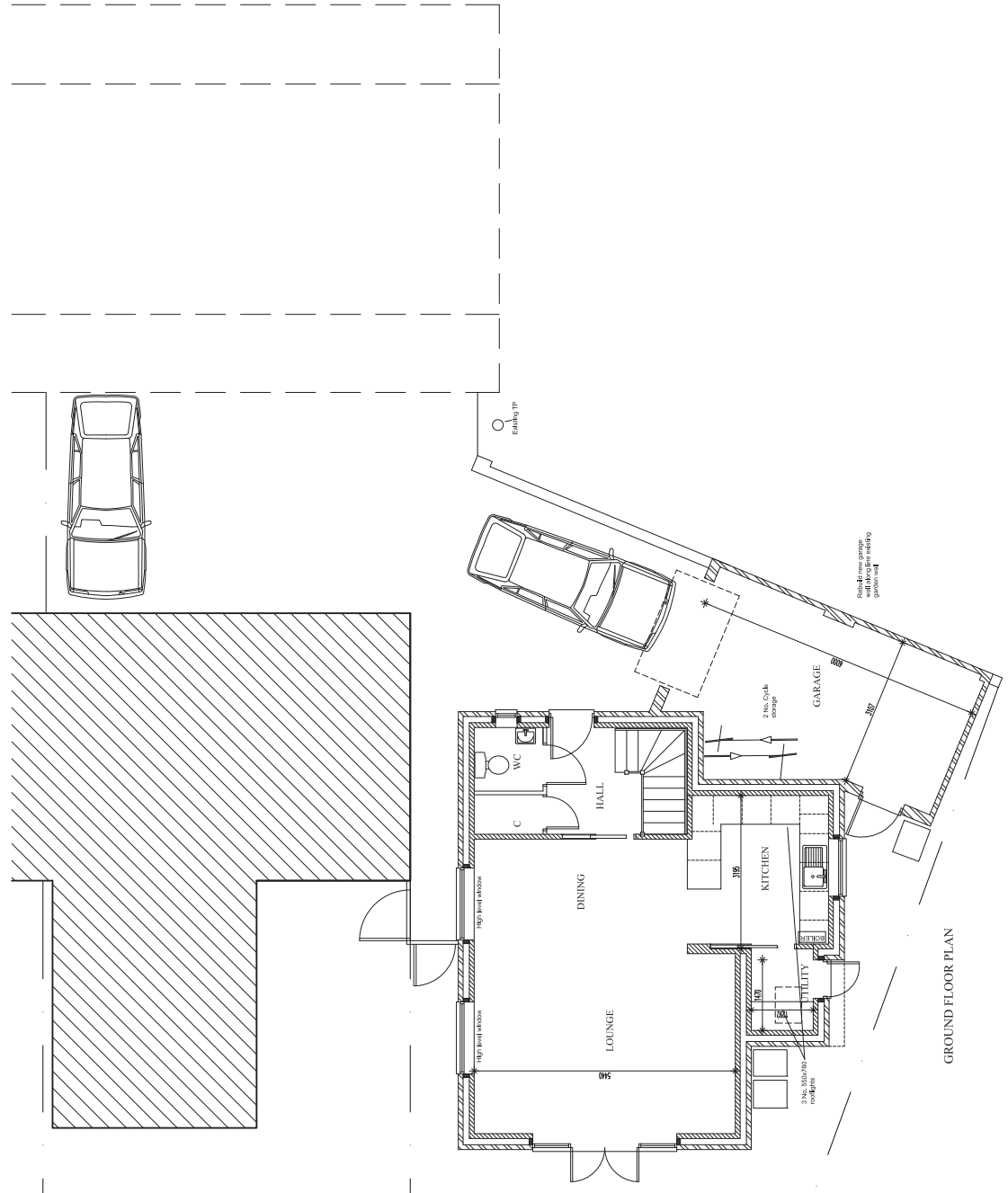
Everest Chelsea Strained Red

FRONT ELEVATION

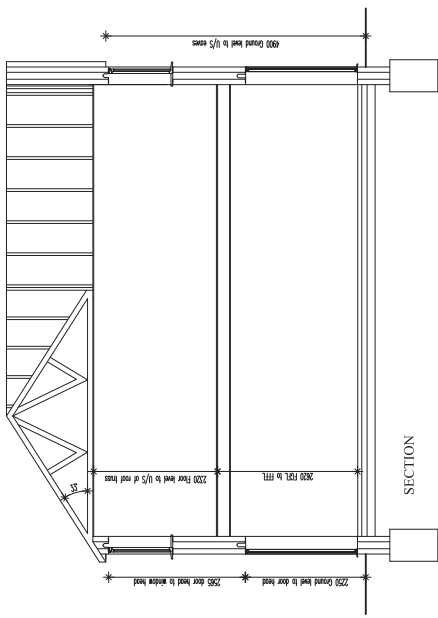
SIDE ELEVATION

REAR ELEVATION

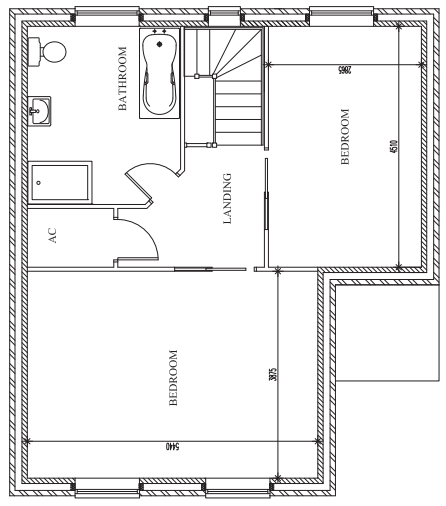
SIDE ELEVATION



GROUND FLOOR PLAN



SECTION



FIRST FLOOR PLAN

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