



EAST AREA COMMITTEE



AGENDA

To: City Councillors: Blencowe (Chair), Owers (Vice-Chair), Baigent, Benstead, Hart, Herbert, Johnson, Moghadas, Roberts, Robertson, Sinnott and Smart

County Councillors: Bourke, Kavanagh, Walsh and Whitehead

Dispatched: Wednesday, 11 June 2014

Date: Thursday, 19 June 2014

Time: 7.00 pm

Venue: Meeting Room - Cherry Trees Day Centre

Contact: Glenn Burgess

Direct Dial: 01223 457013

Planning Applications: Please note that planning items will not normally be considered until at least 8.30pm.

1 ELECTION OF CHAIR AND VICE CHAIR

2 APOLOGIES FOR ABSENCE

3 DECLARATIONS OF INTEREST

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

Minutes And Matters Arising

4 **MINUTES** (*Pages 7 - 24*)

To confirm the minutes of the meeting held on 10 April 2014.

5 **MATTERS & ACTIONS ARISING FROM THE MINUTES** (*Pages 25 - 26*)

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

General agenda information can be accessed using the following hyperlink:

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

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

6 **OPEN FORUM**

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

Items For Decision / Discussion Including Public Input

7 **ENVIRONMENTAL IMPROVEMENT PROGRAMME**

Attached separately

8 **S106 AREA CORRIDOR SCHEMES** (*Pages 27 - 32*)

Feedback on proposed S106 Area Corridor Schemes, to inform a decision on which schemes should be recommended to the County Councils Committee.

Intermission

Appendix 1 for Full Details of Central Government Planning Guidance

9 PLANNING APPLICATIONS

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

10 14/0308/FUL - THE SEVEN STARS, 249 NEWMARKET ROAD *(Pages 43 - 76)*

11 14/0399/FUL - 39 THODAY STREET *(Pages 77 - 96)*

12 14/0513/FUL - 101A GWYDIR STREET *(Pages 97 - 108)*

13 14/0461/FUL - 26 PRIORY ROAD *(Pages 109 - 124)*

14 14/0452/FUL - 80 AINSWORTH STREET *(Pages 125 - 134)*

15 14/0444/FUL - 591 NEWMARKET ROAD *(Pages 135 - 158)*

16 13/1644/FUL - 56 AND 56A MILL ROAD *(Pages 159 - 190)*

17 14/0642/FUL - COLERIDGE RECREATION GROUND *(Pages 191 - 210)*

18 14/0466/FUL - 4 SUNNYSIDE *(Pages 211 - 246)*

19 14/0214/FUL - 3 MILL ROAD *(Pages 247 - 266)*

Meeting Information

Open Forum

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

Public Speaking on Planning Items

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

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

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

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

Further information is also available online at

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

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

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact

Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Representations on Planning Applications

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

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

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

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

Filming, recording and photography

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

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

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NA ME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203>.

Fire Alarm

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

Facilities for disabled people

Level access is available at all Area Committee Venues.

A loop system is available on request.

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

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

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

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

EAST AREA COMMITTEE10 April 2014
7.00pm - 10.45 pm

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

Area Committee Members: County Councillors Walsh and Whitehead.

Officers:

Principal Planning Officer: Tony Collins

Project Delivery and Environment Manager: Andy Preston

Operations and Resources Manager: Jackie Hanson

Committee Manager: Glenn Burgess

Others in attendance:

Safer Neighbourhoods Inspector: Inspector Poppitt

FOR THE INFORMATION OF THE COUNCIL**14/23/EAC Apologies For Absence**

Apologies were received from Councillors Bourke, Kavanagh and Moghadas.

It was noted that, due to the death of her partner, Gail Marchant-Daisley had resigned from her position as Councillor. A by-election would be held in Petersfield ward on 22 May 2014.

The committee formally noted their thanks and appreciation for Gail's hard work and dedication and expressed their condolences at this difficult time.

14/24/EAC Declarations Of Interest

| Councillor | Item | Interest |
|-------------------|-------------|--|
| Saunders | 14/30/EAC | Personal: Member of Cambridge Cycling Campaign |

14/25/EAC Minutes

The minutes of the meeting of the 20 February 2014 were approved and signed as a correct record.

14/26/EAC Matters & Actions Arising From The Minutes

Thoday Street Cycle Parking

In the absence of Councillor Bourke Councillor Smart confirmed that he had spoken with Cycling Officers and further detail on the proposed Traffic Regulation Order (TRO) would be circulated in due course.

Children's Centres across the City

In the absence of Councillor Bourke Councillor Smart confirmed that, whilst a number of the organisations were being changed, no Children's Centres would be closed.

14/27/EAC Open Forum

- 1. Mr Woodburn commented that, whilst the resurfacing work on Cherry Hinton Road had been completed and the road markings reinstated, the speed camera outside of the Swiss Laundry was not working. Speeding, especially during Friday and Saturday nights, was an issue in this area and an update report from the Police was requested.**

Councillor Herbert responded that the current road surface and markings were inadequate and would need to be replaced. However this could only be completed when the weather improved.

Councillor Owers confirmed that he had previously made enquiries regarding the speed camera and been assured that it was fully operational. He agreed to raise this issue again with County Council Officers and also request some further statistical data.

- 2. Ms Symons raised concern about the unregulated parking at the Stourbridge Common end of Riverside and asked when the area would be transformed as envisaged in The Riverside Vision.**

Councillor Johnson responded that Abbey Councillors] had previously discussed with city and highway officials the possibility of eliminating unregulated parking at the Stourbridge end by way of double-yellow lines, and to introduce (or extend) residents parking at the houses side as so to bring the parking situation under control. Logic would determine that these spaces would be for parallel parking only. This would solve the problem of left vehicles, and also prepare the groundwork for any further extension of the boulevard to stretch from common to common.

County Councillor Whitehead was attempting to get some clarity and answers on the issue of obtaining funding as, though in 2012 there was an award from the Minor Highway Works budget for tackling unregulated parking, no progress has seemingly been made.

The County Council had recently passed a motion supporting the concept of trialling changes to the layout of the highway. Councillors would be interested in the feasibility of such a trial at Riverside to have one, free, cycling and pedestrian route from Midsummer to Stourbridge Common. Such a project would need to obtain funding and resident support. Councillors may in the near future organise a meeting with residents to discuss this proposal in further detail before acting further. In respect of the request for painting of the railings - funding in the region of £25,000 has been allocated to this project. However, these works are on hold until the conclusion of the moorings issue.

Councillor Whitehead confirmed that a scheme to address the issues, including Pay and Display parking, residents parking and yellow lines was currently being drawn up by Officers.

It was noted however that any scheme would need to be self-financing in order to cover the cost of enforcement.

As the residents of Stanley Road had also requested residents parking the two combined schemes may make them more financially viable. Consultation would be undertaken soon over the summer.

Councillor Whitehead agreed to continue to progress the issue with Officers.

3. Mr Jennings requested a trial at Riverside to improve pavements.

Councillor Johnson confirmed that he had been in email correspondence with Mr Jennings and was progressing the issue. Officers had confirmed that the proposed scheme was technically viable and had suggested a site visit followed by further consultation.

The Riverside Resident's Association had expressed support in principle but emphasised the need for full resident consultation.

Councillor Whitehead commented that the section between River Lane and Saxon Road was very narrow and the width of pavements would also need to be considered.

Mr Jennings responded that there was a need to balance the needs of road users with the needs of the limited number of residents

4. Mr Roman raised concern about the number of potholes in Whitehill Road.

The Chair directed Mr Roman to the 'Fix Your Street' website.

Councillor Johnson confirmed that work was being undertaken to address the pothole issues in the City but that it was important for the public to report them, especially if they were dangerous to road users.

Councillor Brown emphasised the need to report any dangerous potholes as the Council could be liable for any injury sustained.

5. Mr Harvey asked the Committee to make enquires with Januarys regarding their plans for the Howard Mallet site.

Councillor Walsh confirmed that he had met with Januarys and there had been a series of delays and complications with the site. It was hoped that a new planning application would be submitted in the summer.

The Chair confirmed that, as part of the planning process, the City Council encouraged pre-application discussions between the applicant and local residents.

- 6. Frank Gawthrop raised concern about Ravensworth Gardens Play Area. The grass at the Play Area had been a continual problem and the recent reseeding had not improved the situation.**

At the Strategy and Resources Scrutiny Committee in 2008 it was estimated that the problem would cost £25,000 to rectify and this money had been allocated in the 2012 budget.

From this funding £8000 was spent on shrubs and £7500 on an art project of brick Olympic rings. Only £6000 was spent on the grass. This was outrageous and local residents were very angry.

Councillor Brown responded that as she is a Director of the Ravensworth Gardens Residents Association she had taken no part in the committee discussion or the subsequent decision. It was noted however that the £25,000 had not been allocated just to address the grassing issue. Some of this was grant funding for the art project at the site.

The original structure, situated on top of an underground car park, had not been designed well by the developer. The structure could not hold the weight of soil required in order for the grass to take well.

The Chair agreed that the issue would be looked into.

- 7. Mr Brigham expressed support for retaining the Alex Wood Memorial Bus Shelter in Petersfield. Whilst there were some anti-social behaviour issues in the area this should be tackled by the Police. The wooden bus shelter was one of the most attractive in Cambridge and was a valuable memorial and historic feature. It should not be replaced with an aluminium shelter as being proposed by Council Officers.**

Councillor Walsh confirmed that he had spoken with Mr Brigham and Alex Wood's family regarding the memorial. As the family no longer lived in Cambridge they would be happy for the local Resident's Association to make the final decision regarding the bus shelter.

Councillor Brown expressed support for the retention of the current wooden bus shelter.

The Chair confirmed that, when suggesting a replacement aluminium shelter, Council Officers had not understood the significance of the memorial. This had now been recognised by Officers and there was a need for a proper appraisal and consultation process.

The Chair also noted that the current position of the shelter was wrongly sited for the current bus service.

The Project Delivery and Environment Manager confirmed that an opportunity had arisen to relocate an aluminium bus shelter and the Alex Wood site had been suggested. Officers now understood the importance of the site to local residents and a full consultation would be undertaken.

Due to the trees in this area, moving the shelter further down the road may be problematic. Officers would however investigate this.

8. Mr Carpen asked for feedback on the recent Councillor visit to Coleridge Community College.

Councillor Johnson confirmed that he and Councillors Herbert, Kavanagh and Smart had visited the school to talk to pupils about the role of Councillors and local democracy.

It had been a very enjoyable experience and the engagement between Councillors and young people had been valuable. It was hoped that this could be repeated.

Councillor Smart emphasised that it had been a very useful exercise.

Councillor Herbert highlighted the importance of engagement with young people and the need for a better dialogue. For any future visits it was suggested that it may be better to work in smaller groups.

Councillor Brown had been unable to attend through illness, but had visited Hills Road Sixth Form and been impressed with the energy and enthusiasm of these young people. Councillors were encouraged to undertake similar visits as they were a great way to engage with young people.

The Chair agreed to liaise with the Principal of Coleridge Community College to get some feedback on how she, and the pupils, felt the visit went.

Mr Carpen thanked Councillor for visiting the school and would be campaigning for better engagement between the Council and young people across the City. He would also be undertaking a Digital Democracy campaign and pushing for more diverse engagement in democracy.

- 9. The Chair read out an email from the Woodcraft Folk based at St Matthews' Church Hall. The Pioneer Group (10-12 year olds) had been invited to participate in a coop funded community project aimed at transforming a space in the local community with an environmental theme. The group had presented a proposal for an urban trail with sites identifying local features. A map of this area could then be printed and put up on local notice boards and available at local stores and schools.**

Marker sites and a 'Bug Hotel' were proposed for St Matthew's Piece or other nearby green spaces, as were timber sign posts with a question on one side and an answer on the other.

The Area Committee were asked if they had any objections to the timber sign posts.

Councillor Johnson suggested that the committee help direct the group to appropriate sources of funding.

Councillor Saunders felt it was a really exciting project and expressed his support for the proposals.

Councillor Smart suggested they contact Keith Jordan of the Romsey Gardening Group who may be able to assist with the project.

The Chair confirmed the Area Committees support for the proposals and agreed to liaise with Officers regarding possible funding sources.

14/28/EAC Bus to Addenbrookes from the Newmarket Road Park and Ride via Abbey Ward

The Committee received a short report from Councillor Whitehead.

It was noted that contact had been made with the Transport Assessment Team at the County Council and they understood that the trial was already fully funded. Officers suggested that the Area Corridor Funding could be considered as a last resort once discussions between Marshalls, Addenbrookes and Stagecoach had been concluded.

It was noted however that, whilst the Area Corridor Funding could be used for a bus service, it would need to meet certain criteria.

Councillor Whitehead confirmed that Addenbrookes were not prepared to fund a future service but that Sainsburys had expressed an interest in the scheme. Alternative providers, such as a smaller minibus service, were also being investigated.

Area Committee support for such a scheme would ensure that they had an input into decisions such as the route, cost and fares.

The Committee expressed support in principle and agreed that Councillor Whitehead progress and feedback at future meetings.

Councillor Brown emphasised the need for any bus used to be fully accessible.

Councillor Herbert suggested that further discussions be held with Addenbrookes and noted that some of the area was also covered by the South Area Committee.

14/29/EAC Policing and Safer Neighbourhoods - East Area Committee

The Committee received a report from Safer Neighbourhoods Inspector Poppitt regarding the policing and safer neighbourhoods trends.

The report outlined actions taken since the Committee on 28 November 2013. The current emerging issues/neighbourhood trends for each ward were also highlighted (see report for full details).

1. Mr Taylor asked if Neighbourhood Alert was being used in Cambridge and if Councillors were included in the circulation.

The Safer Neighbourhoods Inspector confirmed that Neighbourhood Alert was an enhanced version of E-Cops and was being used across Cambridge.

Councillor Johnson confirmed that he received Neighbourhood Alerts and found them very useful. They provided information on the type of crimes being reported and committed across the City.

Councillor Smart responded that she preferred E-Cops alerts as it was more localised. She would however look again at the data provided in Neighbourhood Alerts.

2. Mr Roman raised concern about drug dealing in Whitehill Road and Galfrid Road. It was also noted that the Police had stopped attending the Neighbourhood Watch meetings and local residents were feeling abandoned.

The Safer Neighbourhoods Inspector highlighted pages 27 and 28 of the agenda which emphasised the Police's commitment to tackling drug crime in the area. Any information provided to the Police was taken seriously and the public were encouraged to report any concerns.

The Chair suggested that Mr Roman pass on all future Neighbourhood Watch meeting dates to the Safer Neighbourhoods Inspector.

3. Ms Sinnott requested that the figures in the report relating to violent crime be broken down into categories.

The Safer Neighbourhoods Inspector confirmed that a Violent Crime Task Group looked for patterns and trends in the figures and then allocated resources accordingly.

A further breakdown of the figures could be requested by the Area Committee.

The Chair agreed to discuss this issue at the next Area Committee Chairs meeting.

4. Mr Black asked what the process was for documenting hate crime.

The Safer Neighbourhoods Inspector confirmed that a marker was placed against each of these crimes and trends and patterns could then be monitored.

5. Councillor Brown asked what action the Police were taking in respect of the offensive leaflet distributed recently in Cambridge.

The Safer Neighbourhoods Inspector confirmed that this was being investigated as a hate crime and he would keep the Committee informed of any progress.

6. Resident: Raised concern about the number of cyclists on Mill Road with no lights and the lack of Police action to tackle this.

The Safer Neighbourhoods Inspector confirmed that it was an issue across Cambridge and the Police gave it a proportionate response with appropriate resources. It was noted however that, with limited resources, it was a balance.

Resolved (unanimously) to agree the following priorities:

- i. Tackle the supply of drugs in the East area
- ii. Policing issues associated with Mill Road
- iii. Reduce shoplifting in the East Area

14/30/EAC Cambridge Citywide 20mph Project - Phase 2

The Committee received a report from the Project Delivery and Environment Manager regarding the Cambridge 20mph Project. It was noted that a capital bid for £600,000 (not £400,000 as indicated in 3.1 of the Officer's report) to cover the project was agreed in February 2012.

1. **Mr Storer, speaking on behalf of the Cambridge Cycling Campaign, welcomed speed reduction on Mill Road but had reservations regarding Cherry Hinton Road and Coldham's Lane if the new limits were not enforced.**

Concern was raised regarding rat running through residential areas in Romsey and Coleridge. The need for more cycle access only areas and more traffic calming measures was also highlighted.

Noted

2. **Mr Woodburn highlighted the number of road deaths on Cherry Hinton Road and urged Councillor to support a 20mph limit. Children used this area when accessing local schools, as did older people accessing the two local pharmacies.**

The need to replace the speed camera was also reiterated and Councillors and the Police were invited to observe the issues with Mr Woodburn.

Noted

3. **Mr Dunn raised concern at the high cost of the project and questioned how it would be enforced by the Police. Everyone had a responsibility for their own safety and many cyclists in the City were badly behaved.**

He felt that Ward Councillors were forcing this through.

In response to the public questions Councillors made the following points:

- i. Councillor Smart confirmed that the 20mph project, via a Motion at Full Council, received unanimous support from all Councillors present. However, Ward Councillors should not agree without the support of local residents.
- ii. Councillor Brown responded that if Coldham's Lane residents were not in support of a 20mph limit it made no sense to agree it. Cherry Hinton Road was dangerous but without a speed camera in place a 20mph speed limit would not be observed.

- iii. Councillor Herbert confirmed that he would be happy to meet Mr Woodburn on Cherry Hinton Road to observe the speeding issues. Support was expressed for a 20mph limit and speed reduction measures on Coleridge Road.
- iv. Councillor Benstead expressed support for a 20mph limit on both Cherry Hinton Road and Coleridge Road. He would also be interested in a breakdown of the consultation results (long term resident's vs rental properties) for Cherry Hinton Road.
- v. Councillor Roberts requested a breakdown of the consultation results for Wadloes Road.

The Project Delivery and Environment Manager agreed to provide this to Councillor Roberts.

- vi. Councillor Owers agreed that speeding on Cherry Hinton Road was an issue and expressed support for a 20mph limit.
- vii. Councillor Saunders confirmed that he would support the results of the public consultation.

Resolved (unanimously) to:

- i. Note the consultation outcomes.
- ii. Recommend to the Executive Councillor for Planning and Climate change (Councillor Tim Ward) and the Environment Scrutiny Committee the introduction of a 20mph limit on the unclassified roads in the East Phase area.
- iii. Recommend to the Executive Councillor for Planning and Climate change (Councillor Tim Ward) and the Environment Scrutiny Committee the introduction of a 20mph limit on the following C Class roads within the East Phase area:
 - Mill Road
 - Brookside

Resolved (by 6 votes to 2) to:

- iv. Recommend to the Executive Councillor for Planning and Climate change (Councillor Tim Ward) and the Environment Scrutiny Committee the introduction of a 20mph limit on the following C Class road within the East Phase area:
- Cherry Hinton Road

Resolved (unanimously) to:

- v. Recommend to the Executive Councillor for Planning and Climate change (Councillor Tim Ward) and the Environment Scrutiny Committee **not** to introduce a 20mph limit Coldham's Lane.

14/31/EAC Area Committee Grants - Community Development and Arts & Recreation Development

The Committee received a report from the Operations and Resources Manager regarding Community Development and Arts & Recreation Development Grants.

Councillor Brown, as Executive Councillor for Community Wellbeing, thanked the Operations and Resources Manager and her staff for their hard work and dedication.

Resolved (unanimously) to:

- i. Agree the awards detailed in Appendix 1 of the Officer's report and summarised in the table below:

| Ref | Organisation | Purpose | Award £ |
|------------|---|----------------------------|--------------------|
| E1 | Abbey People | 2 Events and 2 trips | 2,000 |
| E2 | Barnwell Baptist Church - Golden Years Group | 3 trips | 750 |
| E3 | Cambridge Art Salon | Romsey Art Festival | 4,000 |
| E4 | Cambridge Seventh Day Adventist Church | Community Big Lunch Event | 428 |
| E5 | Cherry Trees Over 50's Club | Day trip to Wicksteed Park | 635 |

| | | | |
|-----|--|--------------------------------------|--------------|
| E6 | Christ the Redeemer Church | Family Holiday Club | 950 |
| E7 | East Barnwell Friendship Group | Day trip | 200 |
| E8 | Friends of Mill Road Cemetery | World War 1 events | 780 |
| E9 | Hemingford Road Street Party Committee | Summer street party | 1,500 |
| E10 | Mill Road Bridges | Print costs for 4 newsletters | 1,750 |
| E11 | Mill Road Winter Fair Committee | Brochure design, print, and software | 2,350 |
| E12 | The Liveaboard Trust | River Art Festival | 1,000 |

14/32/EAC Planning Applications

14/33a/EAC 14/0221/S73 - 2 Tenison Road

The Committee received an application to vary a condition.

The application sought permission for Section 73 application to vary condition 6 to allow educational activities to take place every Saturday and Sunday from 10am to 1-30pm.

The Case Officer circulated an additional representation that had been received objecting to the application.

Corinne Duhig addressed the Committee and made the following points in objection to the application.

- i. She represented many local residents that were unable to attend the meeting.
- ii. Increase in noise, traffic congestion and general disturbance.
- iii. Greater parking and waiting restrictions are needed.
- iv. Residents are at the end of their tether.
- v. Efforts have been made by the Mosque to address the issues but these have only been partially successful.

Mr D'angelico and Mr Mahmood addressed the Committee in support of the application.

Councillor Meftah, Trumpington Ward Councillor addressed the Committee in support of the application.

The representation covered the following issues:

- i. The Mosque was working hard to address the issues.
- ii. The educational activities were very important.
- iii. Urged Councillors to approve the application.

Resolved (unanimously) to grant the application to vary a condition in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the following amended condition recommended by the officer (*amendment underlined*).

1. *Educational activities shall only take place on the ground floor of the site and only between the hours of 1000 and 1330 on Saturdays and Sundays. The educational activities hereby approved shall take place only in accordance with the approved framework document entitled Educational Framework for Cambridge Muslim Welfare Society 2014.*

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

14/33b/EAC 13/1644/FUL - 56 and 56A Mill Road

The Committee received an application for full planning permission.

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

Dr Simmons addressed the Committee and made the following points in objection to the application.

- vi. Overdevelopment of the site and change of use in a conservation area.
- vii. Overlooking of neighbouring properties.
- viii. Impact of additional noise and disturbance.
- ix. Lack of an overall plan for this very congested area of the City.

County Councillor Walsh, Petersfield Ward Councillor addressed the Committee in objection to the application.

The representation covered the following issues:

- i. Area is already built up and overcrowded.
- ii. Effect on the conservation area.
- iii. No sustainable drainage plan.
- iv. Overlooking of neighbouring properties.
- v. No consideration of parking issues.
- vi. Lack of cycle storage.

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officer.

14/33c/EAC 13/1864/FUL - 24 Cheddars Lane

The Committee received an application for full planning permission.

The application sought permission for change of Use from Sui Generis use (Taxi Office) to a Sui Generis use (sale and fitting of second hand tyres).

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

14/33d/EAC 13/1814/FUL - Land r/o 76 Abbey Road

The Committee received an application for full planning permission.

The application sought permission for the erection of 2No. 1.5 storey dwellings following demolition of existing lock-up garages.

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officer.

14/33e/EAC 14/0083/FUL - 32A Keynes Road

The Committee received an application for full planning permission.

The application sought permission for the erection of new detached 1.5 storey dwelling.

Miss Turner addressed the Committee and made the following points in objection to the application.

- x. High carbon dioxide causes stress and additional plants and shrubs were therefore requested on the site.

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officer.

14/33f/EAC 14/0166/FUL - 40 Cambridge Place

The Committee received an application for full planning permission.

The application sought permission for the redevelopment of land adjacent to 40-42 Cambridge Place, Cambridge for the erection of a 2 storey block of 5No. 1 bed apartments.

Barbara Bell addressed the Committee and made the following points in objection to the application.

- xi. Overdevelopment of the site.
- xii. Changes to boundary wall will damage neighbours amenity space.
- xiii. Loss of light and air to 23 Glisson Road.
- xiv. Suggested deferral of the application.

The Applicants Architect addressed the Committee in support of the application.

Resolved (unanimously) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officer, and the following additional condition:

- i. Notwithstanding the approved drawings, no development shall take place until revised details of the boundary treatment on the common boundary between the application site and Nos. 21 and 23 Glisson Road have been submitted to, and agreed in writing by, the local planning authority. Boundary treatments on this boundary shall be implemented in accordance with the approved revised details, and shall be maintained thereafter.

Reason: To protect the residential amenity of neighbouring occupiers. (Cambridge Local Plan 2006 policies 3/4 and 3/12)'

The meeting ended at 10.45 pm

CHAIR

| | |
|----------------------|----------------------------|
| Committee | East Area Committee |
| Date | 10 April 2014 |
| Circulated on | 14 April 2014 |
| Updated on | |

| ACTION | LEAD OFFICER/ MEMBER | TIMESCALE | PROGRESS |
|--|-----------------------------|------------------|------------------------------------|
| <p align="center"><u>Open Forum: Speed Camera on Cherry Hinton Road</u></p> <p>Enquire with officers to see if it is still operational</p> | Cllr Owers | ASAP | |
| <p align="center"><u>Open Forum: unregulated parking a Riverside</u></p> <p>Progress with officers in due course</p> | Cllr Whitehead | Ongoing | |
| <p align="center"><u>Open Forum: Visit to Coleridge College</u></p> <p>Contact the Principal to how staff and pupils found the visit</p> | Cllr Blencowe | ASAP | |
| <p align="center"><u>Open Forum: Woodcraft Folk – Pioneer Group</u></p> <p>Liaise with officers regarding possible funding sources</p> | Cllr Blencowe | ASAP | |
| <p align="center"><u>Bus to Addenbrookes from Newmarket Park and Ride via Abbey Ward</u></p> <p>Progress with discussions</p> | Cllr Whitehead | Ongoing | To report back at a future meeting |

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| <p><u>Policing and Safer Neighborhoods</u></p> <p>Breakdown of violent crime figures – raise at the next meeting of Area Committee Chairs</p> | <p>Cllr Blencowe</p> | <p>Ongoing</p> | |
| <p><u>20mph Project</u></p> <p>Forward a breakdown of the Wadloes Road consultation results to Cllr Roberts</p> | <p>Andy Preston</p> | <p>ASAP</p> | |

EASTERN AREA CORRIDOR FUNDING

Note to Members of Cambridge City - East Area Committee

From: Dan Clarke, Capital and Funding Manager

Date: June 2014

1.0 INTRODUCTION

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

2.0 BACKGROUND CONTEXT & POLICY UPDATE

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

2.2 The plans were formally adopted by the City, South Cambridgeshire and the County more than a decade ago and allocation of funds must adhere to the principles or support delivery of schemes identified in the plans. In broad terms, schemes need to demonstrate a link to growth, and mitigating the impacts of that growth and or improving accessibility and travel by sustainable modes. While a substantial number of the schemes set out in the Area Plans have now been delivered, the principles and approach remain relevant.

2.3 In addition, the County Council has adopted a new Transport Strategy on the 4th of March 2014 for Cambridge and South Cambridgeshire. The aim of the strategy is to ensure that the transport network continues to support economic growth and development. It prioritises sustainable alternatives to the private car with the aim of reducing the impacts of congestion on sustainable modes of transport. This sets out a clear strategy and policy approach, outlining the key measures and interventions needed to support growth and mitigate its' impacts. This also provides an update in terms of key measures and interventions needed as a follow on to the Area Corridor plans. Link below to Strategy

<http://www2.cambridgeshire.gov.uk/CommitteeMinutes/Committees/Agendaltem.aspx?agendaltemID=9402>

2.4 Consideration will be given to the adopted Transport Strategy when assessing the suitability of the Area Corridor S106 scheme proposals.

- 2.6 In addition, it is worth drawing Members attention to the fact that a Community Infrastructure Levy (CIL) charge is to be introduced shortly. This is a levy that local authorities can choose to charge on new developments in their area towards infrastructure needed to support growth. This will also mean restrictions on the pooling of Section 106 contributions (allowing a maximum of five contributions to be pooled). Both the City Council and South Cambridgeshire District Council propose to introduce CIL from April next year. Both authorities propose to fund transport infrastructure (unless on major strategic sites) through CIL. This means that from April 2015, we will only be able to collect S106 towards site specific infrastructure and infrastructure needed to mitigate the impacts of growth. Therefore the need for prioritising S106 funding will cease and a process for prioritising CIL funding will need to be agreed.
- 2.7 In addition, a City Deal for the Greater Cambridge area has been successfully agreed with Government, which commits £100m to the area to support delivery of schemes from 2015 to 2020 with potential to secure up to £400m beyond that period if key milestones are met. The funding is for delivering transformative improvements to the transport network in support of growth and economic prosperity. A programme of priorities and timetable will need to be agreed by the City Deal Board in due course based on the Transport Strategy. Consideration will need to be had regarding the City Deal programme when recommending schemes for Area Corridor funding to ensure a coordinated approach is taken.

3.0 PROCESS

- 3.1 A process is in place between Cambridge, South Cambridgeshire and Cambridgeshire, for making recommendations for allocating the pot of S106 funding which currently includes some £254,907 for the Eastern Corridor. There is currently £500,000 of contributions within signed S106 agreements but not yet collected.
- 3.2 Officers review Area Corridor Plans/ Transport Strategy and make recommendations for schemes and proposals for progressing. Views are then sought from the Area Committees on proposed schemes as well as suggestions for schemes which fit with the objectives of the CATP. Schemes are initially sifted to ensure that they fit with the aims of the Area Corridor plans, being linked to development in the area, mitigating the impacts of additional trips generated from those developments, as well as helping to deliver the aims of the Cambridge and South Cambridgeshire Transport Strategy. Schemes should also improve accessibility and support travel by more sustainable modes such as public transport, cycling and walking.
- 3.3 Suggestions are then assessed using a Project Assessment Form where eligible schemes are scored against criteria which include

deliverability, safety, environment, economy, accessibility and integration with other transport infrastructure. This then gives a value for money score. Schemes with a score of 3 or more are considered to be acceptable in outline value for money terms. The higher the score is the better the value for money. The schemes and their assessment results are then taken back to the Area Committees to seek views on priorities/ additional schemes for consideration. Feedback from the Area Committees is taken into account when making recommendations to the County Council Committee

4.0 PROGRESS UPDATE

4.1 The table below sets out status and next steps with agreed priority projects in the Eastern Area.

| Scheme | Est cost | Current status | Next steps | Date |
|--|----------|--|--|----------|
| RTPI along Coldhams Lane | £155,000 | Complete | Complete | |
| Newmarket Road bus priority- part 1 | £100,000 | Prelim designs completed, review process has highlighted need for wider network impacts to be assessed. | Further traffic modelling being undertaken. | Aug 14 |
| Ditton Lane/Newmarket Rd Cycle & pedestrian improvements) | £60,000 | Detailed Modelling on hold as work is on-going looking at the N/mkt Rd – Barnwell Rd roundabout. | Detailed design work, once a scheme has been established for the roundabout and implications are understood for this crossing. | Nov- 14 |
| The Tins Phase 2 | £275,000 | Detailed negotiations with landowners on purchase of land | Design from developer and planning agreement from City. Land transfer – legal agreement. | Sept- 14 |
| Radial Route Signing | £50,000 | Survey of the existing signs to be undertaken through Skanska. | Signs and posts to be removed or replaced will be identified and the subsequent work will be undertaken by Skanska. | Nov 2014 |
| Feasibility study into installation of bridge linking Leisure park & CB1Station area | £12,500 | Initial stages of work have flagged a land rights issue. Following a small change in layout between outline and detailed planning permission. The landing site for the bridge in the CB1 area needs to be determined in view of change. This is currently being investigated in the context of the approved layout by Cambridge City | Once issues resolved a brief will be written. | Oct 2014 |

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| | | Council. This is holding up any further work being undertaken. | | |
| Removal of unnecessary street signage | £50,000 | Survey work being carried out. Skanska have been appointed to carry out the work removing or amalgamating signs where appropriate. | A works order to be agreed for the removal of signs and posts as appropriate | Nov 2014 |
| Refreshing cycle path and cycle lane Perne Rd/Cherry Hinton Rd r/about, traffic flow and safety issues | £105,000 | Awaiting the completion and assessment of the Radegund Rd/Perne Rd scheme. This will inform the design of this scheme. | Detailed design following finding of Radegund Rd trial and consultation process to begin. | Oct - 14 |
| Contraflow cycling signage. First Phase - 15 sites across the city, with a number in East Area. | £50,000 | Stage 2 safety audit complete. Consultation process complete. | Traffic Survey on Panton Street needed. Finalise discussions regarding which sites need Traffic Regulation Orders. | Jan- 14 |
| Tenison Rd traffic calming scheme | £245,370 (Match funded with an additional £250,000) | Steering group did not support revised design. Further design work is being undertaken. County traffic signals team are working on revised designs for the signalled junctions on Tenison Road. | A Public Exhibition/Consultation will be held in early summer. | June 2014 |
| Eastern Gateway Feasibility Study | £50,000 | Traffic data collection commissioned including pedestrian and cycle movements | Initial traffic modelling. Topographic survey, engineering requirement assessment and estimated costs. | Dec 14 |

5.0 Schemes Suggested at the East area Committee meeting Oct 2013

The schemes below were suggested at the East Area Committee on the 17th October 2013. They have been assessed for eligibility given a Value for Money Score (3 or above being considered acceptable).

Schemes to be considered for recommendation to the County Councils Economy and Environment committee;

The following schemes are eligible for Area Corridor funding and have been scored to assess their value for money. The Area Committee is

asked to consider the amount available and the schemes suitable for funding and to recommend which schemes should go to the County Council Economy and Environment Committee for consideration.

5.1 Entrance to Stourbridge Common (£50,000) Value for Money Score 7.5

This is part of the strategic cycle route 11 and is an important route for residents from the city and surrounding villages into the City Centre and employment sites. The entrance to Stourbridge Common is currently a pinch point on this route, which impacts on accessibility. The scheme aims to improve access at the entrance and will encourage cycling, mitigating the impact of additional trips generated by new developments in Chesterton.

This scheme meets the aims of the Cambridge and South Cambridgeshire Transport Strategy by contributing towards development of a high quality strategic cycling and pedestrian network.

5.2 Chisholm Trail (Bridge) (£50,000) Value for Money 5

The Chisholm Trail is a proposal for a strategic route from the science park to the main station, including a link to the new science park station. The proposal is for the East Area Committee to contribute funding toward the bridge element of the Chisholm Trail which would provide access to the new Science Park Station. This element of the Chisholm Trail is anticipated to cost approx. £4.5m

This schemes meets the objectives of the Area Corridor plans as it is a piece of infrastructure that will significantly help to increase levels of cycling in the city, helping to off-set the impacts of additional trips generated by development.

This scheme is identified as a proposal in the Cambridge and South Cambridgeshire Transport Strategy.

5.3 Additional funding for Tenison Rd (£500,000)

The proposal is to extend the current Tenison Rd scheme to the surrounding area.

The work being carried out at Tenison Rd has identified further improvements that could be made to the surrounding roads which would help deal with the impacts of additional trips generated by the development at CB1 and the re-structuring of the traffic network in the station area. It is estimated that this work would cost an additional £500,000. If the committee wanted to see this work progress then they

would need to pool any future income as there is currently not enough funding in the pot for this work.

5.4 Bus Service from Newmarket Rd Park and Ride to Addenbrooke's (£95,000) Value for Money 6.3

A need has been identified for a bus service to run from Newmarket Rd Park and Ride to Addenbrooke's eventually serving the Wing development. It is proposed to run a pilot for 6 months which will need to be pump primed. The cost will be approx. £100,000 (with a potential £5,000 from Marshalls). Discussions are currently on-going between the transport assessment team at the County Council and Marshalls regarding which transport items will be included in the Section 106 agreement. Part of these discussions is the possibility of Marshalls providing S106 funding for this proposed bus service. It is recommended that we await the outcome of negotiations. However Members views are welcome on principle and whether Area Committee could contribute.

6.0 Next Steps in the Approval/Implementation Process

- 6.1 The Committee are asked to consider the proposals and recommend which schemes funding should be allocated to. Members will need to bear in mind the levels of funding when making recommendations, as there is insufficient funding to deliver all the schemes. Therefore priorities will need to be established; with reserves agreed should any additional funding be forthcoming.
- 6.2 Views from the Area Committee will be fed back and considered when making recommendations on proposals for funding allocations to a future County Committee meeting. Following approval to allocate s106 funding to any scheme, the usual separate approval scheme process will follow, with design and consultation on proposed options prior to implementation.
- 6.3 The Area Committees is asked to note the programme for progressing schemes in the area and welcome your views on other suggestions /schemes for consideration and assessment of fit with Area Corridor funding.

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

1.0 Central Government Advice

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

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

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

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

(b) directly related to the development; and

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

2.0 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

3.0 Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/14 Extending buildings

3/15 Shopfronts and signage

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

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

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

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

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

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

10/1 Infrastructure improvements

Planning Obligation Related Policies

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

4.0 **Supplementary Planning Documents**

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

Eastern Gate Supplementary Planning Document (October 2011)

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

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

5.0 Material Considerations

Central Government Guidance

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

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

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

Includes the following statement:

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

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

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

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

5.3 City Wide Guidance

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

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

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

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

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

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

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

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

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

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

The strategy:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.6 Area Guidelines

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

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

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

West Cambridge Conservation Area Appraisal (2011)

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

Jesus Green Conservation Plan (1998)

Parkers Piece Conservation Plan (2001)

Sheeps Green/Coe Fen Conservation Plan (2001)

Christs Pieces/New Square Conservation Plan (2001)

Historic open space guidance.

Hills Road Suburbs and Approaches Study (March 2012)

Long Road Suburbs and Approaches Study (March 2012)

Barton Road Suburbs and Approaches Study (March 2009)

Huntingdon Road Suburbs and Approaches Study (March 2009)

Madingley Road Suburbs and Approaches Study (March 2009)

Newmarket Road Suburbs and Approaches Study (October 2011)

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

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

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

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

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

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

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Agenda Item 10

EAST AREA COMMITTEE

Date: 19th JUNE 2014

| | | | |
|---------------------------|---|--------------------|--------------|
| Application Number | 14/0308/FUL | Agenda Item | |
| Date Received | 4th March 2014 | Officer | Mr Sav Patel |
| Target Date | 29th April 2014 | | |
| Ward | Abbey | | |
| Site | The Seven Stars 249 Newmarket Road Cambridge CB5 8JE | | |
| Proposal | Demolition of existing buildings and outbuildings and erection of a new 3 storey building for mixed use, including 7 flats and a restaurant and/or public house, with retention of existing facade. | | |
| Applicant | R Et M c/o Neale Associates | | |

| | |
|----------------|--|
| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1) The development will result in the provision of a new public house, which safeguards the community facility for the day to day needs of residents of the local area.2) The design of the new building will have a positive impact on the character and appearance of the street scene.3) The proposal will not adversely affect residential properties. |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is the former Seven Star Public House and its rear curtilage, situated on the northern side of Newmarket Road. The site includes the pub building, which has been closed for approximately one and a half years and was recently

guttled by fire, a rear tarmacked car parking area and a small rectangular beer garden.

- 1.2 To the east there is relatively thick vegetation and tree planting and a public square, which formed part of the Tesco's development on Cheddars Lane. To the north beyond the rear car park are the rear gardens of the residential properties in Rowlinson Way. To the west is a mix of residential and some commercial premises fronting onto Newmarket Road, behind which is a substantial tarmacked car parking area.
- 1.3 The site is not within a Conservation Area. The adjoining property 247 Newmarket Road is a Listed Building.
- 1.4 The site falls within the Eastern Gate Study Area Supplementary Planning Document (SPD).

2.0 THE PROPOSAL

- 2.1 Permission is sought for the substantial demolition of the existing public house erection of a new part two storey, part three storey building providing seven apartments and a new public house/restaurant on the ground floor.
- 2.2 The development is comprised of two sections. The central section retains the existing facade of the former Seven Stars PH and proposed a two storey building behind with an eaves level of 5.2m and an overall ridge height of 7m. The adjacent section of the building rises three storeys in height with an eaves level of 7.5m and overall ridge height of 8.5m.
- 2.3 The majority of the new building will be constructed in a fair faced brickwork with powder coated metal windows. The roof will be finished with slate.
- 2.4 The application is accompanied by the following supporting information:
 1. Design and Access Statement
- 2.5 Amended plans have been received which show the following revisions:
 - Revised design of front gable feature.

- Alterations to the fenestration of the front elevation.
- Revised fenestration to the east elevation.
- Alterations to roof form/pitches

3.0 SITE HISTORY

| Reference | Description | Outcome |
|-------------|---|-----------|
| 13/1561/FUL | Demolition of existing buildings and outbuildings and erection of a new 3 storey building for mixed use, including 7 flats and a restaurant and/or public house, with retention of existing facade. | Withdrawn |
| 12/0233/FUL | Change of use from public house to five flats. Works to include a two storey rear extension, demolition of existing outbuilding and erection of new outbuilding for bin/cycle store. | Withdrawn |

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

| PLAN | POLICY NUMBER |
|--|---|
| Cambridgeshire and Peterborough Minerals and Waste Plan (Development Plan Documents) July 2011 | CS16 |
| Cambridge Local Plan 2006 | 3/4 3/7 3/11 3/12 3/14 4/13 5/1 5/11 8/2 8/6 10/1 |

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

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

| | |
|--|--|
| | <u>Citywide:</u> Open Space and Recreation Strategy |
|--|--|

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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

Comments on application as submitted

- 6.1 Recommend refuse unless a manoeuvring diagram is submitted for approval.

The access is considered acceptable.

Comments on application as amended

- 6.2 The applicant has provided a manoeuvring diagram that tracks the turning movement for a family car.
- 6.3 Whilst the turning manoeuvre is tight, it demonstrates to my satisfaction that a car could turn within the site to enter and leave in forward gear, which overcomes the previous objection raised by the Highway Authority.

Head of Refuse and Environment

- 6.4 No objections subject to construction related conditions and noise insulation.

Urban Design and Conservation Team

Comments on application as submitted

- 6.5 The scale and bulk of the projecting three storey element would adversely affect the setting of the listed building (No. 247 Newmarket Road) and will appear prominent looking west along Newmarket Road. The proposed stepping forward of the 2nd floor levels appears bulky and dominant.
- 6.6 The submitted SketchUp perspective view indicates the awkward relationship between the projecting three storey element and the two storey elements located behind the retained PH façade. Further SketchUp views are needed looking east and west along Newmarket Road. As proposed further amendments are needed to reduce the bulk of the three storey element. The 2nd floor level projections on the eastern element appear bulky and should be setback.
- 6.7 As proposed we do not support the submitted application, the scale and bulk of the three storey element would adversely affect the setting of the listed building No. 247 Newmarket Road and will appear prominent from views looking east and west along Newmarket Road, as a result the scheme fails to meet Cambridge Local Plan Policy 3/12 *The Design of New Buildings* and 4/10 *Listed Buildings*.

Comments on first amendments

- 6.8 Whilst we support the proposed amendments to the roof area of the projecting 3 storey element, we are concerned that the size of unit 5 (33sqm) will result in a poor living environment for the occupants. Units 5 and 7 should be combined to create a single, larger unit. The east elevation should be amended as set out herein.
- 6.9 The depth of the proposed cycle store does not meet the minimum dimensions contained within the Cambridge City Council *Cycle Parking Guide for New Residential Developments*

(Feb 2010). Consultation with the City Council Cycle and Walking officer is needed regarding the acceptability of the cycle store.

- 6.10 The amendments to the Newmarket Road fenestration, roof pitches and vehicle entrance are acceptable in design terms. Subject to these further amendments, the application would be acceptable in Urban Design and Conservation Terms.

Comments on second amendments

- 6.11 The proposed amendments to the dormer windows on the east elevation and the size of the cycle parking area are acceptable. The application is now supported in urban design and conservation terms.

Access Officer

- 6.12 Application supported. No further comments.

Head of Streets and Open Spaces (Tree Team)

- 6.13 Awaiting comments.

Head of Streets and Open Spaces (Landscape Team)

- 6.14 We are concerned that the massing of the building proposals is not in keeping with the existing street scene which contravenes Policy 3/4 Responding to Context of the Local Plan (2006). The area is primarily made up of 2-storey buildings. Directly adjacent to the west is a listed building attaining 3 stories but is limited in impact because of its compact size and setback. There is also a concern about potential overlooking from upper story balconies into the rear gardens of properties in Rowlinson Way.
- 6.15 The elevation drawings do not clearly show the relationship between the existing and proposed structures with the adjacent properties. The perspective view shows only the aspect from the south. We recommend that the applicant supply further details and additional 3D or perspective drawings/computer models of the eastern approach along Newmarket Road.

- 6.16 The first floor windows of flats overlooking the public open space to the east of the site may incur damage or general interference from existing trees and shrubs within the open space. Likewise this vegetation may be vulnerable to being damaged during construction. We advise that the Arboricultural Officer is consulted on this issue.

Bicycle Provision

- 6.17 We have concerns about the usability of the bicycle store and how it is accessed. The applicant should provide further details illustrating how the users will access/exit the store.

Cambridgeshire County Council (Education)

- 6.18 Life Long Learning and waste contributions required.

Cambridgeshire County Council (Archaeology)

- 6.19 Site investigations required. Recommend standard condition.
- 6.20 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:

241 Newmarket Road

- 7.2 The representations can be summarised as follows:

- The tiny house of 241 Newmarket Road would be dwarfed by the proposal.
- Object to a three storey building being constructed.
- A two storey building would be more in keeping.
- There should be a pub only area where people can drink without having to buy food.
- Increase in car bicycle and foot traffic will increase noise and light for existing residents.
- Increase in volume and regularity of cars driven near 241 Newmarket Road.

- More green space required.

Campaign for Real Ale (CAMRA)

- Paragraph 70 of the NPPF requires Local Planning Authorities to plan positively for public houses.
- Seven Stars is listed as a providing a local community facility in a suburban area.
- Its loss should be opposed.
- The proposed public house would satisfy our desire to see the Seven Stars reopen.

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. Disabled access
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

8.2 The key issue is whether the proposal makes adequate provision for the retention of the former public house, which is a community facility.

8.3 Paragraph 70 of the National Planning Policy Framework (NPPF) states that planning decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. The application would secure a new public house

use on the site which would be compliant with paragraph 70 of The Framework.

- 8.4 The Council's Interim Policy Guidance on the Protection of Public Houses (IPPG) states that Local Plan policy 3/10 subdividing plots will be applied to any proposals for the subdivision of the curtilage of a public house. This site is the car park of the former Seven Stars, so it should not in my view be considered as 'garden land'. The proposal nevertheless involves the subdivision of an existing plot for residential purposes, whereby the criteria of policy 3/10 is relevant.
- 8.5 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is a significant adverse impact on the amenities of neighbouring properties, through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance; b) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part. The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f). The character and amenity sections of policy 3/10 are considered in the relevant subsections below.
- 8.6 The proposal would secure a new public house through enabling development, which can be ensured to be retained in A4 use through the imposition of a suitable planning condition. The size of the proposed pub is similar to the previous Seven Stars and provides a relatively large bar area, kitchen, rear beer garden and car parking. In my opinion, the proposal would safeguard the community facility to meet the day to day needs of the local area in accordance with paragraph 70 of the Framework and the principles of the Council's IPPG.

- 8.7 This revised application states the ground floor of the building will be for a public house rather than a restaurant. Development should be conditional on the A4 public house use returning, which is consistent with previous decisions for the redevelopment of the former Royal Standard PH, Mill Road and the Queen Edith, Wulfstan Way.
- 8.8 The provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. 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, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.
- 8.9 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1, the IPPG and paragraph 70 of the NPPF.

Context of site, design and external spaces

- 8.10 The key design issue is the design and appearance of the new building in its setting and its impact on the character and appearance of the adjacent Listed Building.

Site Layout

- 8.11 The layout of the redevelopment makes effective use of the plot and provides a logical orientation and positive frontage onto Newmarket Road. The footprint of the proposed building extends along the full width of the frontage, with a stepped front building line, with legible entrances to the public house and flats. It is an appropriate design response to the site context, in accordance with Local Plan policy 3/4.

Scale and Massing

- 8.12 The proposed new building will have a positive impact on its setting because the existing attractive facade will be retained, and the new three storey element will provide a strong juxtaposition against the listed 247 Newmarket Road. The withdrawn scheme was considered unacceptable because of the proportions of the two storey element and its relationship

with the adjoining listed building. This element has been reduced within this revised scheme which in my view will create a balanced roofscape in this section of the Newmarket Road street scene.

- 8.13 The application as originally submitted included a projecting three storey element, with a prominent, oversailing third level. This was considered overly assertive and visually intrusive. The amended plans reduce the mass of this element, which now rises only 0.6m above the main two storey facade. The amended scheme has the support of the Urban Design and Conservation Team and will in my view make a positive contribution to the street scene.
- 8.14 I consider the three storey height, bulk and articulation of the proposed building acceptable in this context. The eastern end of the site is the final plot before the public square provides a break in the street scene. In my view the plot can carry a relatively high building which forms a 'bookend' to the terrace and a strong juxtaposition to the listed 247 Newmarket Road.

Materials and detailing

- 8.15 The materials of construction will in my view make a positive contribution to the character and appearance of the area. The imposition of a suitable planning condition can ensure a high quality brick and appropriate materials for cills and lintels is used for the elevations.

External Spaces and trees

- 8.16 The proposed redevelopment retains a beer garden and car parking for the pub. Final details for these external spaces can be considered through the discharge of appropriate landscape conditions.
- 8.17 I note concerns regarding the protection of trees on the north east boundary during the construction period. I have consulted the Council's arboriculture officer on this matter and will report on the amendment sheet or orally at the Committee.

8.18 In my opinion the proposal will not adversely affect the character and appearance of the adjacent listed building or wider street scene, and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.19 The proposed new building will have some visual impact on the adjoining 247 Newmarket Road. The kitchen to the proposed public house is single storey level only, which will minimise the sense of enclosure to the west boundary with 247 Newmarket Road. The small rear garden of 247 Newmarket is already significantly enclosed by the existing public house building and I do not consider the proposal to create significant adverse harm as compared with the current situation.

8.20 I do not consider the scale and mass of the building to create a harmful visual impact on 241 Newmarket Road, which is located approximately 14m to the south west.

8.21 To the north of the site, the residential gardens of Rowlinson Way are positioned approximately 25m from the rear balconies of the proposed building. Given the distances involved, I do not consider the balconies likely to create significant harm from overlooking.

8.22 The likely comings and goings to the site are unlikely to significantly increase over and above the existing use of the site. Opening hours for the public house are controlled under the Licensing Act 2003.

8.23 Amenity issues relating to the use of the proposed kitchen can be adequately mitigated through the imposition of an appropriate condition.

8.24 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) policy 3/4.

Amenity for future occupiers of the site

- 8.25 The proposed redevelopment provides desirable accommodation which benefit from a range of outlooks and four of the rear apartments have balconies which are generous in size.
- 8.26 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

- 8.27 The proposed redevelopment provides an adequate refuse and store area for both the residential flats and new Seven Stars public house. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12 and

Highway Safety

- 8.28 The Highways Authority is satisfied that adequate turning can be achieved within the site layout. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.29 The redevelopment of the site retains 6 car parking spaces. There are no specific standards for public houses with the Adopted Car Parking Standards. I consider the proposed car parking provision appropriate in the interests of maximising the viability for the new public house.
- 8.30 The residential apartments will not have any car parking. Given the size of the units and the sustainable location of the site with good access to transport and services, a car free development is appropriate in this location.

Cycle Parking

8.31 The application proposes eight cycle parking spaces for the public house, which accords with the Adopted Cycle Parking Standards for community buildings.

8.32 The development provides ten cycle parking spaces for the apartments which exceeds the Adopted Cycle Parking Standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Disabled access

8.33 The development will accord with Part M of the Building Regulations and will provide level access into each flat. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Third Party Representations

8.34 The issues raised in the representation received has been considered in the above report and is summarised below:

| Issue | Report section |
|--------------------------------------|-----------------------|
| Scale of three storey building | 8.14 |
| Ground floor should be used as a pub | 8.6, 8.7 |
| Increase in noise | 8.22 |
| Outdoor space should be incorporated | 8.16 |

Planning Obligations

8.35 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 Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.36 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.

8.37 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 | 6 net | 2142 |
| 2-bed | 2 | 238 | 476 | | |
| 3-bed | 3 | 238 | 714 | | |
| 4-bed | 4 | 238 | 952 | | |
| Total | | | | | 2142 |

| 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 | 6 net | 2421 |
| 2-bed | 2 | 269 | 538 | | |
| 3-bed | 3 | 269 | 807 | | |
| 4-bed | 4 | 269 | 1076 | | |
| Total | | | | | 2421 |

| 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 | 6 net | 2178 |
| 2-bed | 2 | 242 | 484 | | |
| 3-bed | 3 | 242 | 726 | | |
| 4-bed | 4 | 242 | 968 | | |
| Total | | | | | 2178 |

8.38 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

8.39 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 | 6 net | 7536 |
| 2-bed | 1256 | | |
| 3-bed | 1882 | | |
| 4-bed | 1882 | | |
| Total | | | 7536 |

8.40 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

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

| Waste and recycling containers | | | |
|---------------------------------------|-----------|----------------------|-------------|
| Type of unit | £per unit | Number of such units | Total £ |
| House | 75 | | |
| Flat | 150 | 7 | 1050 |
| Total | | | 1050 |

8.42 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

- 8.43 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.
- 8.44 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.
- 8.45 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 6 therefore the necessary contribution towards HRC is £1140.

- 8.46 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

- 8.47 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.
- 8.48 Contributions are therefore required on the following basis.

| Life-long learning | | | | | |
|---------------------------|------------------|--|-----------|----------------|---------|
| Type of unit | Persons per unit | | £per unit | Number of such | Total £ |

| | | | | | |
|--------------|-----|--|-----|-------|------------|
| | | | | units | |
| 1 bed | 1.5 | | 160 | 6 net | 960 |
| 2+- beds | 2 | | 160 | | |
| Total | | | | | 960 |

8.49 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

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

Planning Obligations Conclusion

8.51 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 redevelopment of this former public house site will secure the return of the Seven Stars to the benefit of the day to day needs of local residents. The proposed building will make a positive contribution to the character and appearance of the street scene and will not detract from the character and appearance of the adjoining Listed Building or the amenities of neighbours. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 1 September 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

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

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

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

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

5. 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)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. 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) the ground floor of the premises designated for public house use (use class A4) within the approved plans shall be permanently retained.

Reason: To safeguard the community facility as set out within paragraph 70 of the National Planning Policy Framework 2012.

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. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of 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.

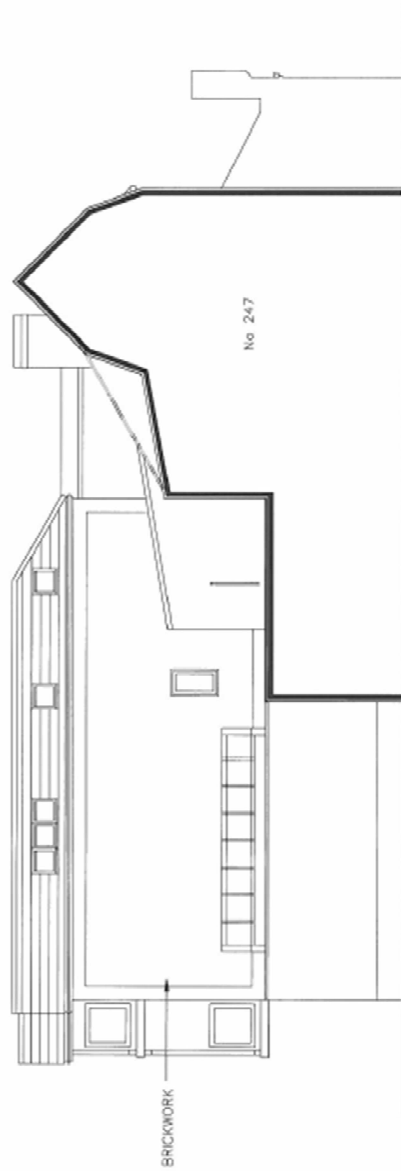
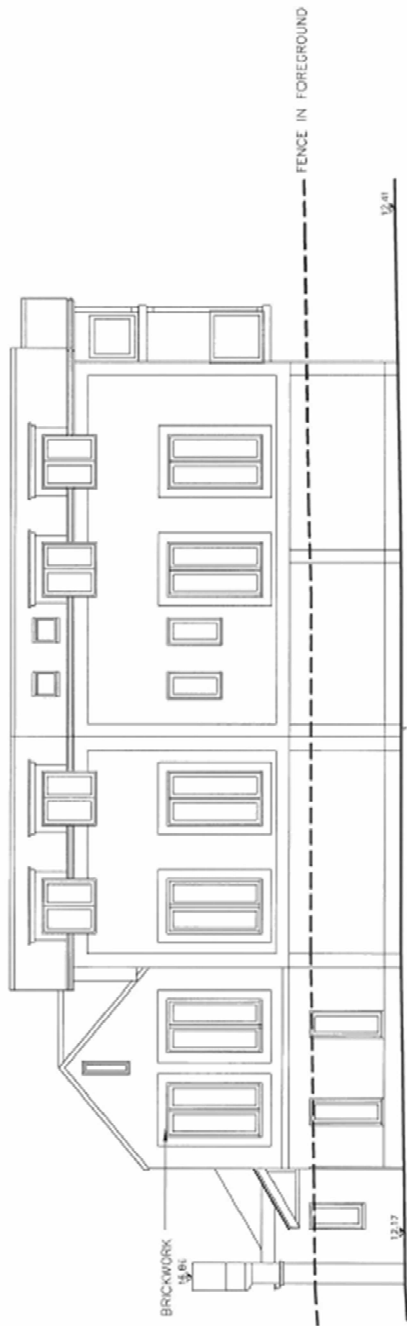
Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

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

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

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

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| | | | |
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| Client | R etl M | Date | SEPT 13 |
| Project | SEVEN STARS, NEWMARKET ROAD, CAMBRIDGE | Scale | 1:100&13 |
| Drawing | SIDE ELEVATION AS PROPOSED | Dep. No | 13\1370\0 |

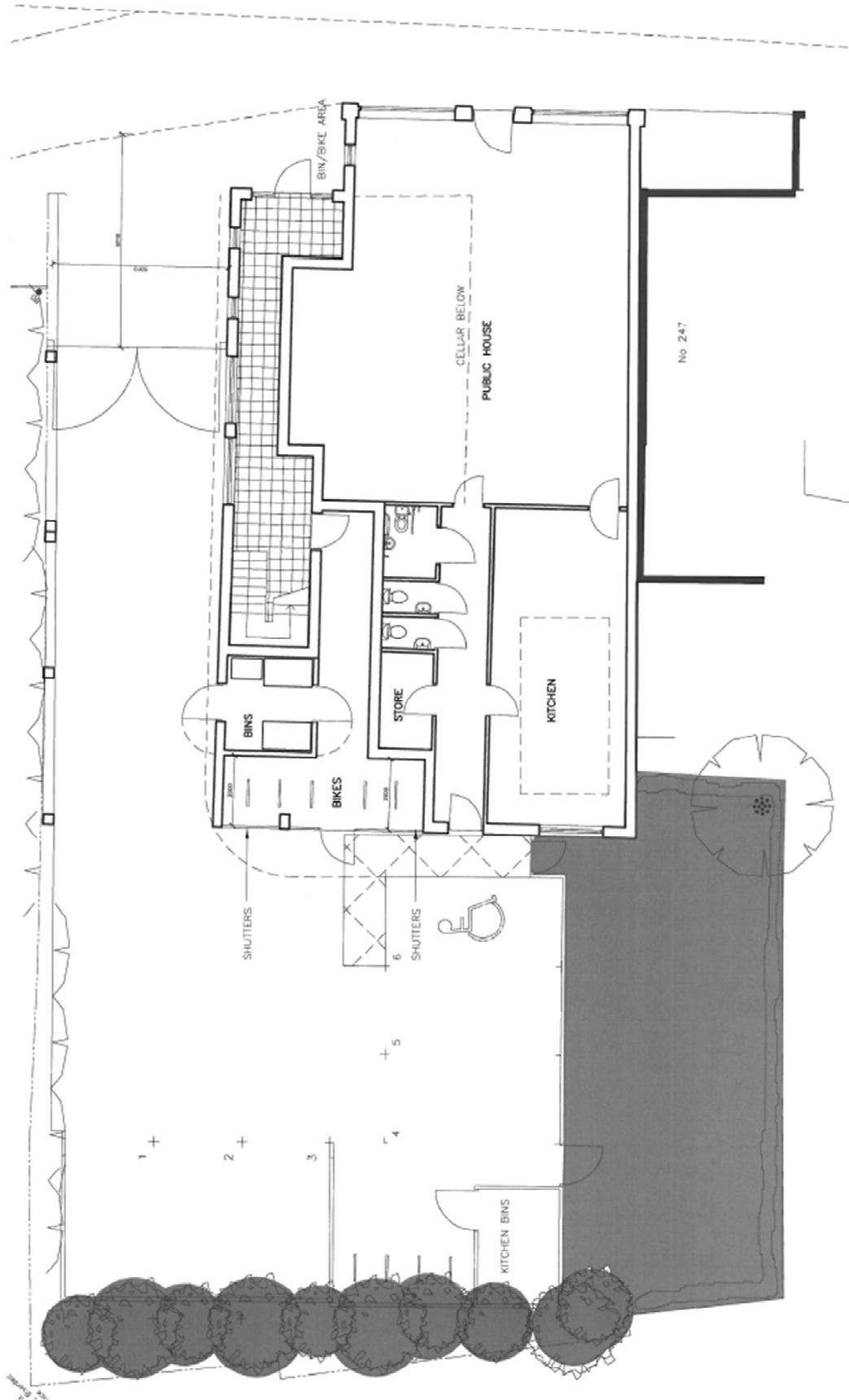
THE TRAM SHED, East Road, Cambridge, CB1 1BG

Tel: 01223 354477 Fax: 01223 354477
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SCALE

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Client: R. et al.
Project: SEVEN STARS, NEWMARKET ROAD, CAMBRIDGE
Drawing: SITE PLAN AS PROPOSED

Date: SEPT 13
Scale: 1:100BA3
Dwg. No: 13\1370\01_C

Tel: 01223 34477 Fax: 01223 51667
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Agenda Item 11

EAST AREA COMMITTEE

Date: 19th June 2014

| | | | |
|---------------------------|---|--------------------|--------------|
| Application Number | 14/0399/FUL | Agenda Item | |
| Date Received | 18th March 2014 | Officer | Mr Sav Patel |
| Target Date | 13th May 2014 | | |
| Ward | Romsey | | |
| Site | 39 Thoday Street Cambridge CB1 3AS | | |
| Proposal | Construction of two storey studio unit | | |
| Applicant | Mr J SAGOO c/o Neale Associates United Kingdom | | |

| | |
|----------------|---|
| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed residential studio building is located in a sustainable location in terms of its proximity to local shops and services.</p> <p>The design and scale of the building would not have a detrimental impact on the character and appearance of the Conservation Area.</p> <p>The propose building would not have a detrimental impact on the residential amenity of the adjoining neighbours due to its size, window positioning and distance from the private amenity areas of the adjoining properties.</p> |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site forms part of the rear garden of no.39 Thoday Street. No.39 is an extended two storey end of terraced dwelling. The rear garden is bounded by a timber fence, which runs along St Phillips Road forming the side boundary and along the access track forming the rear boundary.

- 1.2 There is a single storey structure in the rear garden.
- 1.3 Catherine Street and St Philip's Road are characterised by two storey residential properties with on street parking provision.
- 1.4 The site is within the Central Extension Conservation Area but is not in a controlled parking zone.
- 1.5 To the west of the site is a shared path, which provides access to the rear gardens of the properties in Catherine Street and Thoday Street.
- 1.6 Directly opposite the site is no.66a which is a two storey detached building which is used as a residential flat.
- 1.7 Planning permission was granted in 2013 (13/1169/FUL) for a two storey detached residential studio building on land rear of no.64 Catherine Street.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a two storey hipped roof residential studio. The proposed building would be located off the rear and along the side boundaries of the site, and all windows serving the proposed studio would face onto St Philip's Road. Although the proposal includes a roof light in the western roofscape which would provide light over the staircase.
- 2.2 The proposed studio building would be 4 metres to the eaves and 5.1 metres to the ridge. The studio would be 5.9 metres wide and 3.65 metres wide.
- 2.3 The ground floor would be used for a bin/bike store, a lobby and shower room. The first floor would be used as the main studio living accommodation.
- 2.4 The application is accompanied by the following supporting information:
 1. Design Statement
 2. Plans

3.0 SITE HISTORY

| Reference | Description | Outcome |
|-------------|--------------------------------------|-----------|
| 08/0833/FUL | Proposed self-contained studio flat. | WITHDRAWN |

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

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

5.2 Relevant Development Plan policies

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

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

| | |
|-----------------------------|---|
| Central Government Guidance | National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010 |
|-----------------------------|---|

| | |
|----------------------------------|---|
| Supplementary Planning Documents | Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide Planning Obligation Strategy |
| Material Considerations | <u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) |
| | <u>Citywide:</u> Cambridge Walking and Cycling Strategy |

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No car parking proposed which could impose pressure on on-street car parking. No highway safety issues.

Conservation Section

- 6.2 The proposed studio building is not supported as it would appear out of character and, in conjunction with the approved building on land rear of no.64 Catherine Street, would create a visual dominance in the road which would have a negative impact on the character and appearance of the Conservation Area.
- 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:

17 Romsey Road
32 Romsey Road
54 Cromwell Road

7.2 The representations can be summarised as follows:

Overdevelopment
Inappropriate design
Exacerbate car parking problems
Detrimental impact on the street scene

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 application site is located within, and surrounded, by residential development. The site is also located within reasonable walking distance of a 'District and Local Centre' which is located to the south, on Mill Road. The site is also within close proximity to public transport links into the city centre and wider area.

- 8.3 The proposed residential redevelopment of the site is considered to be acceptable in this location and context. Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces

- 8.5 The area is characterised by two storey dwellings fronting the back edge of the pavement on long narrow plots. Car parking is entirely on street. The built form of the area is characterised by two storey terraced properties with only a few exceptions in this location such as no.66a Catherine Street which is a two storey building comprising a 1 bed flat.
- 8.6 In my view, policy 3/10 (Sub-division of Existing Plots) is relevant to the assessment of the proposed development. This policy is criteria based and criterion d (adversely affects the setting of listed buildings), e (adversely affects trees etc) and f (prejudice comprehensive development) do not apply in this instance. Therefore the main criteria to assess the proposal is contained in a (residential amenity), b (amenity space), and c (character and appearance).

a) Adverse impact on amenities of neighbouring properties

- 8.7 The proposed studio building has been designed to be 500mm lower than the two storey studio building that was approved on land rear of no.66 Catherine Street, which is located adjacent to the application site. The proposed building would also be 1.5 metres lower in height than no.66a on the opposite side of the road. The proposed building has been designed with a hipped roof form to reduce its dominance. I am satisfied that the proposed building, in terms of height, would not appear dominant or out of scale with the existing and approved buildings in the area. The proposed building would be located 5.1 metres from the rear elevation of the host dwelling and lower at the eaves and ridge of the existing two storey outrigger. The proposed building has no windows in the rear or either side elevation that would directly overlook the adjoining neighbours. Therefore there is no concern with overlooking. Therefore, I am of the view that due to the scale and distance between the

proposed studio and rear elevation of the host dwelling, the proposed studio would not have an adverse impact on the residential amenity of the existing residents.

8.8 Whilst the proposed studio building would not be tallest of the new residential units in this location, it is narrow and long due to the plot size it is located within. Therefore, the proposed studio would result in a building that is slightly wider (5.9 metres) than the studio building that was approved adjacent to the site (5 metres). The main elevations (front and rear) would face over the rear sections of the gardens serving the adjoining dwellings in Thoday Street and Catherine Street. Whilst views of the building will be prominent and therefore have some degree of harm in terms of outlook, I do not consider it would significantly enclose the street or spacing of buildings to the detriment of the character of this area. Furthermore, there would not be any adverse overshadowing of the host or adjoining and adjacent gardens due to the site being north of the adjacent dwelling. I am therefore satisfied that the proposed studio would not cause significant adverse impact on the residential amenity of the adjoining and adjacent neighbours.

b) Inadequate amenity space, or vehicle access and parking spaces

8.9 The host dwelling would retain a garden approximately 3.3 metre wide and 5.1 metres deep. I am satisfied that this is a sufficient amount of amenity space for a dwelling of this size and in this dense urban context. Furthermore the site is located within reasonable walking and cycling distance of Romsey Recreation Ground.

8.10 The proposal does not include any car parking provision and does not affect the car parking arrangements for the host property. The site is located in a sustainable location in terms of its proximity to the 'District and Local Centre' on Mill Road, and I am of the view that the shortage of car parking space would be an additional incentive for any future resident not to keep a car. I think there is a reasonably likelihood given the size of the unit, that a future occupier could choose not to do so.

c) Detract from the prevailing character and appearance of the area

8.11 The proposed design and scale of the studio is isolation would not appear out of character with the prevailing scale and appearance of residential development in the area. However, the proposed studio needs to be read in context with the existing outbuildings, which exist and have been approved on adjacent land. The proposed studio is considered to be of a scale that would make it appear subservient to the host and surrounding dwellings. The proposed building would be lower in height than the existing outbuilding at no.66a, and lower than that which was approved on land rear of 64 Catherine Street. Whilst the proposed building would be wide it would also be narrow, giving it a slender scale, particularly when viewed from the rear of no.39. The building would also retain sufficient spacing between it and the host property to maintain a sense of openness. I am therefore satisfied, notwithstanding the comments from the Conservation Officer, that the proposed building would not have a significantly adverse impact on the character and appearance of the Conservation Area.

8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/12 and 4/11.

Refuse Arrangements

8.13 The proposal includes a dedicated storage area for bins and bikes, which is located on the ground floor and has access to St Philip's Road. The proposal includes provision for 3 bins.

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

Highway Safety

8.15 The proposal would not lead to or create any adverse highway safety issues.

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

Car and Cycle Parking

- 8.17 The proposal does not include any car parking. The site is located close to public transport links and is a reasonable walk and cycle distance into the city centre. Therefore, I am satisfied that this development can justify being car free.
- 8.18 The proposal includes a dedicated and enclosed cycle storage area on the ground floor of the building. There is enough space to accommodate two cycles.
- 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 some of the comments received in the third party representations. However, I set out below my response to those issues that I have not addressed:

Overdevelopment

- 8.21 In my view, the proposed studio building would retain sufficient amenity space within the curtilage of the host property. The proposed building would be located on a similar floor area as the existing structure on site. Therefore, in terms of floor space, the proposal would not take up a significant amount of additional land. The host property would be left with a garden of 5.1 metres in depth and 3.4 metres wide. This is considered to be a sufficient private amenity area.

Inappropriate design

- 8.22 In my view, the proposed building is understated and neutral in terms of its design. This low key design gives the building an ancillary appearance and enables the building to assimilate into the site. I am satisfied with the design of the building.

Impact on the street scene

- 8.23 The proposed building is of a scale that is, in my view, subservient to the host property and would be seen as being smaller than no.66a opposite. Therefore, whilst the proposed development would enclose St Philip's Road, the scale of

development is ancillary and would not appear dominant such that it would have an adverse visual impact on the street scene.

Planning Obligation Strategy

Planning Obligations

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

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

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

Open Space

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

8.26 The application proposes the erection of a studio unit. 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 | 238 |
| 1 bed | 1.5 | 238 | 357 | | |
| 2-bed | 2 | 238 | 476 | | |
| 3-bed | 3 | 238 | 714 | | |
| 4-bed | 4 | 238 | 952 | | |
| Total | | | | | 238 |

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

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

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

8.27 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

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

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

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 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

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

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

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

Monitoring

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

Planning Obligations Conclusion

- 8.33 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 studio flat building due to its location, size, design and distance from surrounding neighbours is considered to be acceptable in this context. The proposed building is smaller than the existing similar building opposite (north) at no.66a which is used as a flat. No.66a is in a similar location; to the rear of no.66 and adjacent to a land that provides access to the rear of the properties in Catherine Street and Thoday Street. The proposed building is considered to be acceptable in this context and would not have a detrimental impact on the setting of the Conservation Area.
- 9.2 I am of the view that due to the scale, layout and orientation of the proposed building, there are unlikely to be any significantly adverse impacts on the residential amenity of the surrounding neighbours.
- 9.3 In these terms, therefore, the proposed change of use and roof extension are considered to comply with policies 3/4, 3/7, 3/10, 3/12, 4/11 and 5/1 of the adopted Local Plan.

10.0 RECOMMENDATION

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

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

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

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

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

3. No additional windows or openings of any kind shall be installed in the eastern, western or southern elevation.

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

4. 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)

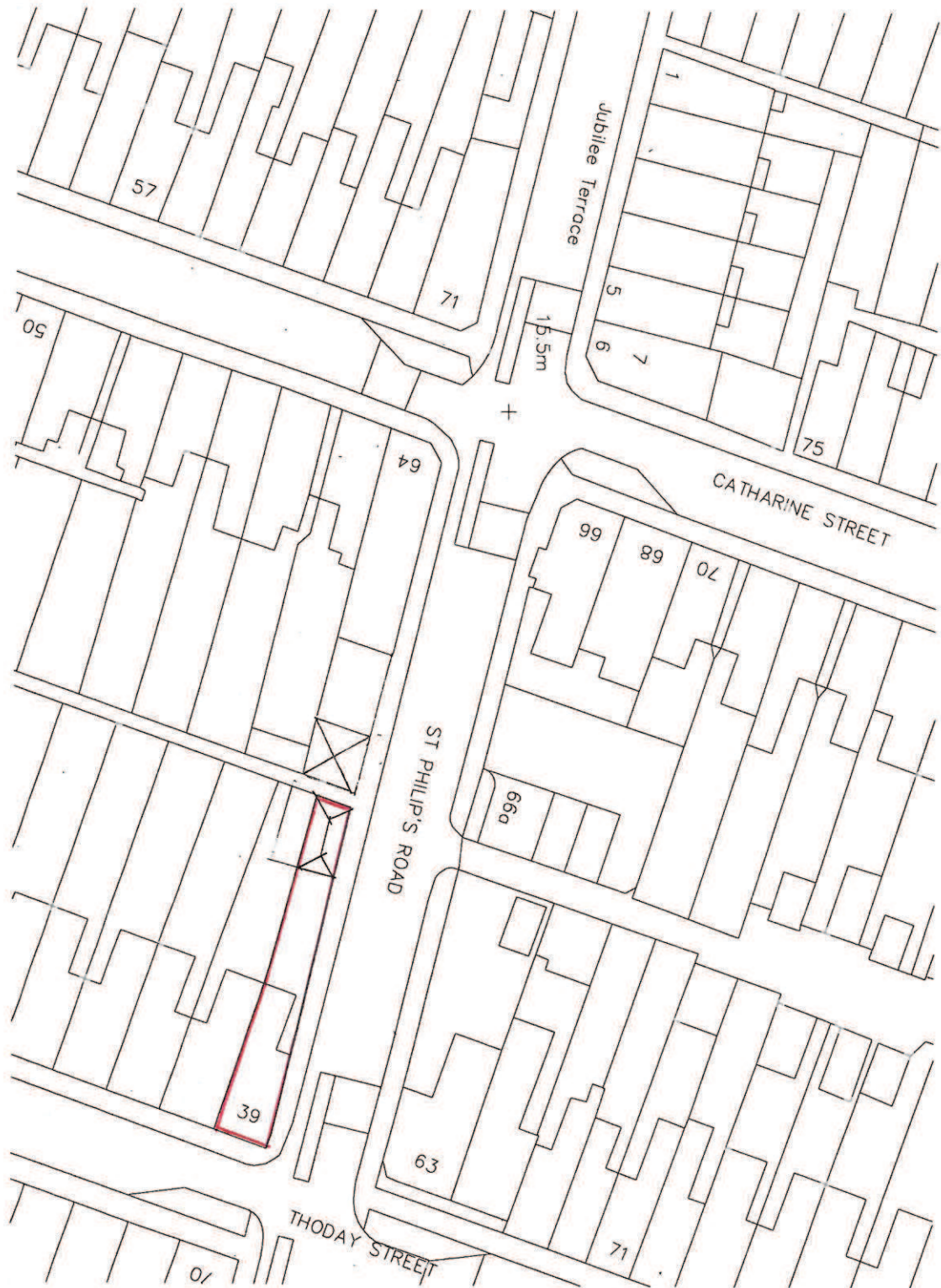
5. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays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

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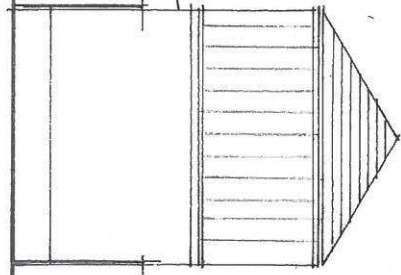
C. SAGOO
39 THODAY STREET
LOCATION PLAN /
BLOCK PLAN

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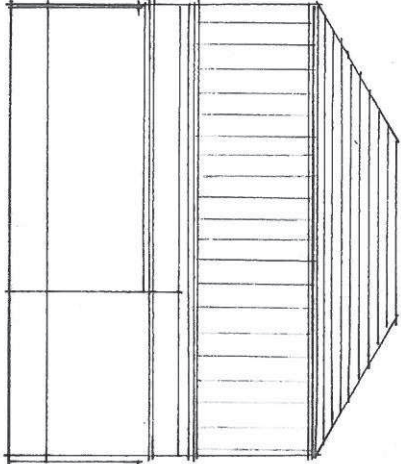
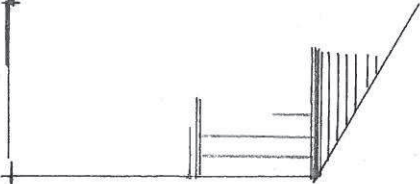
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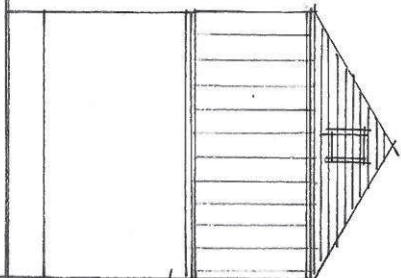
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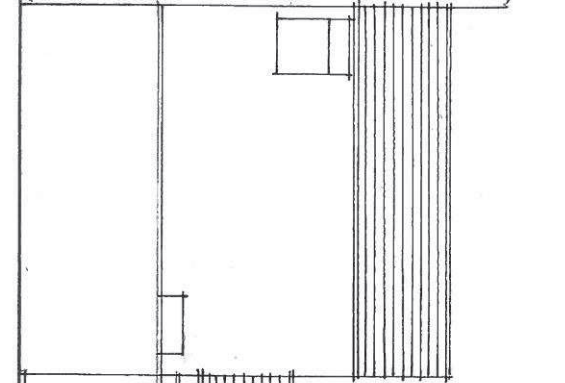
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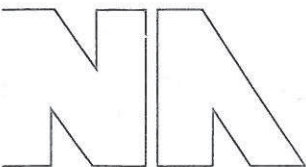
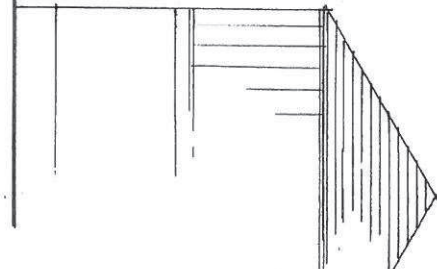
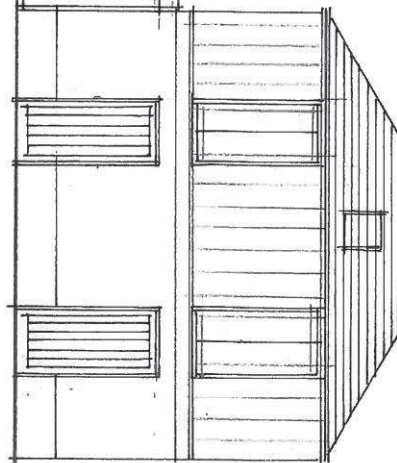
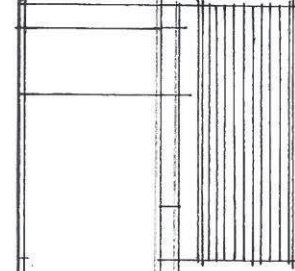
GALE ELEVATION



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ST PHILIP'S ROAD ELEVATION



NEALE ASSOCIATES
Chartered Architects

CLIENT.
PROJECT.
DRAWING

L. SAGOO
39 THOMAS STREET
ELEVATIONS

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Agenda Item 12

EAST AREA COMMITTEE

Date: 19th June 2014

| | | | |
|---------------------------|---|--------------------|--------------|
| Application Number | 14/0513/FUL | Agenda Item | |
| Date Received | 7th April 2014 | Officer | Mr Sav Patel |
| Target Date | 2nd June 2014 | | |
| Ward | Petersfield | | |
| Site | 101A Gwydir Street Cambridge CB1 2LG | | |
| Proposal | Erection of single storey timber shed/store, replacement doors and windows and internal alterations installation of woodburner and external flue. | | |
| Applicant | Mr John Horwood Technical Services PO Box 700 Cambridge CB1 0JH United Kingdom | | |

| | |
|----------------|---|
| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed development is of a scale and design that would be in keeping with the host property and would not have a detrimental impact on the character and appearance of the Conservation Area.</p> <p>The proposed extension would not have any significant adverse impact on the residential amenity of the adjoining neighbours in terms of overlooking or overshadowing.</p> <p>The proposal would make efficient and effective use of land and space within the building.</p> |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 101a is a single storey pitched roof building attached to the rear of a property fronting Gwydir Street. The property is in residential use and appears to have been extended with a

single storey pitched roof extension. Access to no.101a is via a covered concreted access. To the rear of the site is a grassed area of amenity land and car parking spaces beyond. There is also an access gate on the northern boundary which appears to provide access to the adjoining residential units.

- 1.2 The site is located within a Conservation Area and controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is to extend the existing property to reconfigure the internal arrangements of the studio flat and relocate the existing meter boxes. The extended section is to be constructed with a timber panel finish to give the impression of a shed. The proposal includes some alterations to the fenestration of the property.
- 2.2 The extension would project 1.9 metres from the existing rear elevation and be 4.2 metres wide.
- 2.3 The proposal also includes a wood burner with stainless steel external flue.
- 2.4 The proposal also includes the relocation of the existing gated access to further along the boundary.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|--|----------------|
| C/73/0923 | Change of use from single dwelling unit to 4 self contained flats and 5 bedsitting rooms | APPROVED |

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

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

5.2 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/14 Extending buildings
4/11 Conservation Areas

5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

6.1 No comments.

Urban Design and Conservation team

6.2 No conservation policy issues.

Environmental Services

6.3 No objections in principle subject to conditions.

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 Councillor Blencowe has requested this application to be brought before East Area Committee, as there are several planning aspects of the proposal that need further consideration.

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

62a Gwydir Street
101 Gwydir Street

7.3 The representations can be summarised as follows:

- o Reduced size of storage area
- o Arrangements for the relocated meter boxes
- o Concerns security if building is to be built of wood.
- o Concerns with proposal to cut down existing ever green shrub to accommodate the new gate
- o Loss of sunlight and overshadowing

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

8.0 ASSESSMENT

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

1. Context of site, design and external spaces
2. Impact on the Conservation Area
3. Residential amenity
4. Third party representations

Context of site, design and external spaces

8.2 The site is not visible from Gwydir Street. The proposed extension would be of a smaller scale than the existing building and its later addition. The proposal would appear ancillary in scale due to its dimensions and use of materials. I am therefore satisfied with the scale and appearance of the extension in this location and context.

- 8.3 The extension and relocated footpath would extend over part of the grassed amenity area and require the removal of part of an existing hedge. However, only a small area of amenity space and hedge would be lost to the extension and new access. The area of amenity space and hedge lost are not considered to be significant enough to compromise the use of the amenity space or appearance of the hedge. I am therefore satisfied that this element of the proposal would be acceptable.
- 8.4 The proposed external flue that serves the studio would project above the line between the single storey building and the rear elevation of the two storey property. The flue would exceed above the height of the eaves of the two storey building by 2.3 metres but would not exceed the ridgeline. There are other flues in this location. The flue would not be visible from Gwydir Street.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

Impact on the Conservation Area

- 8.6 The proposed extension would not be visible from the Gwydir Street as it would be hidden by the existing building and extension. The Conservation Officer has not raised any concerns with the proposal. Therefore I am satisfied the proposed extension would not have any adverse impact on the character and appearance of the Conservation Area.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/10, 4/11, 4/12,

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The proposed extension would be single storey and lower in height than the building it is attached to. The ridgeline height of the extension would be 3.3 metres and it would be 1.8 metre high at the eaves. The extension would project from the rear of the existing building by 1.9 metres. It would be difficult to argue the proposed extension at this height and depth would cause any adverse overshadowing or create a sense of enclosure on the adjoining neighbours amenity space.

- 8.9 The proposed flue terminates at a height that would enable any smoke to disperse without it having any adverse impact on the residential amenity of the adjoining neighbours. Our Environmental Services team has not raised any concerns with the flue but do recognize that any mis-use which leads to complaints could result in statutory nuisance action. They have provided a link to the type of flues to be used. I recommend applying this link as an informative to any approval.
- 8.10 In view of the above, I am satisfied that the extension is not of a significant scale to have any significantly adverse impact on the residential amenity of the adjoining neighbours and that the flue is of a sufficient discharge height.
- 8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Third Party Representations

- 8.12 I have addressed some of the concerns raised in the third party representations in the above section. I set out below my response to the remaining concerns.

Reduced size of storage area

- 8.13 This is not a material planning consideration. It is a civil matter between the residents and landlord.

Arrangements for the meter boxes

- 8.14 This is not a material planning consideration. It is a civil matter between the residents and landlord.

Concerns with security of the timber shed

- 8.15 Whilst the exterior of the proposed extension is to be timber clad, this is to be attached to a concrete block wall. Therefore the proposed extension will be constructed of robust material. The security of any material stored in the building is a civil matter between the users of the store and landlord. It is not a planning consideration.

Removal of part of shrub boundary

- 8.16 The removal of this section of shrub plant is not something on which the local planning authority can exercise control. I have indicated above that I do not think its impact would be significant.

9.0 CONCLUSION

- 9.1 The proposed extension to increase the size of the existing studio flat and external alterations including flue are considered to be acceptable as none of the proposed works would have an adverse impact on the residential amenity of the adjoining neighbours and would not have a detrimental impact on the character and appearance of the conservation area.

10.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

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

2. 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)

INFORMATIVE: The applicant should be aware of the recommendation set out in the link below, in relation to the approved material to be used in the wood burning stove:

<http://smokecontrol.defra.gov.uk/appliances.php?country=e>



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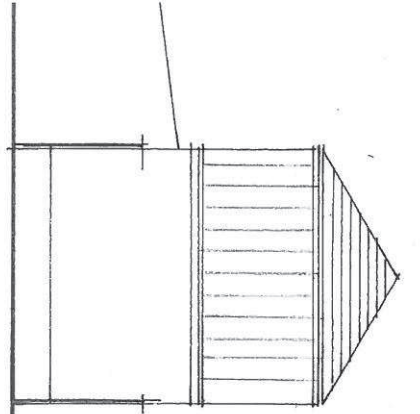
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LOCATION PLAN /
BLOCK PLAN

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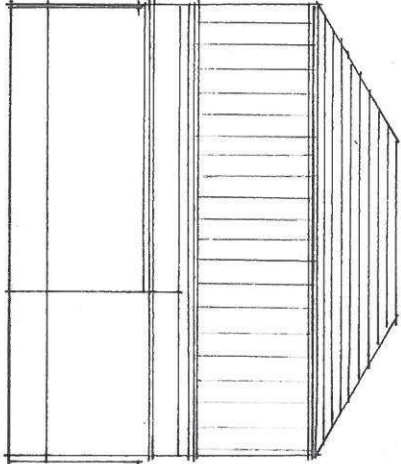
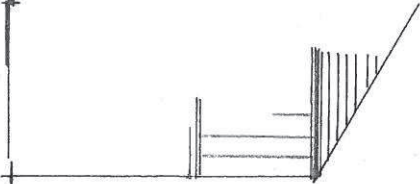
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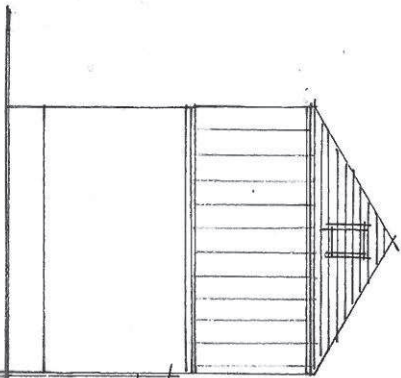
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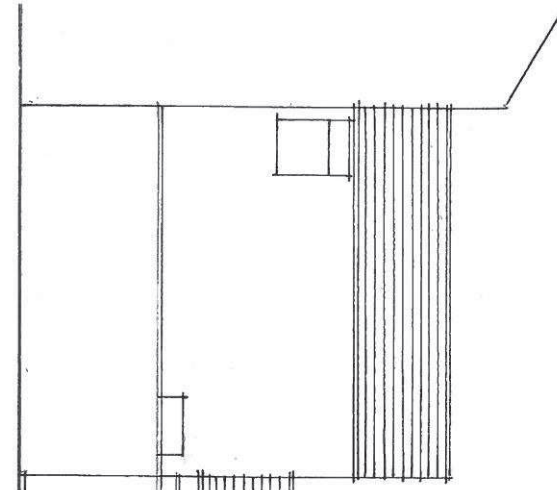
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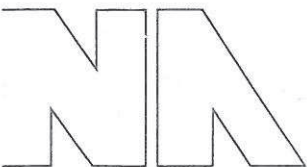
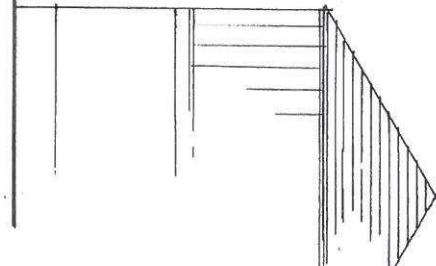
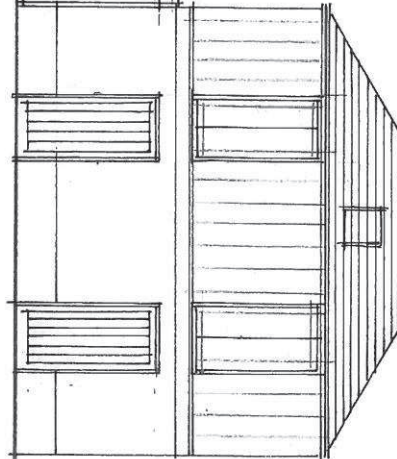
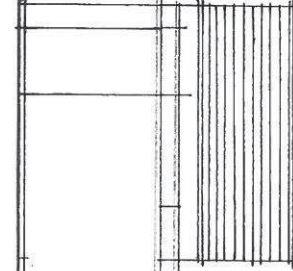
GAUP ELEVATION



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ST PHILIP'S ROAD ELEVATION



NEALE ASSOCIATES
Chartered Architects

CLIENT.
PROJECT.
DRAWING

L. SAGOO
39 THOMAS STREET
ELEVATIONS

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Agenda Item 13

EAST AREA COMMITTEE

Date: 19th June 2014

| | | | |
|---------------------------|--|--------------------|--------------|
| Application Number | 14/0461/FUL | Agenda Item | |
| Date Received | 8th April 2014 | Officer | Mr Sav Patel |
| Target Date | 3rd June 2014 | | |
| Ward | Abbey | | |
| Site | 26 Priory Road Cambridge CB5 8HT | | |
| Proposal | It is proposed to change the outbuilding annex at 26 Priory Road from ancillary residential use to an office for the business use of the charity, Afrinspire. The change of use will be to B1 Business/office class. | | |
| Applicant | Mr Iftikhar Khan The Grange 20 Market Street Swavesey Cambridge Cb24 4QG 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 proposal use would be of a limited scale and intensity that would be compatible within this residential context;<input type="checkbox"/> The site is located within a sustainable location with its proximity to the city centre and public transport links;<input type="checkbox"/> The proposal would not have an adverse impact on the residential amenity of adjoining occupiers. |
| RECOMMENDATION | APPROVAL subject to conditions. |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No. 26 Priory Road is a two storey property, part of a terrace, built in gault brick under a slate roof, and standing on the eastern side of the street. The building is subdivided into two separate flats, with accommodation on the first floor extending over a driveway which turns to a path that provides access to an outbuilding at the end of the garden, although the garden is laid to grass.
- 1.2 The existing outbuilding at the rear of the garden is two storey with a pitched roof. The building has windows in the ground and floor of the front elevation which face toward the rear elevation of the host property. The outbuilding is approximately 20 metres from the rear of no.26. The side boundaries of the site are defined by a timber fence and shrubs.
- 1.3 The built form of the area is characterised by two storey terrace properties with deep rear gardens.
- 1.4 The site is located within a Conservation Area and controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is to change the use of the existing outbuilding to office use in B1(a) use.
- 2.2 The applicant is proposing to use the outbuilding as an overspill office from their existing office site which is located in the Citylife House building on Sturton Street. The applicant has advised that the use of the building would be limited to 3 to 4 employees who would work from the office during general office hours from 9am to 5pm. In terms of deliveries/people visiting the site, the applicant would anticipate this to be between 2 to 4 per week. As for car parking, the applicant acknowledges that Priory Road is a residents only parking area. However the applicant expects employees to use either public transport and cycle/walk to the office. If employees drive the applicant expects them to park in the multi-storey car park at the Grafton Centre.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|----------------------------|--|---------|
| 05/1259/FUL 05/1260/CAC | Erection of one and a half storey self-contained annex following demolition of existing outbuilding. | REFUSED |

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

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

5.3 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
4/11 Conservation Areas
7/2 Selective management of the Economy
8/1 Spatial location of development

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

6.1 The area is protected by on street parking controls so there would be no impact upon highway safety.

Conservation Section

6.2 No conservation policy issues.

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:

18 Priory Road
22 Priory Road
28 Priory Road
33 Priory Road
32 Priory Road

7.2 The representations can be summarised as follows:

- Proposed use as an office is preferable to a dwelling
- Proposed commercial use of the outbuilding would have a detrimental impact on the residential amenity of adjoining neighbours through loss of privacy, noise, disturbance, intrusion, impact from collection and deliveries, visitors, traffic
- Approval of a B1 use would not provide safeguards against future uses
- The works/use have already been carried out

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

Principle of Development

- 8.2 The area is characterised by residential development therefore the use of the outbuilding for commercial office space would conflict with this. However, the proposed use is of a scale and intensification that would be compatible within this context. I have recommended conditions to ensure the scale and intensity of the use is restricted to ensure the use does not become dominant.
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policies 3/1, 3/4 and 3/7

Context of site, design and external spaces

- 8.4 The two storey pitched roof outbuilding is located off the rear boundary of the rear garden of no.26. It appears to be in use when I visited the site but I was unable to determine what for.
- 8.5 The external alterations that have been made are considered to be acceptable in terms of design and fenestration arrangements. The side boundaries are defined by a timber fence on the southern boundary and shrubs on the northern side.
- 8.6 The proposed alterations to the outbuilding would not have any adverse impact on the visual appearance and character of the Conservation Area. The outbuilding is visible from Priory Road through the opening in the side of no.26. However, due to the set back of the building, from the highway, only fleeting views are possible. Nevertheless, the external alterations would not be visually harmful.
- 8.7 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

- 8.8 The residential amenity of the adjoining residents is an important factor for consideration. The external alterations are not considered to have any adverse impact in my view. The use

of the outbuilding as an office would appear to be incompatible with the existing residential character of the area. However, in my view, if the office use can be restricted to a reasonable level to allow the office use to be viable and protect residential amenity of the adjoining residents then such a use in this location could be acceptable.

- 8.9 In terms of intensification, the proposed office use would be restricted to 3 to 4 employees. This would result in a maximum of 16 movements to and from the building per day. Whilst this is a more than would generally be expected from the outbuilding, the office use would enable the hours of use to be restricted so that such movements are controlled and focused during normal working hours and not during unsociable hours. The same would apply to any deliveries or visitors. Both could be restricted to ensure they arrive during normal working hours. The applicant expects visitors/deliveries to be between 2 to 4 per week. This is considered to be a nominal amount. However, I have recommended a condition to restrict the hours of delivery. Therefore, the proposed number of employees and visitors/deliveries would not in my view result in an over-intensification of movement such that it would have an adverse impact on the residential amenity of the adjoining neighbours.
- 8.10 With a restriction on the number of employees and hours of use and deliveries, I am also of the view that the level of noise and disturbance would be reduced compared to if building was used for a domestic purpose.
- 8.11 In terms of overlooking from the proposed office use, I accept that there will be some inter-visibility and perception of overlooking from the proposed office on the existing dwellings. However, the level of overlooking from 3 to 4 employees during 9am to 5pm would be no greater than the level of overlooking that would exist. The ancillary use of the outbuilding would enable a resident to occupy the outbuilding all day and on a daily basis. Therefore, if the proposed use of the building were to be restricted this would limit the amount of overlooking that would occur. In my view this would result in a much better arrangement for the existing and adjoining residents.
- 8.12 In my opinion subject to conditions, the proposal would adequately respect the residential amenity of its neighbours and

the constraints of the site and I consider that it is compliant with and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.13 No details of the refuse arrangement for the proposed use have been provided. I have recommended a refuse condition.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.15 The County Highways Officer has not raised any concerns with highway safety.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.17 No car parking is proposed as all employees are expect to make their own arrangement to get to the site. The site is within close proximity to the City Centre. Therefore, given the number of employees proposed to use the office and existing parking restrictions, I would not expect the use to have an adverse impact on the existing on street car parking arrangements.
- 8.18 No details for the cycle parking arrangements have been provided. I have therefore recommended a cycle parking condition.
- 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 concerns raised in the third party representation received in the above section. However, I set out below my response to the remaining concerns.

Approval of B1 use would not safeguard against the building being used for other uses

8.21 If approval were to be given to the proposed change of use then I would recommend sufficient safeguard conditions ensure the use of the building as an office is controlled to mitigate the impact on the neighbouring occupiers. Any proposal to change the use of the building from office use would need to be considered on its own merits and against relevant material planning considerations.

9.0 CONCLUSION

9.1 The proposed office use of the outbuilding subject to conditions would be acceptable in this context as the number of movements would not be too dissimilar to a residential use. However, unlike a residential use, the Council would have the opportunity to control the use of the office to mitigate its impact on the neighbouring occupiers.

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 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)

4. 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 treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied 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)

5. Prior to the commencement of the use hereby permitted, the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

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

6. The premises shall be used for office use under B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and for no other purposes.

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

7. Except with the prior written agreement of the local planning authority the office use shall operate between the following hours: 0900 hours to 1700 hours Monday to Friday, and at no time on Saturdays, Sundays, Bank or Public Holidays.

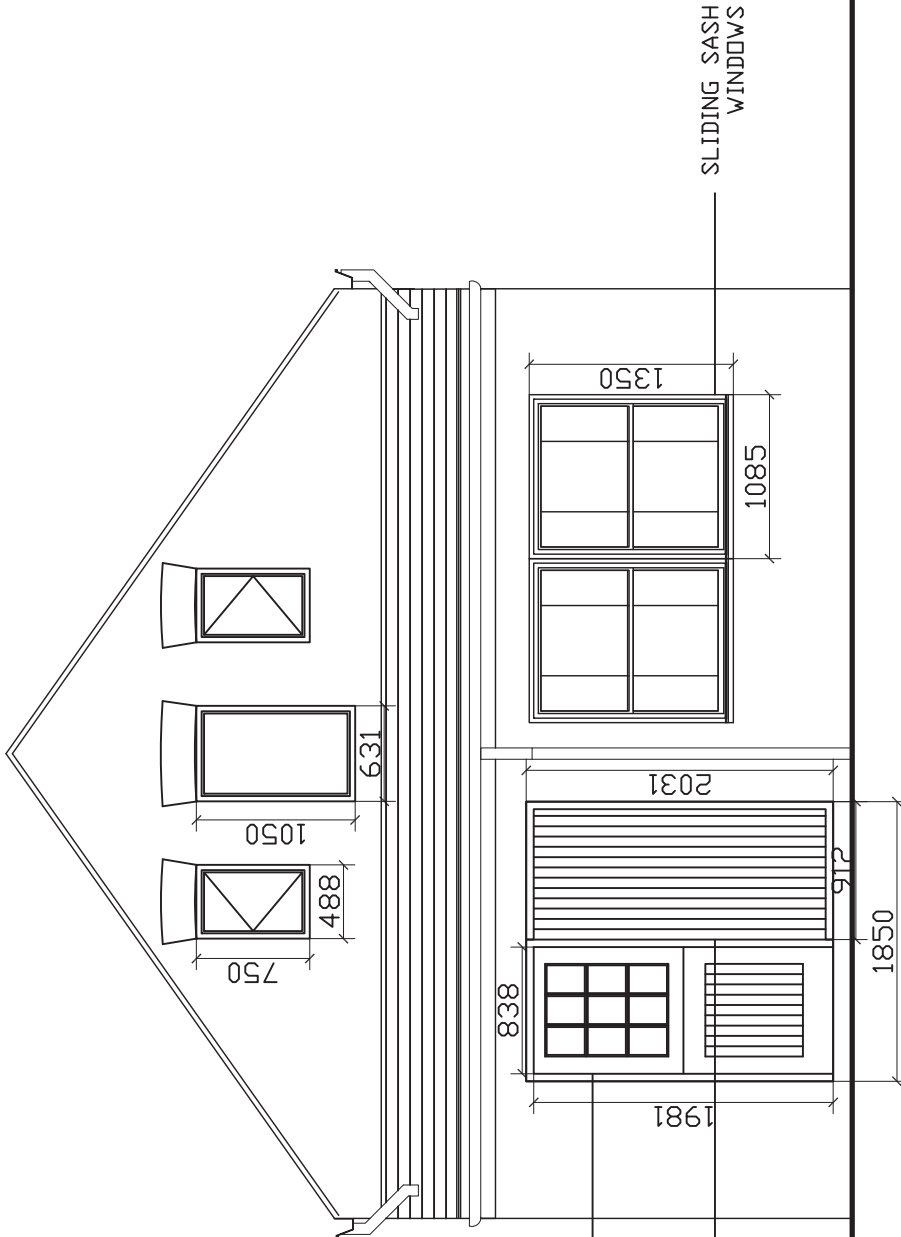
Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

8. Except with the prior written agreement of the local planning authority, there should be no collections or deliveries associated with the office use outside the hours of 0900 hrs and 1700 hrs on Monday - Friday and there should be no collections or deliveries on Saturdays, Sundays or Bank and public holidays.

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

9. No more than 4 more employees including any management staff shall use or work from the office.

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



HARDWOOD DOOR
 9 PANE STABLE
 CLEAR PRE-GLAZED
 1981 x 838

DECORATIVE
 TIMBER CLADDING

SLIDING SASH
 WINDOWS

WHITFIELD
 ●●●●●●●● GROUP
 THE GRANGE
 MARKET STREET
 SWAVESEY
 CAMBRIDGE
 CB24 4QG
 TEL - 01954 234200
 FAX - 01954 232140

CONSTRUCTION DRAWINGS

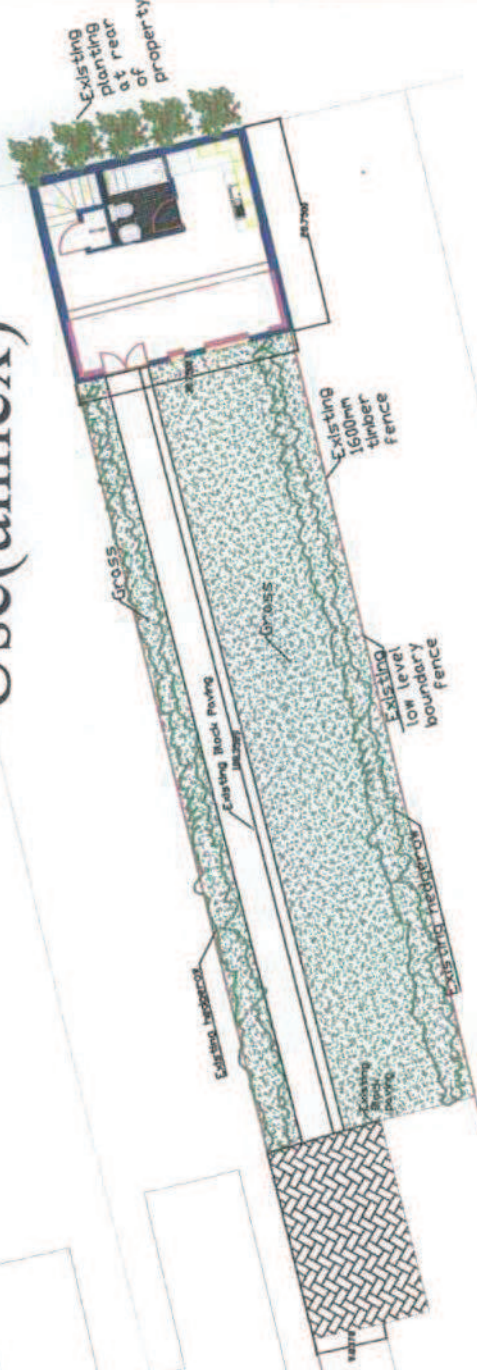
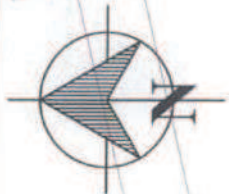
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| A | UP window changed to 2/ho sliding |

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|--|---------|----------|
| Project | Drawn | Checked |
| 26 Priory Road Cambridge CB5 8HT | | |
| Training PROPOSED ELEVATION | | |
| Scale | 1:50@A4 | Date |
| Rev. | A | 17.11.11 |
| | | Number |
| | | A501 |

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Proposed Change of Use(annex)



CAMBRIDGE CITY COUNCIL
 - 8 APR 2014

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| | |
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| Drawn | K. Owen |
| Project | 26 Priory Road Cambridge CB5 8HT |
| Scale | 1:200 |
| Date | 07/04/2014 |
| Client | WHITFIELD GROUP ***** THE GRANGE MARKET CAMBRIDGE CE24 4JG TEL - 01954 234000 FAX - 01954 232 100 |

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EAST AREA COMMITTEE

Date: 19th June 2014

| | | | |
|---------------------------|--|--------------------|-------------------------|
| Application Number | 14/0452/FUL | Agenda Item | |
| Date Received | 24th March 2014 | Officer | Mrs Angela Briggs |
| Target Date | 19th May 2014 | | |
| Ward | Petersfield | | |
| Site | 80 Ainsworth Street Cambridge Cambridgeshire CB1 2PD | | |
| Proposal Applicant | Two storey rear extension to dwelling house. Mr H Dolby Highfield Pidley Road Somersham PE28 3ES | | |

| | |
|----------------|--|
| 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 detract from the character of the area; <input type="checkbox"/> The proposed extension would not harm the character or appearance of the Conservation Area; <input type="checkbox"/> The proposed extension would not have a significant impact on the amenity of neighbours. |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 80 Ainsworth Street is within the Petersfield ward of Cambridge, to the east of the city centre. The property is an end of terrace Victorian property. The site benefits from a side parking area which is adjacent to an open space area, not within the application site. The junction of Ainsworth Place sits adjacent to this open space area and is also access for the Virgin Media building to the rear of the site. This building is

commercial in character and style, contrary to the predominant Victorian architecture of Ainsworth Street.

- 1.2 The neighbour to the north, no.82, has a two-storey rear wing on the common boundary. The area is largely residential in character, containing mainly terraced two-storey dwellings.
- 1.3 The property falls within the Conservation Area and therefore the Mill Road Area Conservation Area Appraisal (2011) is relevant. It also falls within the Controlled Parking Zone.
- 1.4 The application has been requested to be referred to East Area Committee by Councillor Blencowe for the following reason:
 - Design and Planning issues.

2.0 THE PROPOSAL

- 2.1 The full application seeks planning consent for a two storey rear extension. The extension would have a pitch roof and would measure 5.5m deep, 4m in width and at a height of 6.3m. The extension would accommodate an additional bedroom and bathroom at first floor level and a larger kitchen area at ground floor level. The side access would be opened up to enable two cars to be parked on-site, together with cycle and bin storage.
- 2.2 The application has been amended to alter the external finish of the extension from render to brick. This was requested by the case officer after considering that render was not appropriate.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|---|----------------|
| 10/1002/FUL | Part single storey rear extension and first floor rear extension. | Approved |

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

| PLAN | | POLICY NUMBER |
|------------------------|-------|-------------------------------|
| Cambridge Plan 2006 | Local | 3/1 3/4 3/7 3/11 3/14 4/11 |

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 |
| | <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 are of relevance/the following policies in the emerging Local Plan are of relevance:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment.

Urban Design and Conservation team

6.2 No objections to the amended plans.

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:

- 82 Ainsworth Street

7.2 The representations can be summarised as follows:

- Concern about loss of light to kitchen, bathroom and patio area;
- The extension would be closer to the boundary;
- Object to the proposed materials. Render is not appropriate in this area.

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. Impact on the Conservation Area
4. Third party representations

Context of site, design and external spaces

8.2 The application follows a previously approved application for a similar proposal. The proposal subject of this application is identical in design and scale to the previous scheme, apart from some alterations to the fenestration details. It is therefore necessary to consider whether there have been any obvious physical changes to the site and its surroundings, since the previous approval. It appears that the site and surroundings remain the same and therefore the impact of this type of development is unlikely to be any greater. Secondly, I need to consider whether there has been any change in planning policy. The current Local Plan (2006) was relevant in 2010, and therefore, even with the deletion of some of our policies, none of those that are relevant to this proposed development, are affected and still stand.

8.3 The subject property is an end of terrace dwelling that sits close to the junction with Ainsworth Place and although the extension is to the rear, it will be publicly visible and I have given therefore given consideration as to its likely impact on the character and appearance of the locality. In this respect the extension replaces the existing part single and part two-storey rear wing and although significantly larger, I do not consider that it would be visually intrusive. The extension will still read a subsidiary rear wing as it has been set down from the main ridge and is much smaller than the main span of the dwelling. The extension will have a pitched roof and subject to the use of appropriate materials, will integrate well with the main dwelling. The rear garden to the property has a depth of approximately 27m and although the extension is quite deep, I do not consider that the rear garden environment will be harmed by the

development. The proposals are thus considered to be acceptable from visual perspective.

- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The neighbour at no.82 has objected. No.82 is to the north of the site. Their main concerns are that the proposed extension will be coming closer to the common boundary and would result in loss of light to the kitchen and ground floor bathroom. I agree that the extension would be coming closer to the boundary. However, the extension is set off the boundary by 1.2m and would be partly obscured behind the flank wall of no.82. I do not consider that the extension would unduly enclose no.82 and by setting the extension away from the boundary, helps to retain a spacious element between the properties. The ground floor bathroom is contained within a single storey wing element of no.82, which is positioned along the southern boundary and therefore much further away. Whilst the proposed two storey extension would over-shadow this area, it would not be significant to warrant refusal in this case, particularly because bathrooms are not living areas and do not necessarily need natural light in order for them to function as such.
- 8.6 I agree with the concern about the proposed render. Render is not a material that prevails in this area and as such I have asked the agent to remove this element from the proposal and suggested brick, to match the existing. Amended plans have been submitted and the external finish of the extension would be brick.
- 8.7 The extension includes a south facing first floor window that looks at the flank wall of no.82, but might also afford very oblique views over the rear garden of no.82; this window serves a bathroom and thus can be obscure glazed by condition.
- 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 3/4 and 3/7.

Impact on the Conservation Area

- 8.9 The Conservation Officer was concerned about the render finish. Since the plans have been amended, they are supportive of the proposal and consider that it would not have a detrimental impact on the character or appearance of the Conservation Area. I concur with this view and consider that it would not detract from the historic setting, subject to appropriate materials, which are recommended as conditions.
- 8.10 In my opinion the proposal would not have a detrimental impact on the character of appearance of the Conservation Area and I consider that it is compliant with Cambridge Local Plan (2006) policy 4/11.

Third Party Representations

- 8.11 I have carefully considered the neighbours' comments and conclude that it would be unreasonable to suggest that the extension should be reduced in size as I am satisfied that the proposal would not have a significant impact to warrant refusal in its current form.

9.0 CONCLUSION

- 9.1 In conclusion, I consider that the proposed extension 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. All new joinery [window frames, etc.] shall be recessed at least 50mm back from the face of the wall / façade. The development shall be carried out in accordance with the specified recess.

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

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

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

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

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

5. The window on the south elevation at first floor level, serving the bathroom, shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

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

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|---------------------------|---|--------------------|------------------|
| Application Number | 14/0444/FUL | Agenda Item | |
| Date Received | 27th March 2014 | Officer | Ms Lorna Gilbert |
| Target Date | 22nd May 2014 | | |
| Ward | Abbey | | |
| Site | 591 Newmarket Road Cambridge CB5 8PA | | |
| Proposal | Change of use of property from a residential dwelling (use Class C3) to a large house in multiple occupation (sui generis) (retrospective application). | | |
| Applicant | Mr Narinder Hayre c/o Agent United Kingdom | | |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 591 Newmarket Road is a double-fronted, detached, two-storey property, with extensive additions at the rear, situated on the north side of road about 500 metres east of (and opposite) the junction with Whitehill Road. The site is bordered to the east by No.593 Newmarket Road and to the west by No.589 Newmarket Road. The northern rear site boundary borders the gardens of No.335, 337 and 351 Ditton Fields.
- 1.2 Newmarket Road is a main arterial road into the city centre, and this part of the road is predominantly residential in character.
- 1.3 The site does not fall within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 The application is retrospective. It seeks permission for the change of use of a residential dwelling (use class C3) to a large house in multiple occupation (Sui Generis). The house would provide a total of 9 bedrooms at this address. The House of Multiple Occupation (HMO) contains two shared kitchen/dining area.
- 2.2 A gate and fence are proposed at the side of the property to create a bin and bicycle storage area. It would provide space

for five Sheffield hoop cycle stands to accommodate 10 bicycle spaces and a bin and recycling storage area.

2.3 The proposed site plan drawing shows two on-site car parking spaces. Bollards would be provided to restrict parking to two spaces.

2.4 There is a communal garden to the rear of the main house.

2.5 The application is accompanied by the following supporting information:

1. A letter from Januarys dated 21st March 2014.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|-------------|---|--------------------|
| C/70/0824 | Erection of Conservatory, garage, store and fuel store. | A/C |
| C/93/0876 | Erection of roofed stricter to rear patio area of existing house. | R |
| C/94/0383 | Single storey full width rear extension to existing house (C3) to form covered area. | A/C |
| C/01/0656 | Erection of a single-storey rear extension to replace existing canopy | A/C |
| C/03/1256 | First floor extension to existing dwelling house | A/C |
| 08/0672/FUL | Change of use from dwelling to Guest House. | A/C |
| 13/1734/FUL | Change of use of property from a residential dwelling (Use Class C3) and associated garden house to a House in Multiple Occupation (Sui Generis) (Retrospective Application). Erection of new cycle store at front. | Withdrawn |
| 14/0445/FUL | Change of use of a garden building from ancillary residential use (Use Class C3) to provide living accommodation ancillary to the main dwelling, including cycle | Refused 22.5.14 |

| | | |
|--|----------|--|
| | storage. | |
|--|----------|--|

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

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

5.2 Cambridge Local Plan 2006

3/1 Sustainable development
 3/4 Responding to context
 3/7 Creating successful places
 4/13 Pollution and amenity
 4/14 Air Quality Management Areas
 4/15 Lighting
 5/1 Housing provision
 5/2 Conversion of large properties
 5/7 Supported housing/Housing in multiple occupation
 8/2 Transport impact
 8/6 Cycle parking
 8/10 Off-street car parking

5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction
 Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
 (March 2010) – Planning Obligation Strategy

5.4 Material Considerations

City Wide Guidance

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)
Strategic Flood Risk Assessment (2005)
Cambridge and Milton Surface Water Management Plan (2011)
Cambridge City Council (2011) - Open Space and Recreation Strategy
Balanced and Mixed Communities – A Good Practice Guide (2006)
Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)
A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006)
Cambridge Walking and Cycling Strategy (2002)
Cambridgeshire Design Guide For Streets and Public Realm (2007)
Cycle Parking Guide for New Residential Developments (2010)
Air Quality in Cambridge – Developers Guide (2008)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No site layout has been provided upon which comment.
- 6.2 Newmarket road is a busy arterial highway and it is essential that cars entering the site should be able access the site independently, turning to enter and leave in forward gear, and that two cars can pass at the entrance.
- 6.3 Unless and until the ability to do so is demonstrated the Highway Authority recommends that the proposal is REFUSED planning permission.
- 6.4 Reason: Impact upon the safe and efficient operation of the public highway.
- 6.5 Parking is provided at a level of less than one space per bedroom and so the proposal may impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this aspect of the development 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.

- 6.6 A Site Plan was received on 20th May 2014 in response to Highways comments. Highways responded:
- 6.7 The car parking spaces and manoeuvring area are adequate, but we do need the double width.

Head of Refuse and Environment

- 6.8 I have no objection to this application in principle, subject to the following comments.

Waste & Recycling

- 6.9 The proposed development would have a maximum occupancy of 10 persons.
- 6.10 The proposed plans indicate 5 x 240L bins for the development but not which waste stream each bin will represent.
- 6.11 The councils domestic requirements for refuse and recycling per person are as follows:

Residual waste = 45-50L per person
Dry recycling = 50-55L per person
Organic waste = 20-30L per person, depending on garden size

This would require the following capacities and recommended waste receptacles:

Residual waste = 450-500L = 1x360L & 1x140L
Dry recycling = 500-550L = 1x360L & 1x140L
Organic waste = 200L = 1x240L

Housing Standards

- 6.12 A full set of kitchen facilities are to be provided in the rear ground floor kitchen in accordance with the HMO guidance.
- 6.13 The house will then be suitable for 10 persons in total.

- 6.14 The bedroom off the rear kitchen is to be fitted with a self-closing half hour fire door and to have a window which is suitable for means of escape.
- 6.15 The garden building has a prohibition order, limiting the numbers to a maximum of two when previously used as a self-contained flat. It will now be part of the HMO, sharing the kitchen. I have no objection to this in principal.

HMO guidance

- 6.16 These amenity provisions are the minimum requirement for all Houses in Multiple Occupation, whether the building requires a mandatory licence or not. The level of amenity provision depends on the number of occupiers sharing the accommodation and the type of accommodation e.g shared house or bedsit accommodation. The facilities should be located not more than one floor distant from the people who use them, (unless there is a shared or common dining area available) and they should be in a convenient position to enable occupiers to use them comfortably.
- 6.17 Kitchen or kitchen diner facilities must be positioned so as to ensure they can be safely used. For example the cooker must not be located adjacent to or behind the kitchen door, the work surface must be not be chipped or pitted and the floor must be laid and maintained to prevent slips, trips and falls. Guidance for landlords and property related professionals has been published and is available via the weblink on the Housing Health & Safety Rating System page on the Chartered Institute of Environmental Health website http://www.cieh.org/policy/housing_HS_rating.html

Cooking facilities

- 6.18 The level of cooking facility largely depends on whether the occupiers have exclusive or shared use of facilities. No shared kitchen may have any more than 2 sets of facilities to be shared by a maximum of 10 sharers.
- 6.19 Further guidance is provided on the amount of kitchen, bathroom and toilet facilities required.

6.20 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 address has made representations:

- 589 Newmarket Road

7.2 The representations can be summarised as follows:

- This area, although having a reasonably high number of rental properties, does not have any high multiple occupancy dwellings as proposed and this would be out of keeping for the area. The house has been used for a number of years, by more than one owner, as rented accommodation and has regularly contravened the C3 limitations of 6 persons. Much emphasis has been put on the use of this property for Anglia Ruskin students yet there are no checks that it will be used for students and at present although there are some students in residence it is certainly not all students. Hence I feel that this aspect should not be used to support the planning application.
- The proposed intent is to utilise the kitchen in the main house and that of the separate bedsit (originally a garage) which is adjacent to my property. Although I can find no documentation on the planning portal my recollections of the change for the garage was as a granny annex and implied single occupancy. This building is literally within a few inches of my bedroom accommodation and we do hear noise from the kitchen use at present by the sole occupant but it is at an acceptable level. We have serious concerns of the use of this kitchen/dining area for up to 5 students and the noise that will create. Groups of young people together are not known for being either quiet or keeping sociable hours. In addition to the noise issue I am surprised that a shower and toilet facility can be accepted inside a multiple use kitchen area with only one door separating. As a practical and acceptable situation for the person occupying the garage room it seems unreasonable.
- The bin storage area now seems acceptable and a great improvement over the current situation where they are left

outside of our lounge windows. The bicycle racks also seem reasonable providing they do not encroach onto our property and bicycles are not left against our wall. Our property footings extend some 12-14 beyond our wall. I do wonder, however, whether it is possible to move the bins past the bicycles for collection day. Car parking is still an issue at times and certainly overflow onto the road side verges is not uncommon. The parking area is restrictive for turning unless empty and we have already had our adjoining fence knocked down due to cars reversing into it. As we believe the accommodation will not be used solely for student use, supported by current and previous usage, then the limitation to three cars, whilst practicable from a turning aspect, will create parking issues outside of the property boundaries.

- Feel increasing the number of tenants in the house will impact on us in terms of noise and increase the parking issues already experienced. A HMO would also be out of keeping with the current area. It would also seem that there are too many people in the house for the facilities and space available and I would request that the HMO aspects are rejected.

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

Principle of Development

8.2 Policy 5/7 Supported Housing/House in Multiple Occupation states that 'the development of supported housing and the

development of properties for multiple occupation will be permitted subject to:

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

The loss of existing supported housing will only be permitted where there is surplus to the requirements of the existing operator and there is no demand from another operator of supported housing in that location.'

8.3 Therefore the principle of a House of Multiple Occupation (HMO) is acceptable at this address providing it can comply with the requirements of policy 5/7 of the Local Plan (2006). The following sections will consider the impact on residential amenity, the suitability of the building and site and its proximity to services.

8.4 In my opinion, the principle of a HMO at this address is acceptable and in accordance with policy 5/7.

Context of site, design and external spaces

8.5 The planning application is for the change of use of the existing house at this address for use as a large HMO. Therefore the majority of the changes are internal.

8.6 The proposal does involves installing a gate and fence at the side of the property to enclose the proposed Sheffield hoop cycle stands and bin and refuse storage area. Details of the fence and gate have not been provided. I therefore consider that if planning permission is to be granted, a condition should be attached for details of the boundary treatment. This would ensure the gate and fence complements the site and surrounding area in terms of its scale and appearance.

8.7 Bollards are to be installed in the car parking area at the front of the property. I consider details of the bollards should be provided to ensure they are acceptable in terms of their scale and appearance as they are located in a prominent location at the front of the property.

- 8.8 The property is located on Newmarket Road. This is served by frequent bus services into the city and there are retail parks and supermarkets close by along this road. I consider the site is well located for access to services in Cambridge City Centre and nearby.
- 8.9 In my opinion the proposal complies with the Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The covering letter submitted as part of the planning application, explained that planning permission was granted for a Guest House (reference 08/0672/FUL) was not implemented. The guest house provided 6 guest rooms and two private bedrooms.
- 8.11 Both a guest house and a HMO would intensify the use of a property that was previously used as a single family dwelling house. There is a ground floor flank window on the bungalow at No.No.589 Newmarket Road. The window on No.591 Newmarket Road nearest this neighbour's flank window is used as a kitchen/dining room, which would have a similar level of use as a breakfast room, which was approved planning permission for the Guest House. I consider there would be no unreasonable loss of privacy to this neighbour.
- 8.12 No.593 Newmarket Road is a bungalow and there is a solid wooden boundary fence separating the two properties. I therefore consider the change of use to a HMO would not harm the privacy of this neighbour.
- 8.13 I consider the nature of the change of use would not lead to a loss of outlook or light to neighbouring properties providing appropriate safeguarding conditions are included, if planning permission were granted. The conditions recommended would ensure the new boundary fence and bollards are appropriate in terms of their appearance and scale.
- 8.14 The large HMO would intensify the use of the building. However, a guest house has been previously approved at this

address. I consider that there is likely to be an increase in noise associated with more people living at the address and using the outdoor bin and bicycle storage area but in my opinion it would not lead to an unreasonable level of noise disruption to neighbouring properties. I note a neighbour is concerned with the kitchen/dining room located at the rear of the house and potential noise disruption. The HMO has two kitchen/dining areas, which should disperse the number of people using these areas and therefore the level of noise generated. For this reason, I consider the level of noise generated in the kitchen/dining area would not be a detrimental to neighbours amenities.

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

Amenity for future occupiers of the site

- 8.16 Environmental Health provided comments on the application. They have included details of housing standards and HMO guidance. I recommend this information is provided as an informative so the applicant is aware of the various standards required.
- 8.17 In my opinion the proposal provides an acceptable 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.

Refuse Arrangements

- 8.18 The bin and recycling storage provision is shown on the proposed drawing. The proposed plans do not indicate which waste stream each bin will represent. I therefore recommend an informative to indicate the correct refuse and recycling bin provision for each waste stream.
- 8.19 A neighbour questioned whether bins can pass the bicycles on collection day. However, I consider there is space for the bins to pass the bicycle storage area.

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

Highway Safety

- 8.21 Highways requested that because Newmarket Road is a busy arterial highway it is essential cars entering the site should be able to access the site independently, turning to enter and leave in forward gear, and that two cars can pass at the entrance.
- 8.22 The proposed site plan drawing shows sufficient space at the front of the property to allow vehicles to turn around before leaving the site. However, the entrance to the site has not been enlarged to allow two vehicles to pass as requested by Highways. However, the application for the Guest House (reference 08/0672/FUL) did not require the entrance to be extended. I consider that the combination of the proposed bollards to limit the amount of car parking and space provided for vehicles to turn around before exiting the site would help to avoid the scheme from adversely harming Highway safety. This should help to overcome some of the neighbour's concerns over the parking area being restrictive for turning.
- 8.23 The car parking standards are a maximum and therefore the provision of more car parking spaces on site to alleviate a neighbour's concerns over parking pressures outside of the site, is not consistent with the Local Plan (2006) car parking standards.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.25 The supporting letter from Januarys dated 21st March 2014 refers to the HMO providing student accommodation. The objection letter explains there is a mixture of students and non-students living at the property. It appears that the property contains a mixture of occupiers. Proctorial control is in operation for student accommodation. However, as the property is likely to have non-students living there, the provision of two on-site car parking spaces is considered acceptable in this instance.

8.26 The secure cycle parking area provides Sheffield hoop stands to accommodate up to 10 bicycles. This meets the requirements in the Local Plan (2006).

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

9.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. No development shall take place until full details of the bollards and boundary treatment have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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

INFORMATIVE: The council's domestic requirements for refuse and recycling per person are as follows: Residual waste = 45-50L per person, Dry recycling = 50-55L per person and Organic waste = 20-30L per person, depending on garden size.

INFORMATIVE : A full set of kitchen facilities are to be provided in the rear ground floor kitchen in accordance with the House Multiple Occupation guidance. The bedroom off the rear kitchen is to be fitted with a self-closing half hour fire door and to have a window which is suitable for means of escape.

INFORMATIVE: These amenity provisions are the minimum requirement for all Houses in Multiple Occupation, whether the building requires a mandatory licence or not. The level of amenity provision depends on the number of occupiers sharing the accommodation and the type of accommodation e.g shared house or bedsit accommodation. The facilities should be located not more than one floor distant from the people who use them, (unless there is a shared or common dining area available) and they should be in a convenient position to enable occupiers to use them comfortably.

Kitchen or kitchen diner facilities must be positioned so as to ensure they can be safely used. For example the cooker must not be located adjacent to or behind the kitchen door, the work surface must not be chipped or pitted and the floor must be laid and maintained to prevent slips, trips and falls. Guidance for landlords and property related professionals has been published and is available via the weblink on the Housing Health & Safety Rating System page on the Chartered Institute of Environmental Health website http://www.cieh.org/policy/housing_HS_rating.html

INFORMATIVE: The level of cooking facility largely depends on whether the occupiers have exclusive or shared use of facilities. No shared kitchen may have any more than 2 sets of facilities to be shared by a maximum of 10 sharers

Shared cooking facilities

Where shared kitchens are provided, the following facilities can be used by up to 5 people:

A four ring gas or electric hob plus oven and grill (positioned so that the hobs are at worktop level).

A sink and integrated drainer with a tiled splashback and a constant supply of hot and cold running water for food preparation.

Adequate worktop with a minimum of 2000mm of linear useable worktop and the standard depth

of generally 600mm. NOTE: Please ignore 300mm on each side of the cooker and any

inaccessible corners as useable food preparation space.

A food storage unit of standard depth (300mm) and height (720mm) x 400mm width, or base unit

(not a sink unit) of equivalent volume (0.08m³) for each person.

At least 4 double plug socket outlets in addition to those servicing major appliances. (e.g.

microwave oven, refrigerator, washing machine etc)

Standard sized refrigerator providing sufficient space for the equivalent of approximately one shelf

per occupier (approximate volume 155 litres/ 0.15m³) Note: a mini fridge is not acceptable to

share.

A standard sized lidded bin.

Between 6-8 occupiers the following must be provided.

Two cookers each with a four ring gas or electric hob plus oven and grill or a single 4 ring hob

with an oven and grill, plus a combination microwave oven (positioned so that the hobs are at

worktop level.)

Two sinks with integrated drainers with a tiled splashback and a constant supply of hot and cold

running water for food preparation, or a single sink and a dishwasher.

An extra 500mm of worktop per occupier to a maximum of 3000mm.

A food storage unit of standard depth (300mm) and height (720mm) x 400mm width, or base unit

(not a sink unit) of equivalent volume (0.08m³) for each person.

At least 6 double plug socket outlets in addition to those servicing major appliances.

A large refrigerator or a standard sized fridge freezer.

A standard sized swing bin.

8-10 occupiers.

Two cookers each with a four ring gas or electric hob plus oven and grill. (positioned so that the

hobs are at worktop level.)

Two sinks and integrated drainer with a tiled splashback provided and a constant supply of hot

and cold running water for food preparation or one sink and a dishwasher.

Adequate worktop with a minimum of 3000mm long and the standard depth of generally 600mm.

(You must ignore 300mm on each side of the cooker as food preparation space this is too close to the cooker to be used safely.)

A food storage unit of standard depth (300mm) and height (720mm) x 400mm width, or base unit

(not a sink unit) of equivalent volume (0.08m³) for each person.

At least 6 double plug socket outlets in addition to those servicing major appliances.

Two standard sized refrigerators providing sufficient space for the equivalent of approximately

one shelf per occupier (approximate volume 155 litres/ 0.15m³)

Note: Mini fridges are not

acceptable to share.

Two standard sized lidded bins.

INFORMATIVE: All baths, showers, toilets and wash hand basins should be of an adequate size and be provided with a constant and adequate supply of hot and cold running water.

Baths, showers and wash hand basins must be properly sealed into wall surfaces and have 300mm of tiled splashback (or equivalent). The compartments should be of an adequate size and layout and have sufficient heating and ventilation or extraction provision to minimise the opportunities for the build up of condensation related black mould growth.

For four or fewer persons sharing facilities you must provide:

One standard length fixed bath or shower.

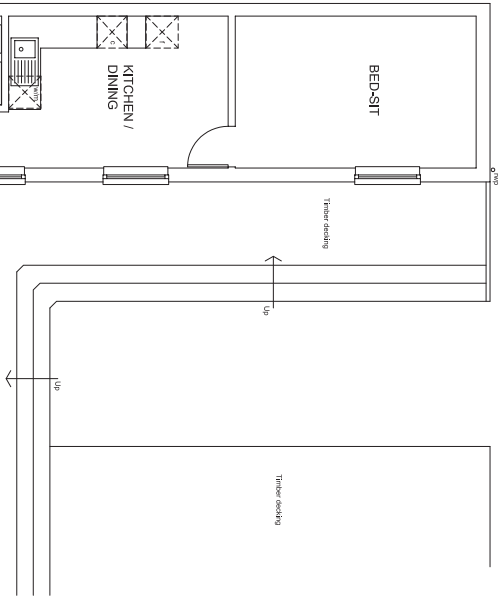
A single toilet with standard sized wash hand basin provided with a constant supply of hot and cold running water that may be located in the bathroom.

For five or more occupiers who share facilities there must be

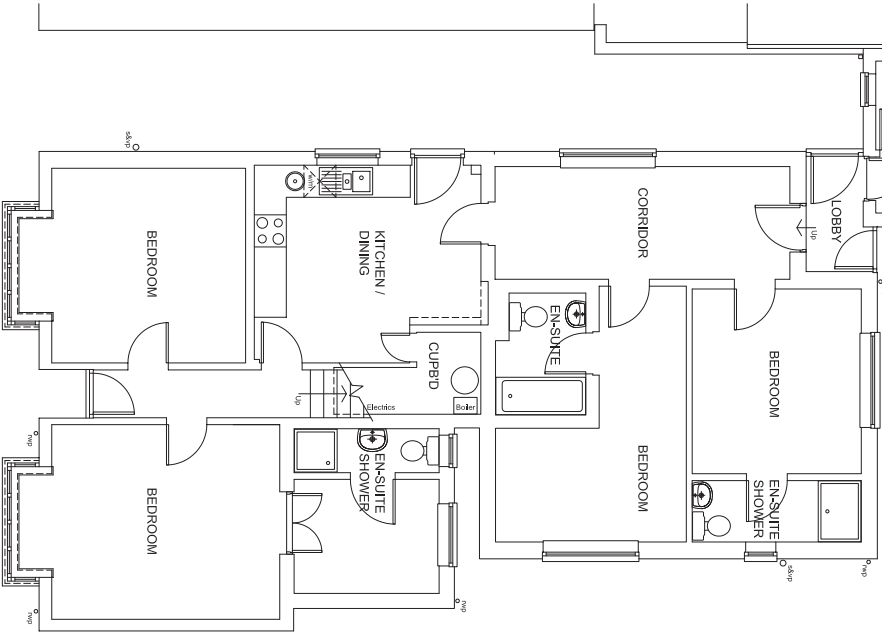
One separate toilet with wash hand basin with appropriate splashback for every 5 sharing persons

At least one bathroom (which may also contain a toilet) with a fixed bath or shower for every five sharing occupiers

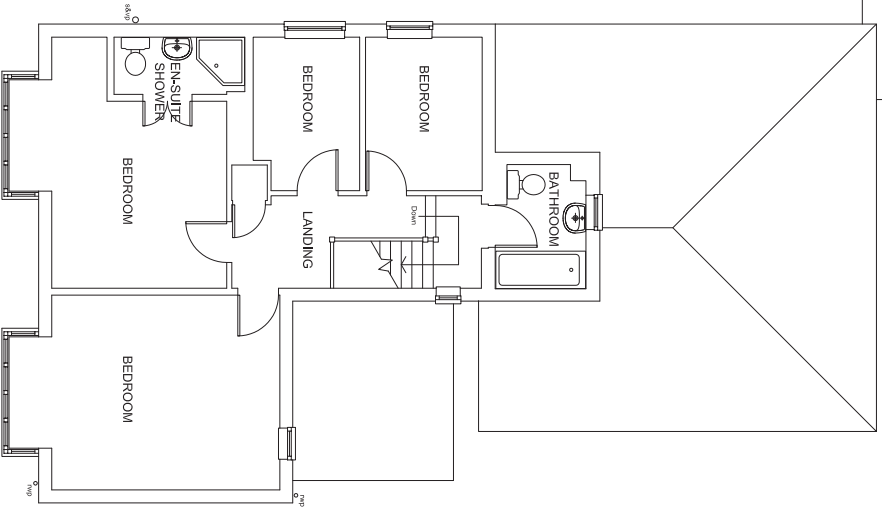
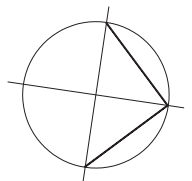
All bathroom & toilets must be suitable located in or in relation to the living accommodation.



X



EXISTING GROUND FLOOR PLAN.



EXISTING FIRST FLOOR PLAN.

PLANNING

B, Summer House Interiors, 15/05/14
 A, Drawing Update, 11/01/14
 Residence

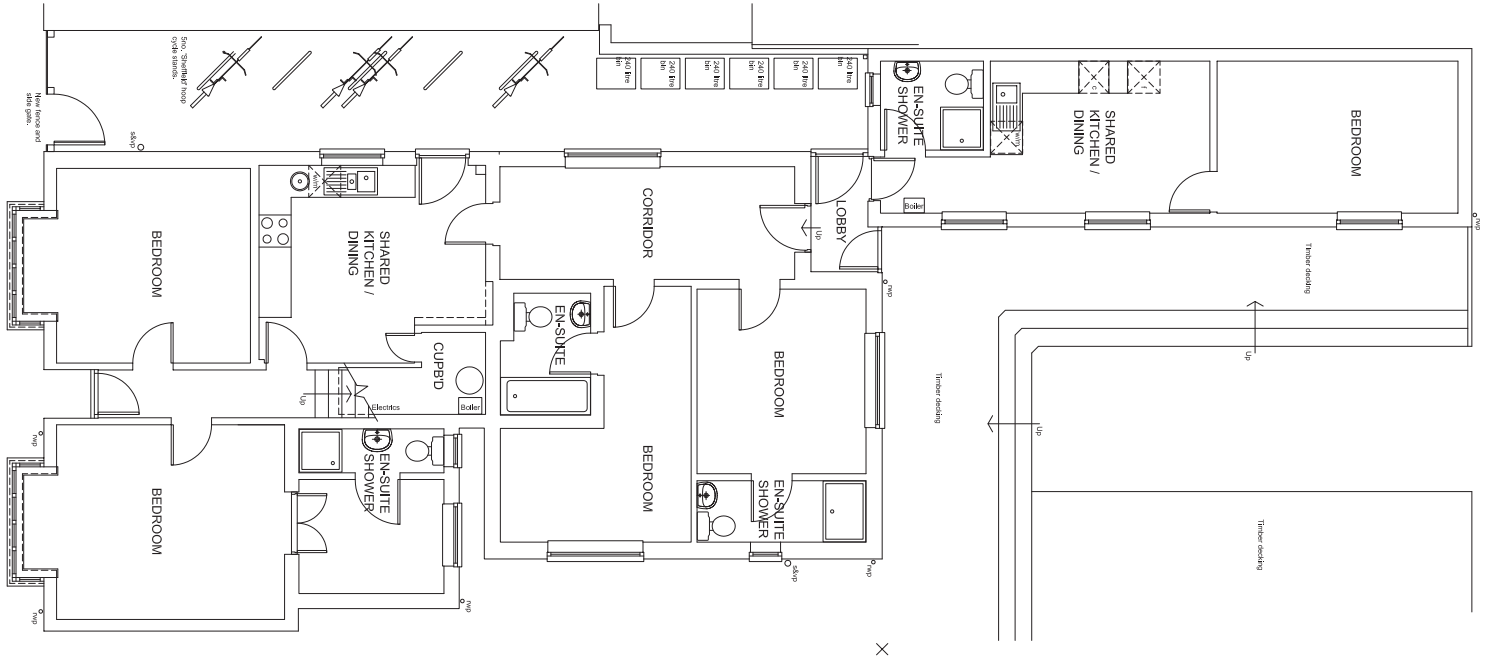
JANUARY'S CONSULTANT SURVEYORS

Company No: 04502727, Court 24 - 22, Newmarket Road,
 Tel: 01223 326600, Fax: 01223 326648
 Email: enquiries@januaries.co.uk
 Job No: 591
 591, NEWMARKET ROAD,
 CAMBRIDGE CB8 8PA

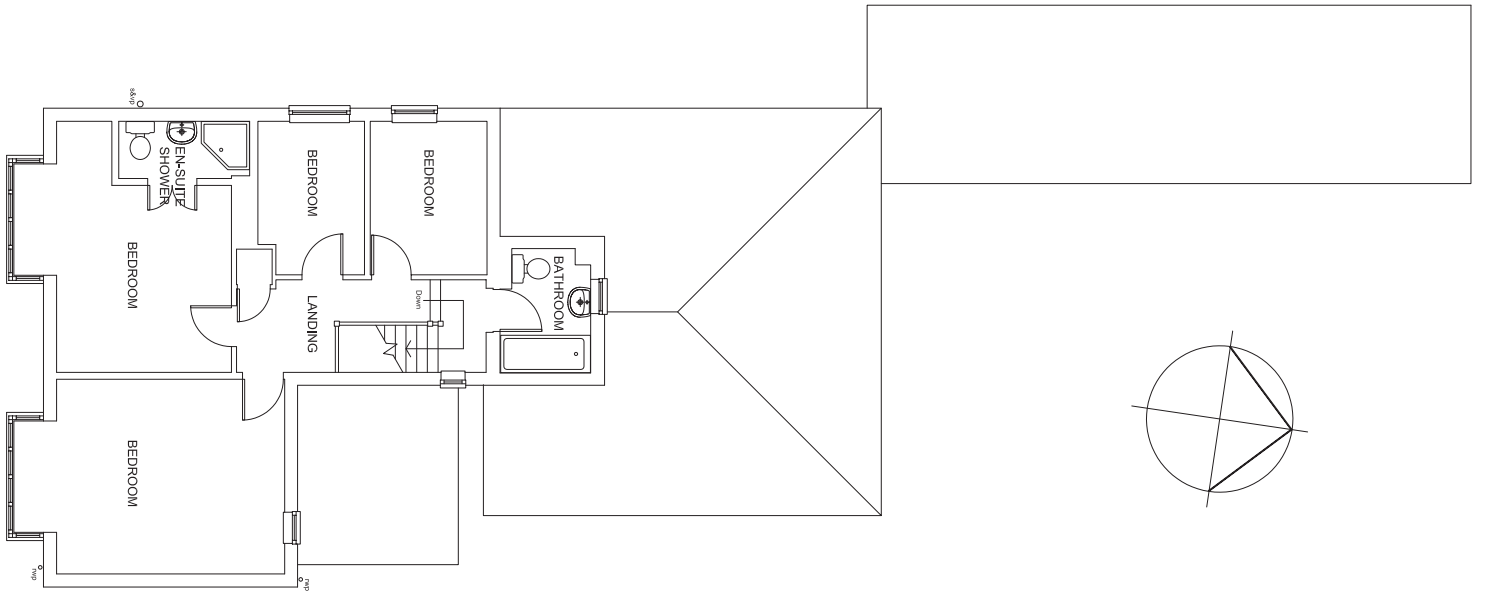
EXISTING FLOOR PLANS.

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 Scale: 1:50 @ A1, 1:100 @ A3
 Drawn by: SWB
 Checked by: CWB
 Drawn by: SWB
 Date: 15.10.13
 Project: B

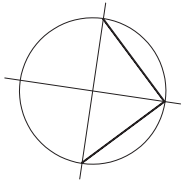
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PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.



PLANNING

B, Summer House development, 55/56, 14
A, Clarendon Road, 1102/14
Residence

JANUARY'S CONSULTANT SURVEYORS
591, Newmarket Road,
Cambridge, CB5 8PA
Tel: 01223 316600 Fax: 01223 325454
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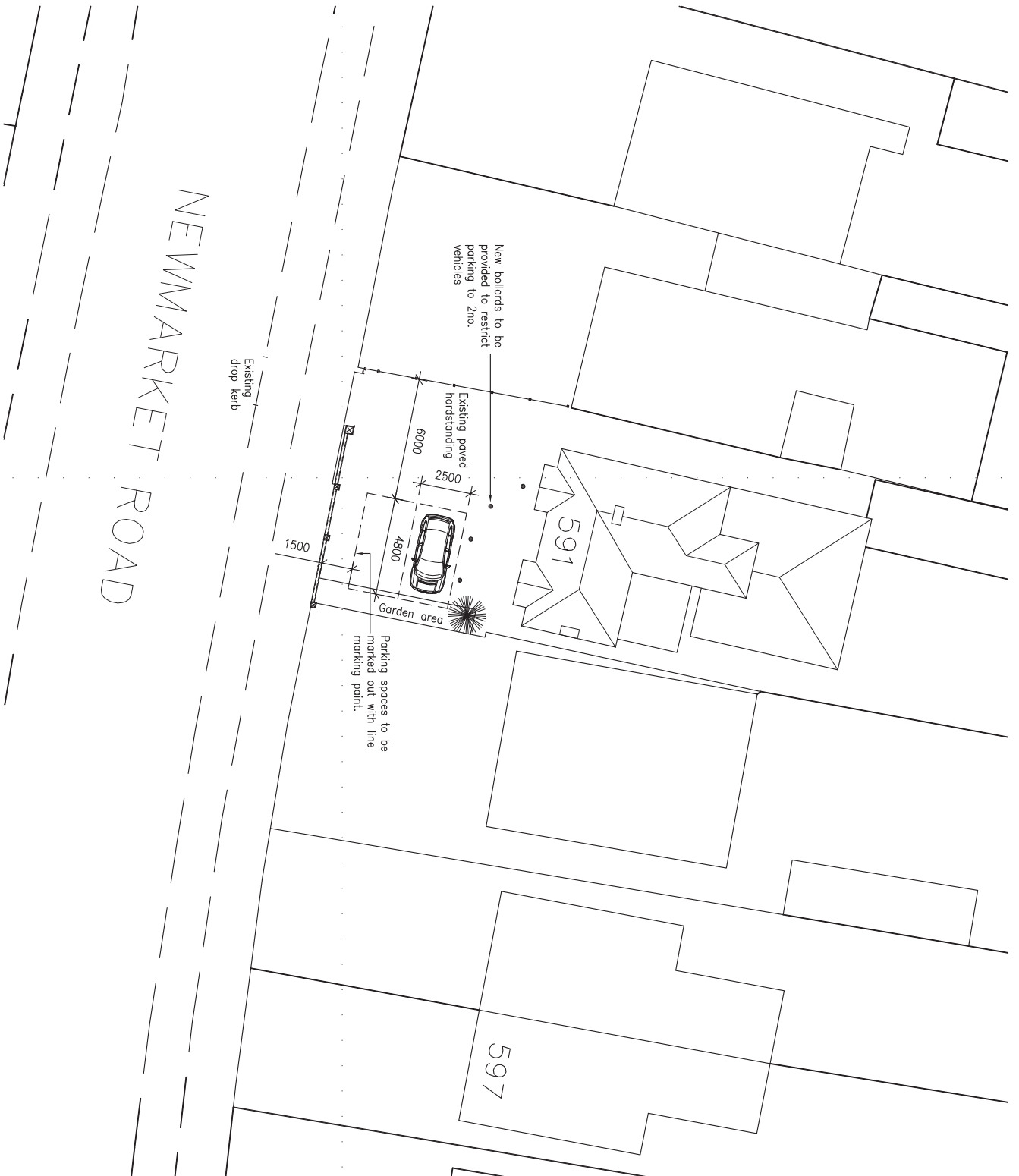
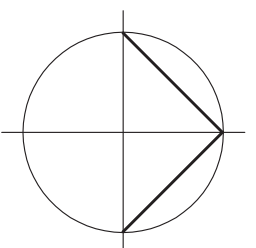
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591, Newmarket Road,
Cambridge, CB5 8PA

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Checked by: CWB

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Project: B
Drawing No: BS0003(12) - 04

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PROPOSED SITE PLAN. (1:200)

PLANNING

A. Drawing up-dated: 15.05.14

Revisions

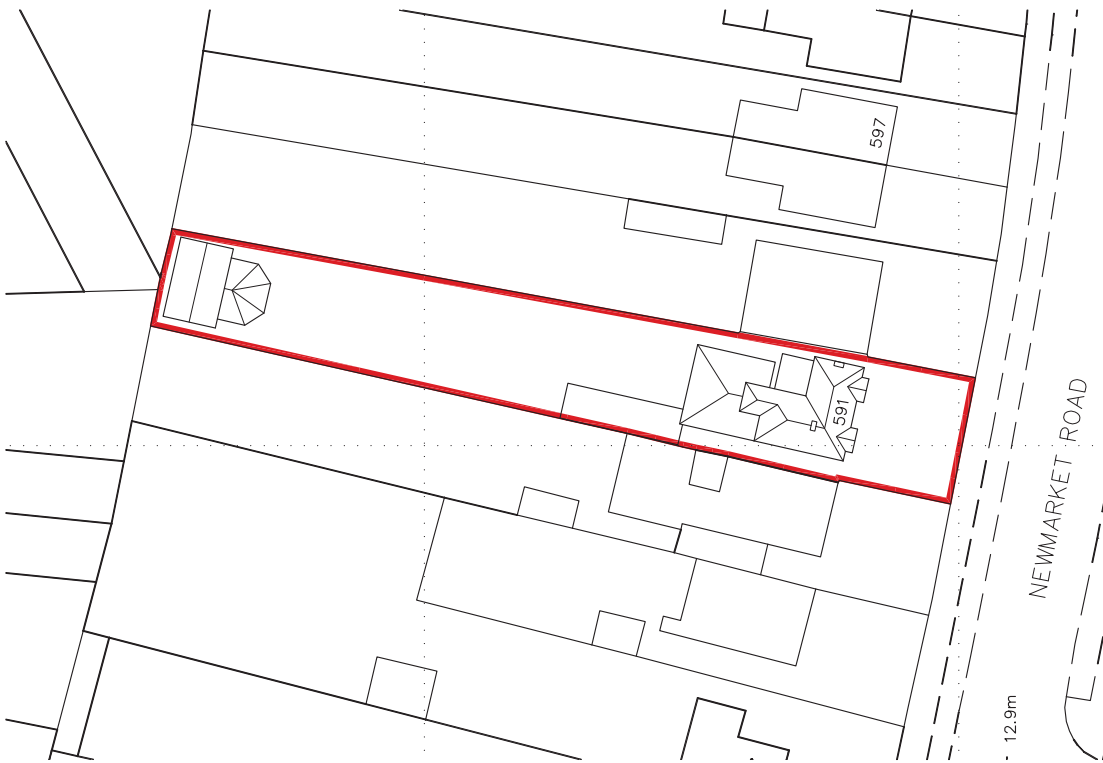
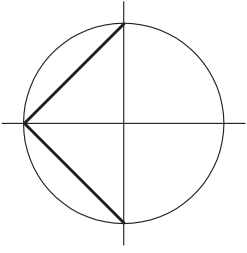
JANUARYS CONSULTANT SURVEYORS
 York House, 7 Dukes Court, 54 - 62 Newmarket Road,
 Cambridge, CB5 8DZ.
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 e-mail: swb@januaries.co.uk

Job title:
**591, NEWMARKET ROAD,
 CAMBRIDGE, CB5 8PA.**

Drawing title:
PROPOSED SITE PLAN.

| | | | |
|-------------|-----------------------|-------------|------------|
| Date: | 12.05.14 | Scale(s): | 1:200 @ A3 |
| Drawn by: | SWB | Checked by: | CWB |
| Drawing No: | BS003(12) - 06 | Rev: | A |

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BLOCK PLAN. (1:500)



LOCATION PLAN. (1:1250)

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PLANNING

A. Drawing up-dated: 11.03.14

Revisions

JANUARYS CONSULTANT SURVEYORS

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Job title:

591, NEWMARKET ROAD,
CAMBRIDGE, CB5 8PA.

Drawing title:

SITE AND LOCATION PLANS.

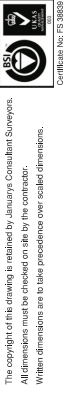
Date: 16.10.13 Scale(s): 1:500, 1:1250@A3

Drawn by: SWB Checked by: CWB

Drawing No:

Rev:

BS003(12) - 02 **A**



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All dimensions must be based on site by the completed drawings.
Written dimensions are to take precedence over scaled dimensions.

Continuation No: FS 38859

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Agenda Item 16

EAST AREA COMMITTEE

Date: 19th June 2014

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

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

0.0 INTRODUCTION

- 0.1 This application is brought back to Committee to resolve errors in the wording of an earlier resolution of this Committee. When the application was first presented to East Area Committee on 20th February, a decision was deferred because of the inadequate bin and bike storage. When the application was brought back to East Area Committee on 10th April 2014, an oversight meant that the recommendation still had its original wording from February: to approve the application subject to

completion of the Section 106 agreement by 3rd March 2014, which had by then already passed.

To further complicate the situation, the second part of the resolution, recommending refusal if the 106 were not completed by the deadline set, had the words INSERT DATE HERE where the date should have been.

Legal Officers have given advice that, in order to regularise its decision on this application, this Committee, notwithstanding its earlier resolution, needs to vote on the application again, agreeing a future deadline date for the completion of the planning obligation agreement. Such a date is now proposed.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the south-western side of Mill Road. It is a mid-terrace property, two-storey in height and has been extended with single storey extensions to the rear which are part of the retail unit on the ground floor.
- 1.2 The other properties within this block are two and three storey in height notably number 58 which is three-storey. The properties almost all have residential space above which is either accessed by a separate door off Mill Road or from the rear by the alley way. This property is different in the sense that the first floor is only accessed from within the shop and does not have a separate access.
- 1.3 The building itself is not listed or a building of local interest but the site is within a Conservation Area and within a restricted Parking Zone.

2.0 THE PROPOSAL

- 2.1 The original application sought approval for the creation of 4 new self-contained studio flats following the demolition of the existing outbuildings and the amalgamation of the two retail units on ground floor.
- 2.2 Following discussions with officers, the applicants have submitted revised drawings. The revision reduces the depth of the first floor element of the two-storey rear extension to

number 56 Mill Road, This eliminates one of the proposed units, so only 4 new units would be created.

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

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

3.0 SITE HISTORY

3.1 None relevant to this application.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

| PLAN | POLICY NUMBER |
|--|---|
| Cambridgeshire and Peterborough Minerals and Waste Plan (Development Plan Documents) July 2011 | CS16 |
| Cambridge Local Plan 2006 | 3/1 3/4 3/7 3/11 3/14 4/11 4/13 5/1 |

| | |
|--|---------------------|
| | 8/1 8/2 8/6 10/1 |
|--|---------------------|

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

| | |
|----------------------------------|--|
| Central Government Guidance | National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010 |
| Supplementary Planning Documents | Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide |
| Material Considerations | <u>Central Government:</u> 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> Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments Cambridge Shopfront Design Guide |
| | <u>Area Guidelines:</u> Conservation Area Appraisal: Mill Road Area |

5.4 Status of Proposed Submission – Cambridge Local Plan

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

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

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

Cambridgeshire County Council (Engineering)

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

Additional comments on revised scheme

The highway have no additional comments to the amended scheme.

Sustainable Drainage

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

Additional Comments on revised scheme

Original comments still stand.

Head of Refuse and Environment

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

Additional comments on revised scheme

Original comments still valid.

Addition comments following deferral

New block plan has been submitted to show the bins and bike storage. The Environment Health have assessed the additional information and have confirmed that the bins storage is now acceptable subject to a revised management plan confirming that the commercial storage is to be locked and labelled.

Urban Design and Conservation team

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

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

Additional comments on revised scheme

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

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

Landscape

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

Additional comments on revised scheme

The original concerns are still valid.

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

7.0 REPRESENTATIONS

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

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

- 7.2 The representations can be summarised as follows:

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

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

8.0 ASSESSMENT

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

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

Principle of Development

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

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

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

Two-storey rear extensions

8.4 Policies 3/4 and 4/11 require that developments respond to their context and enhance the conservation area. This is done through design and use of materials (Condition 5) as well as looking at the site constraints. The current characteristic pattern of development for this block of properties is generally two- to three-storey dwellings with a mixture of single-storey extensions as well as some traditional two-storey Victorian projections to the rear. There are buildings of different ages but they mainly replicate the scale of the existing Victorian buildings.

8.5 The proposed extensions will be visible from Mawson Road and through the 'gap' in Mill Street but only at obscure angles. I do not consider it would have any degree of prominence in the

public realm. The extension will not project past the building line of number 58 and consequently remains in proportion with other extensions on the vicinity.

- 8.6 The two-storey element in the revised proposal is of more modest proportions than that originally submitted. There are other significant rear extensions at two-storey level in this block, and the proposal now does not conflict with this pattern. An appropriate proportion of the site is left undeveloped at second-storey level.
- 8.7 Concerns were raised by third parties about the scale of the extensions originally proposed. None of these parties has followed up with additional comments on the revised scheme. The Conservation Officer now supports the revised scheme subject to the use of appropriate materials (Conditions 3 to 5) and I agree with their advice.

Shop front

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

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The Environmental Health team have commented that the proposal being in a residential area could have an impact upon the residential amenity of the neighbouring occupiers through construction activity. This can be mitigated by conditions (Conditions 6 and 7), if the application was to be approved.

- 8.12 The proposal is to create a additional 4 self-contained rooms. This will involve some intensification of use on the site. However, I consider that as the surrounding properties are used in a similar manner the impact will not be significant.
- 8.13 I note that the adjoining properties have single-storey extensions at ground floor level that serve the commercial businesses facing Mill Road. I do not consider there would be any adverse impact on these areas from the proposed extension. This is a tight urban site and the properties on Mill Street have relatively small gardens. However, the proposed two-storey extension is now 12m from the common boundary with properties in Mill Street, and 18m from the nearest building in that direction. In my opinion, it will not have a dominating impact in the rear garden areas of Mill Street. This relationship between first-floor buildings connected to the Mill Road frontage and rear gardens in Mill Street is replicated within this block of properties and I consider that the impact of the proposal is acceptable.
- 8.14 The property at number 54a has residential accommodation at first floor. I do not consider the proposal would have any detrimental impact upon this property through sense of enclosure.
- 8.15 With respect to number 58, the proposed first floor element that projects beyond the existing elevation is set away from the common boundary and therefore the impact will not be significant.
- 8.16 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.17 The units would be small, and would have no functional or usable outdoor amenity space. Future occupiers of all three units on the ground floor would have other occupiers passing close to their windows to reach bin and cycle stores. The Environmental Health team have recommended conditions regarding the insulation (Conditions 8 and 9) of the flats against noise and the investigation of possible ground contamination

(Condition 11) to protect the amenity of future occupiers and I agree that this is appropriate. Subject to condition, I consider the proposed provision to be just within the limits of acceptability and compliant in this respect with Cambridge Local Plan (2006) policies 3/7 and 3/14.

Refuse Arrangements

8.18 Additional information has been submitted showing the bin storage. This is acceptable subject to a revised management plan (Condition 10) confirming that the commercial bins are labelled and locked. I accept this advice and recommend a condition.

8.19 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/12 and 4/13.

Car and Cycle Parking

8.20 No car parking provision is made. In my view, given the highly sustainable location and small size of the units this is acceptable and in accordance with the Car Parking Standards. Future occupiers would not have any permits to park cars except visitor parking. Information is shown regarding cycle parking. I consider that this is sufficient and in accordance with the Cycle Parking Standards.

8.21 Subject to conditions, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

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

Planning Obligation Strategy

Planning Obligations

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

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

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

Open Space

- 8.24 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 8.25 The application proposes the erection of 6 one-bedroom flats, so the net total of additional residential units is 4. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

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

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

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

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

with Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

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

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

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

Waste

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

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

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

Education

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

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

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

8.33 The applicants agent has confirmed that the applicant is willing to enter in to an agreement and negotiations are taking place with the Council's Legal Team. Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy 2010, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Household Recycling Centres

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

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

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

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

The net gain is 4 therefore the necessary contribution towards HRC is J760.

..

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

Monitoring

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

Planning Obligations Conclusion

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

9.0 CONCLUSION

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

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 31st 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. Full details, to a large scale, of all joinery and other elements of the shopfront are to be submitted to and approved in writing by the local planning authority before development commences. This includes timber and other mouldings, stallriser finishes, console and other brackets, doors, thresholds and fanlights. The development shall be carried out in accordance with the approved details.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":
https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.pdf

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

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

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

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

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

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

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

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

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

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

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 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, life-long learning facilities, waste facilities, waste

management and monitoring accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and the Cambridgeshire and Peterborough Minerals and Waste Development Plan (Core Strategy Development Plan Document July 2011) policy CS16 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012.

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

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

Rev:

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



CHARTERED BUILDING SURVEYORS

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

Telephone : 01223 812700
Fak : 01223 812701

CLIENT:

Mr A Sharma

JOB TITLE:

56 & 56a Mill Road

Cambridge

DRAWING TITLE:

Existing & Proposed
Elevations

SCALE: 1 : 100 @ A1

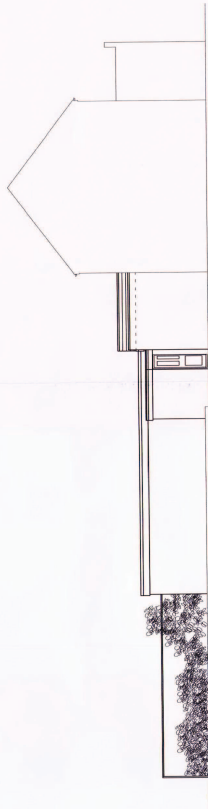
DATE: 6 November 2013

DRAWN: ARW

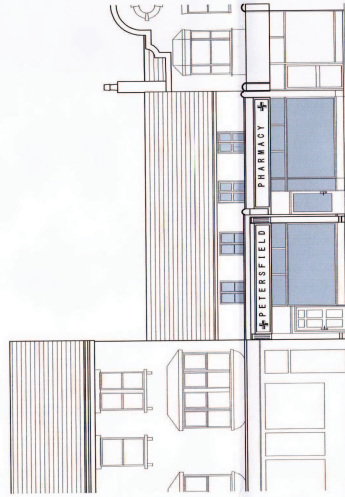
DRAWING NO: 13504 / 06 c



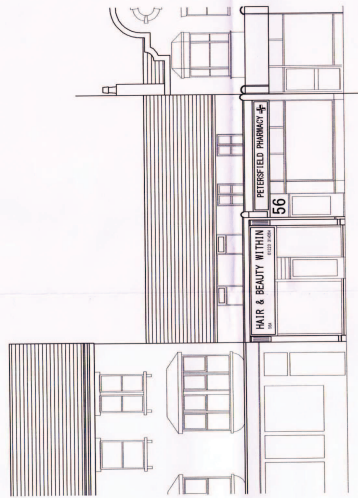
South Eastern Elevation



South Eastern Elevation



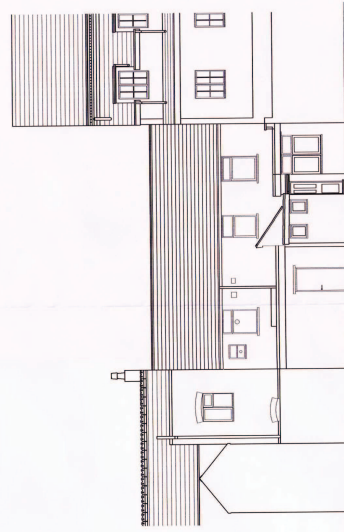
North Eastern Elevation



North Eastern Elevation



South Western Elevation



South Western Elevation

Proposed

Existing



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

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



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

Telephone : 01223 812700
Fax : 01223 812701

CLIENT:
Mr. A Sharma

JOB TITLE:

56 & 56a Mill Road
Cambridge

DRAWING TITLE:

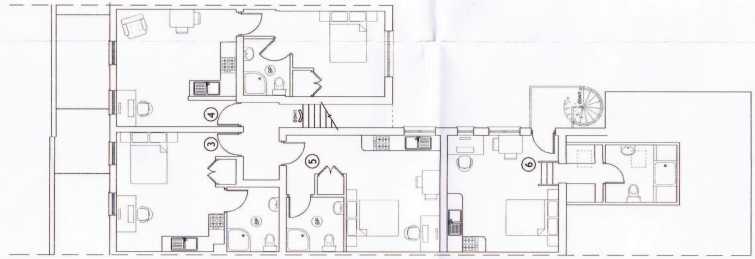
Existing & Proposed
Plans

SCALE: 1 : 100 @ A1

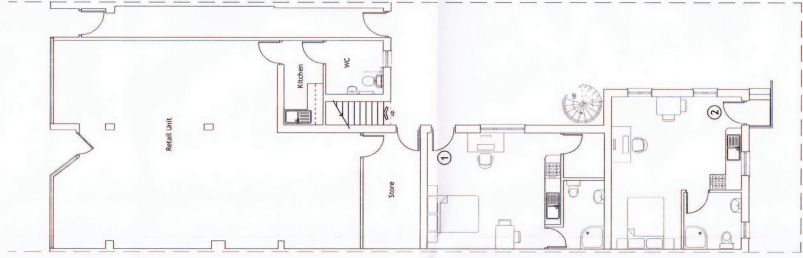
DATE: 5 November 2013

DRAWN: DPB

DRAWING NO: 13504 / 05 a



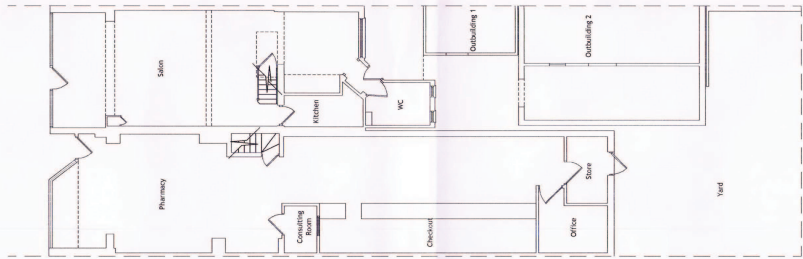
Proposed First Floor Plan



Proposed Ground Floor Plan



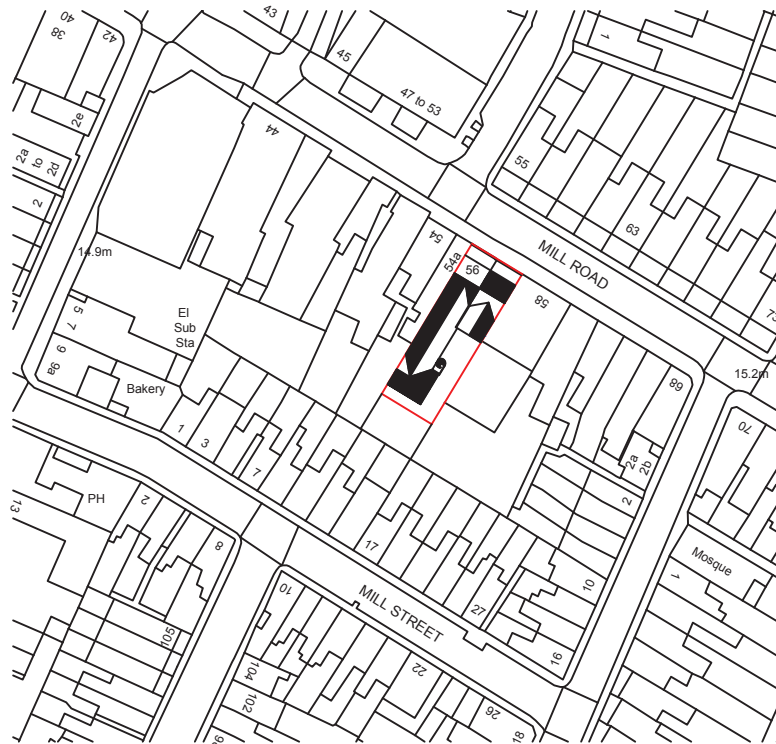
Existing First Floor Plan



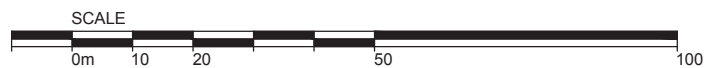
Existing Ground Floor Plan



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



CHARTERED BUILDING SURVEYORS

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

Telephone : 01223 812700
Fax : 01223 812701

CLIENT:

Mr A Sharma

JOB TITLE:

56 & 56a Mill Road

Cambridge

DRAWING TITLE:

Location Plan

SCALE: 1 : 1250 @ A4

DATE: October 2013

DRAWN: DPB

DRAWING No:

13504 / 04

Rev:

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Agenda Item 17

EAST AREA COMMITTEE

Date: 19th June 2014

| | | | |
|---------------------------|---|--------------------|------------------------|
| Application Number | 14/0642/FUL | Agenda Item | |
| Date Received | 28th April 2014 | Officer | Miss Catherine Linford |
| Target Date | 23rd June 2014 | | |
| Ward | Coleridge | | |
| Site | Coleridge Recreation Ground Davy Road Cambridge Cambridgeshire | | |
| Proposal | Construction of a second hard tennis court on the Coleridge Recreation Ground near Davy Road, with a new 3 metre high mesh style fencing on the perimeter (including one single gate for pedestrian access and a small tarmac area for access with 3 cycle stands). | | |
| Applicant | Mr Gavin Card Cambridge City Council Project Delivery and Environment, S Mill Road Depot, Mill Road Cambridge Cambridgeshire CB1 2AZ United Kingdom | | |

| | |
|-----------------------|--|
| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1. The proposals constitute an improvement to the facilities already available on the recreation ground;2. The proposals would not lead to a loss of open space;3. The proposed tennis court would not have a detrimental visual impact; and4. As long as the proposed tennis court is not lit, the proposals would not have a significant detrimental impact on residential amenity. |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 Coleridge Recreation Ground is surrounded by residential streets on all sides. Davy Road is to the north, Rustat Road is to the west, Fanshawe Road is to the south and Coleridge Road is to the east. The application site is the site of the existing tennis court, in the north-western corner of the recreation ground.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for a new tennis court.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|--|----------------|
| 13/0884/FUL | Replace existing tennis court with two new hard tennis courts and a new 3 metre high mesh style fencing on the perimeter (including two single gates for pedestrian access). | Withdrawn |
| 14/0021/FUL | Relocation of existing Tennis Court. | Permitted |

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

| PLAN | POLICY NUMBER |
|---------------------------|----------------------------|
| Cambridge Local Plan 2006 | 3/1 3/4 3/11 4/2 6/2 |

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

| | |
|-----------------------------|---|
| Central Government Guidance | National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 |
| | <u>City Wide Guidance</u> Arboricultural Strategy (2004) Cambridge City Council (2011) - Open Space and Recreation Strategy |

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

Policy 67 – Protection of open space

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment.

Head of Streets and Open Spaces (Landscape Team)

6.2 No objection, subject to the fencing being painted black.

Head of Streets and Open Spaces (Arboriculture Team)

6.3 No objection. The protection method proposed is satisfactory.

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:

- 85 Coleridge Road
- 119 Coleridge Road
- 130 Coleridge Road
- 135 Coleridge Road
- 137 Coleridge Road
- 139 Coleridge Road
- 145 Coleridge Road
- 7 David Street
- 21 Derby Road
- 71 Greville Road
- 28 Hartington Grove
- 209 Hills Road
- 5 Scott's Yard, Haslingfield
- 52 William Smith Close
- Tara Rectory Lane, Ashdon, Saffron Walden

- 74 St Barnabas Road

7.2 The representations can be summarised as follows:

- The existing court is hardly every used and there is no need for an additional court
- It is a waste of money
- The money could be used to improve the Recreation Ground in other ways
- It is 'paving over' green space which is much loved and well used
- The existing tennis court is poorly maintained
- Loss of trees

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. Third party representations

Principle of Development

8.2 Policy 6/2 of the Cambridge Local Plan (2006) states that 'development for the provision or improvement of a leisure facility will be permitted if it improves the range, quality and accessibility of facilities; it is of an appropriate scale for the locality; and it would not have a negative impact upon the vitality and viability of the City Centre, including the evening economy'. The proposals constitute an improvement to the facilities already available on the recreation ground and the additional tennis court would have no impact on the City Centre. It is therefore my opinion that the proposals comply with parts a) and c) of policy 6/2 of the Local Plan. Part b) of policy 6/2 will be discussed later on in the report.

- 8.3 In my opinion, the principle of the development is acceptable and in accordance with parts a) and c) of policy 6/2 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.4 The recreation ground is classified as Protected Open Space in the Cambridge Local Plan (2006). Policy 4/2 of the Local Plan states that 'development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons. The explanatory text for this policy goes on to explain that 'only proposals which respect the character of these areas, and improve amenity, enhance biodiversity, improve sports facilities or increase public access will be supported.'
- 8.5 In the representations received the opinion has been given that there is no need for a second tennis court as the existing court is underused, and that the proposed tennis court would reduce the amount of green space that it is widely used. The need for an additional tennis court is not a planning consideration. The proposed tennis court would lead to the loss of green space but would not lead to the loss of open space and it is therefore my opinion that it cannot be argued that the proposals would be contrary to policy 4/2 of the Local Plan. In my opinion, the proposed tennis court is of an appropriate scale for the locality; it would respect the character of the area; and it would not have a detrimental visual impact.
- 8.6 The Landscape Team have raised no concerns, but have recommended that the fencing is painted black. The applicant intends to paint the fencing dark green and it is my opinion that black or dark green fencing would be appropriate here and would not be visually intrusive. I recommend a condition restricting the fence colour to black or dark green (3). As the site is close to mature trees an Arboricultural Method Statement and Tree Protection Plan have been submitted as part of the application. I recommend that these plans are approved documents to ensure that the works are carried out in accordance with them.

- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, and part b) of 4/2.

Residential Amenity

- 8.8 The proposed tennis court would be situated in the northwestern corner of the recreation ground, in close proximity to the rear gardens of 1-3 Davy Road and 68 Rustat Road. These neighbouring properties may potentially be impacted on by noise from the tennis court. In my opinion, although the noise experienced would be different to what it is currently, the noise generated by the tennis court is unlikely to be materially different to the noise generated by the use of this area of the recreation ground as green space. In my opinion, this would not warrant refusal of the application.
- 8.9 If the proposed tennis court was lit and in use at night there is the potential for residential amenity to be harmed. It is not proposed that the facilities are lit, and I recommend a condition preventing this without permission (4). I also recommend conditions restricting contractor working hours (5) and delivery hours (6) to minimise disturbance to neighbours.
- 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.

Third Party Representations

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

9.0 CONCLUSION

- 9.1 In my opinion there is no planning reason why this application should not be recommended for approval. I therefore 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.

3. The fencing surrounding the tennis court shall be dark green or black in colour.

Reason: To respect the visual appearance of the recreation ground. (Cambridge Local Plan 2006, policy 3/4)

4. No lighting shall be erected in relation to the facilities hereby approved without the express consent of the Local Planning Authority.

Reason: To protect residential amenity. (Cambridge Local Plan 2006, policy 3/7)

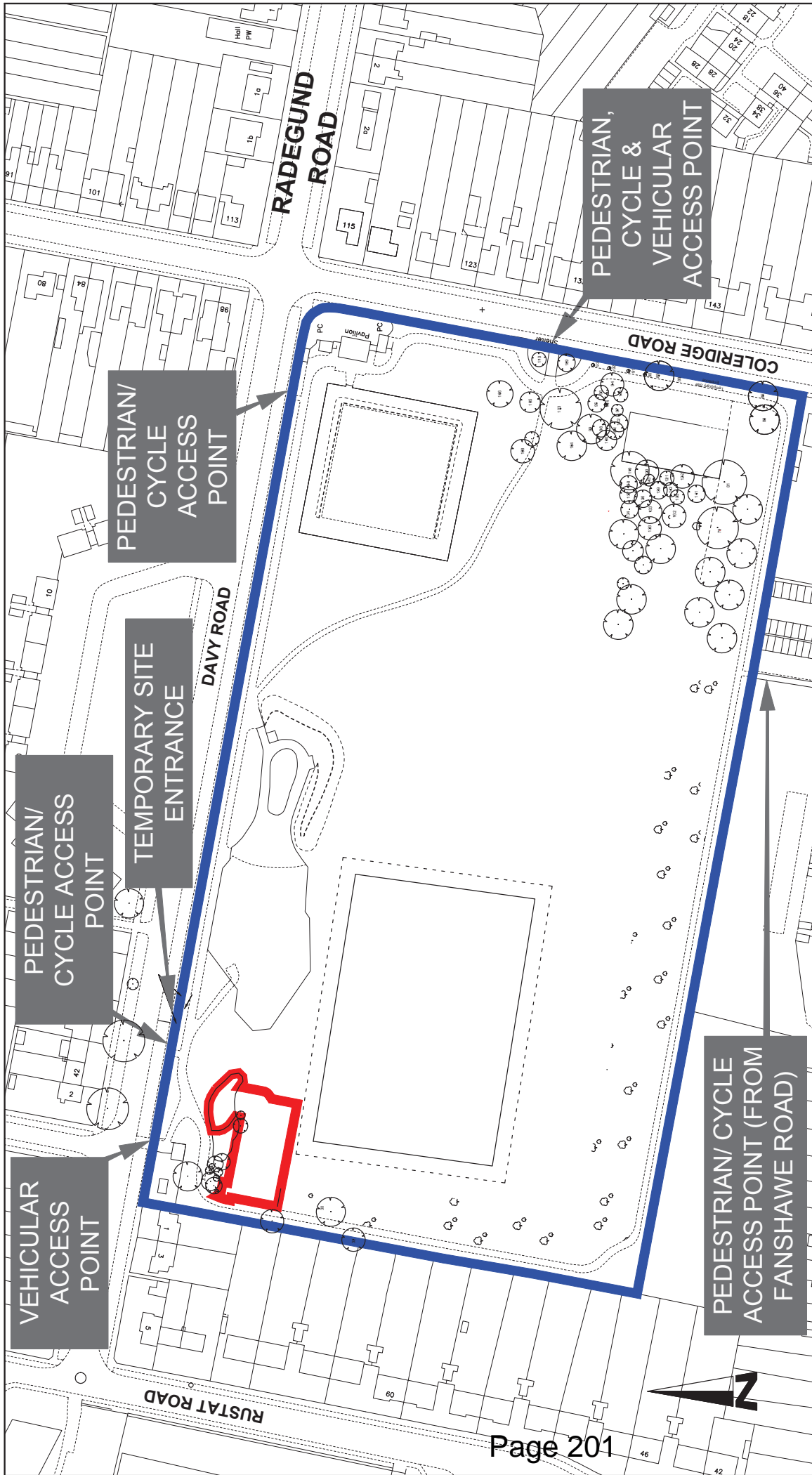
5. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank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

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

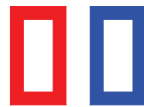
6. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays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

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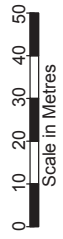


KEY



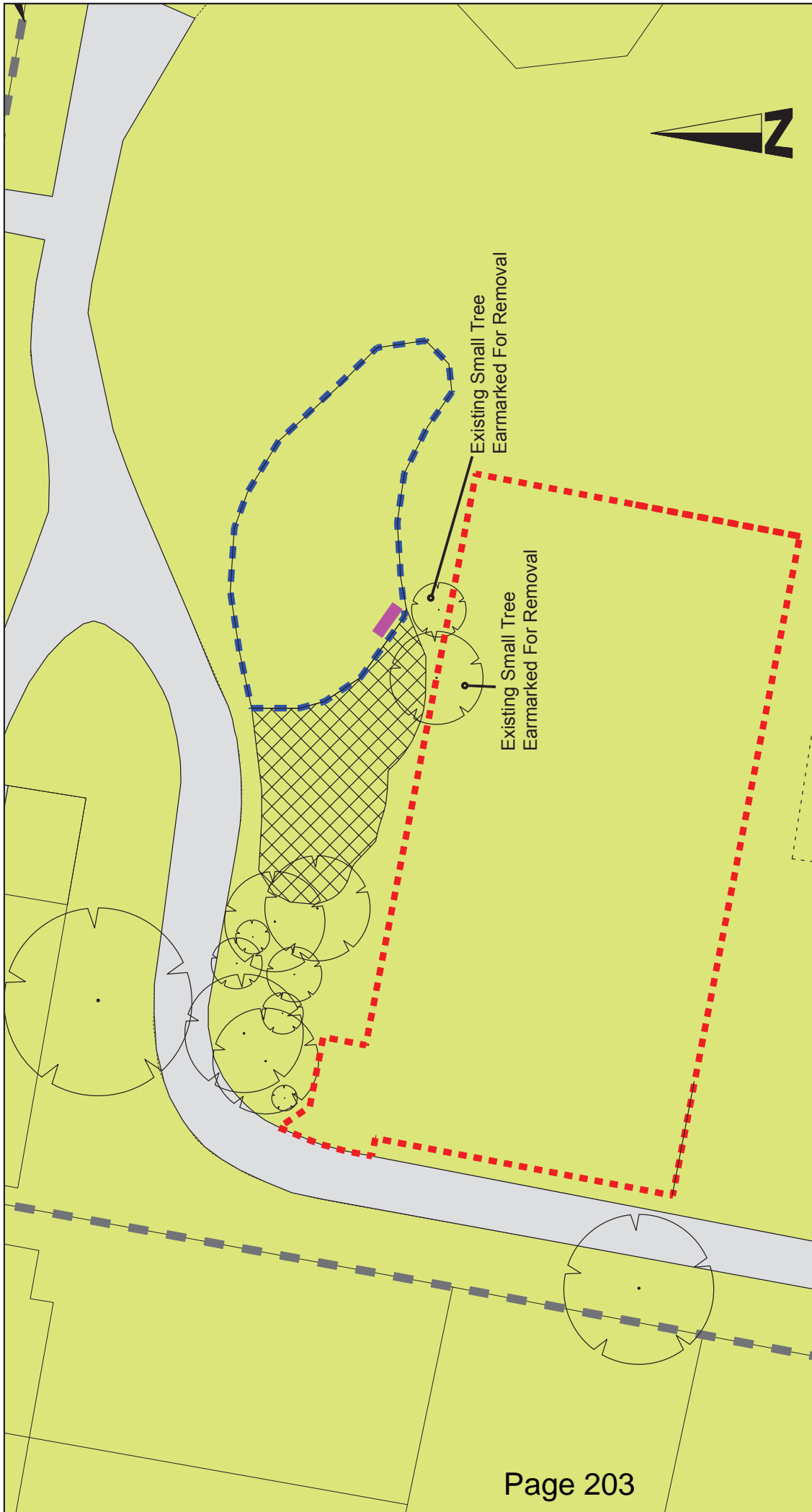
AREA TO BE DEVELOPED - WITH NEW HARD TENNIS COURT

AREA OWNED BY CAMBRIDGE CITY COUNCIL



| | | | | | | |
|--------------------------------------|---|--|-------------------------------|--|---|--|
| <p>CAMBRIDGE CITY COUNCIL</p> | <p>ENVIRONMENT DEPARTMENT STREETS & OPEN SPACES</p> <p>Simon Payne Director of Environment CAMBRIDGE CITY COUNCIL PO BOX 700, Cambridge, CB1 0JH Tel: 01223 - 457200 or 457201</p> | <p>Revision</p> <p>Date</p> <p>By</p> <p>Details</p> | <p>Scale</p> <p>1:1250@A3</p> | <p>BY</p> <p>GC</p> | <p>Date</p> <p>Feb 2014</p> | <p>Project:</p> <p>Coleridge Recreation Ground</p> |
| | <p>Drawing:</p> <p>Second New Tennis Court, Location Plan</p> | <p>Job Ref / DWG.No</p> <p>C2C2-GC-01</p> | <p>Revision</p> <p>-</p> | <p>Scale in Metres</p> <p>0 10 20 30 40 50</p> | <p>DO NOT SCALE</p> <p>Figured dimensions must be taken in preference to scaled dimensions. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work. All dimensions are to be taken as indicated unless otherwise stated. Unauthorised reproduction infringes Crown copyright and may lead to prosecutions or civil proceedings. © Cambridge City Council Licence no. 10001973/01/2014.</p> | |

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| Revision | Date | By | Details | Scale | BY | Date |
|----------|------|----|---------|----------|----|----------|
| | | GC | | 1:200@A3 | GC | Feb 2014 |

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DO NOT SCALE
 Figure dimensions must be taken in preference to scaled dimensions. Discrepancies between the site plan and the drawings are to be taken as the drawings. Discrepancies to be brought to the contract administrator's / landscape architect's attention.

| | |
|---|---|
| ENVIRONMENT DEPARTMENT STREETS & OPEN SPACES Simon Payne Director of Environment CAMBRIDGE CITY COUNCIL PO BOX 700, Cambridge, CB1 0JH Tel: 01223 - 457200 or 457201 | Project: Coleridge Recreation Ground |
| | Drawing: Second New Tennis Court, Site Plan |
| Job Ref / DWG.No | Revision |
| CTC2-GC-02 | - |

KEY

- Position of Proposed new Hard Tennis Court (1 No.) With Mesh Style Fencing & Path to Entrance
- Existing Area of Large Shrubs
- Existing Tarmac Path
- Existing Grassed Area
- Position of Existing Tree
- Existing Boundary Fence to Recreation Ground
- Existing Bench to be removed (New bench to be placed elsewhere)
- Existing Small Tree Earmarked For Removal

Area to be landscaped please see drawing CTC2-GC-08.

Scale in Metres

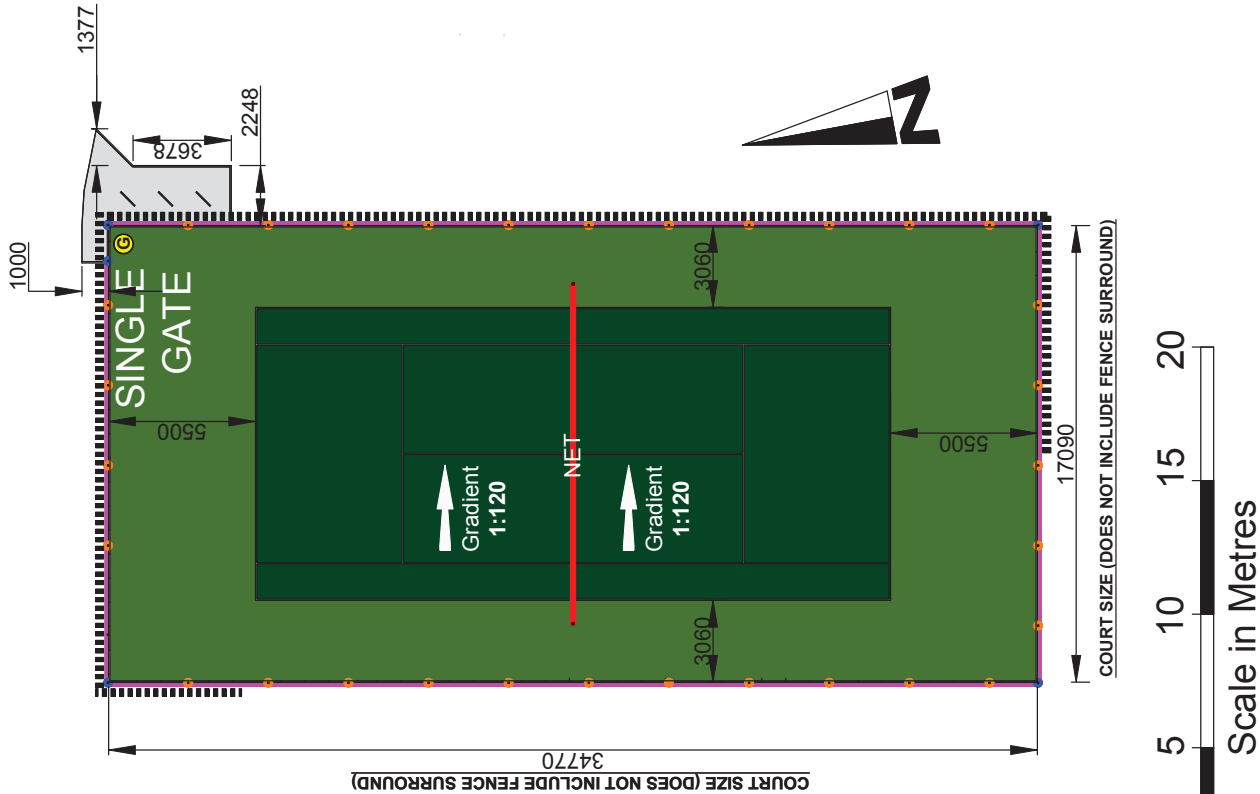
0 5 10 15 20

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NEW TENNIS COURT

NOTE:

All dimensions shown are in millimetres



KEY:

- 3 metre high (above ground) galvanised and plastic coated welded mesh fencing (mesh size is 50x50x3.55/3.00mm) secured with galvanised HT line wires with stainless steel clips, fencing fixed between Rectangular Hollow Section (RHS) posts and in a green finish (RAL 6005).
- Approximate Position of 3.5 metre long (3 metre high above ground) Intermediate rectangular hollow section post 60mm X 40mm X 5mm with green finish (RAL 6005) placed at 3 metre centres (installed in Concrete Foundation).
- Position of 3.5 metre long (3 metre high above ground) corner rectangular hollow section post 60mm X 60mm X 5mm with green finish (RAL 6005), installed in Concrete Foundations.
- 150 x 50mm hydraulically pressed concrete path edging kerbs laid all around to the perimeter of the Hard Tennis Court (and around tarmac area at entrance to the tennis courts).
- New single gate coloured green (RAL 6005) with lockable latch as indicated (1200 metres wide X 2100mm high)
- New Tennis Court With Acrylic material in Dark Green as the final finish applied by airless sprayer in alternate directions to give an even coating. White Lines of Tennis Court painted in the same material with Polyurethane Binder-Coat. Tennis Court Construction made up of the following:-
 - Macadam Surface Course 25 mm thick (compacted depth)
 - Macadam Binder Course 40 mm thick (compacted depth)
 - BASE: (28mm stone size) carboniferous limestone, granite or re-cycled frost resistant baselaid, rolled then blinded within steel screed bars with smaller (14mm stone size) similar quality stone giving a 150mm consolidated depth of base.
 - geo-textile membrane
- New Tennis Courts (nun-backs and side-runs) around Playing Area in Acrylic material in Mid Green as the final finish, applied by airless sprayer in alternate directions to give an even coating with Polyurethane Binder-Coat, Tennis Court Construction as detailed above.
- Tennis net and 2 posts for Hard Tennis Courts to comply with BS EN 1510 including tennis post sockets set in concrete bases of a minimum 750mm x 750mm x 600mm deep. The centres of the two posts should be 0.914m outside the court (i.e., the outside tramline), on each side. Includes centre band ground anchors set in concrete bases of a minimum of 300mm x 300mm x 300mm deep.
- New Footpath at entrance to tennis courts (with three sheffield cycle stands as shown, construction made up of the following:-
 - Macadam Surface Course 25 mm thick (compacted depth)
 - Macadam Binder Course 40 mm thick (compacted depth)
 - BASE: (28mm stone size) carboniferous limestone, granite or re-cycled frost resistant baselaid, rolled then blinded within steel screed bars with smaller (14mm stone size) similar quality stone giving a 150mm consolidated depth of base.
- For Standard Detail of Sheffield cycle stand, please see drawing CTC-GC-SD1
- Install permanent root protection system to protect tennis court from future root damage. (Depth up to 1 metre).

| | | | | | | |
|--------------------------------------|--|--|---------------------------|---|---------------------------|---|
| <p>CAMBRIDGE CITY COUNCIL</p> | <p>ENVIRONMENT DEPARTMENT STREETS & OPEN SPACES</p> <p>Simon Payne Director of Environment CAMBRIDGE CITY COUNCIL PO BOX 700, Cambridge, CB1 0JH Tel: 01223 - 457200 or 457201</p> | | <p>Scale 1:200@A3</p> | <p>BY GC</p> | <p>Date Feb 2014</p> | <p>Project: Coleridge Recreation Ground</p> |
| | <p>Revision</p> | | <p>Details</p> | <p>Drawing: Second New Hard Tennis Court Construction</p> | <p>Job Ref DWG.No</p> | <p>Revision</p> |

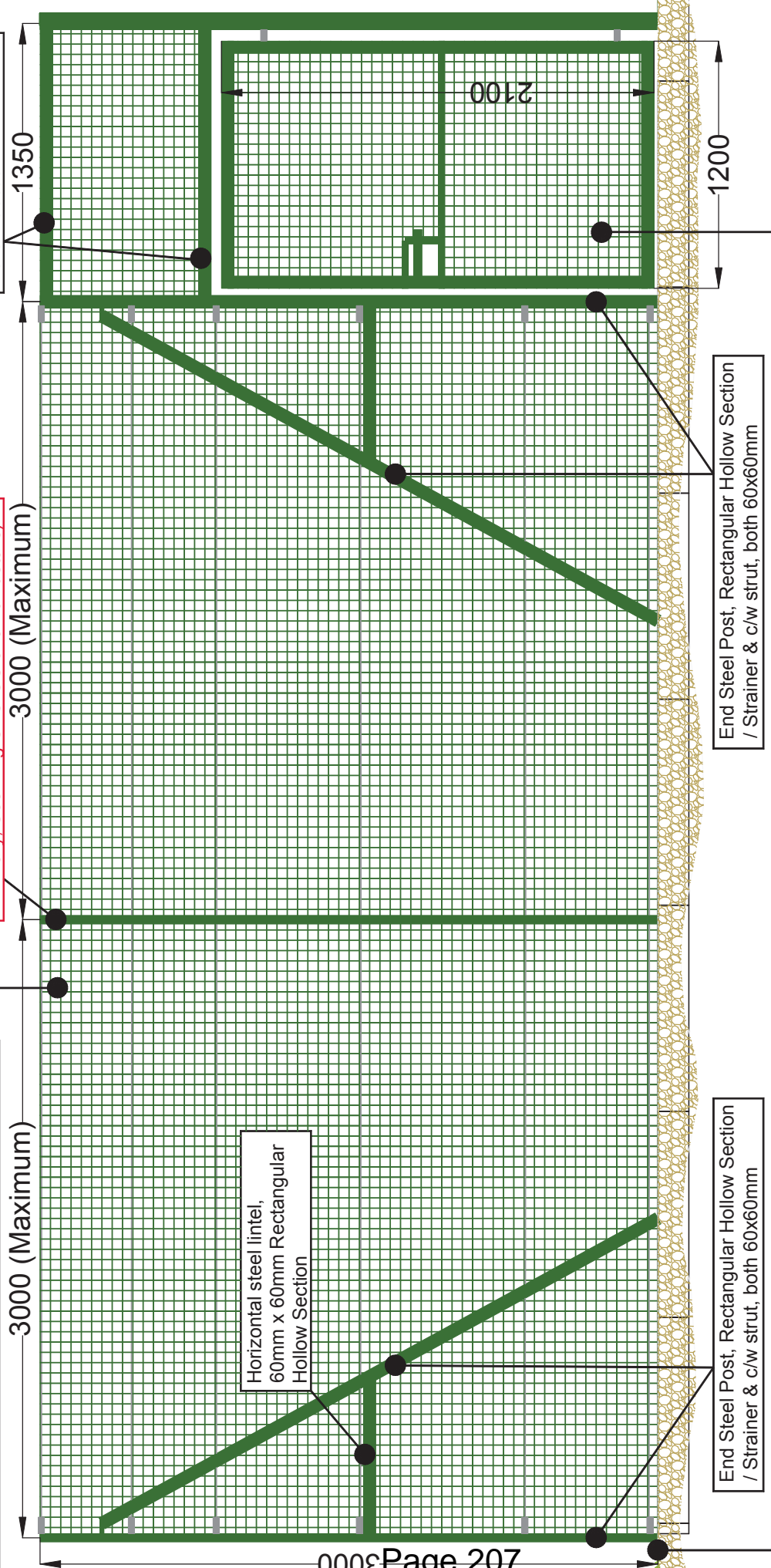
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NOTES:
 All steelwork to be galvanised and polyester powder in coated RAL 6005 Moss Green finish.
 There will be several intermediate posts therefore gate position is for illustration purposes only
 All measurements are in millimetres

50x50x3.55/3.00mm galvanised and plastic coated green roll form welded mesh (RAL 6005) secured to galvanised HT line wires with stainless steel clips.

Intermediate Steel Posts 60mm x 40mm Rectangular Hollow Section (Number of posts will vary. See Dwg CTC-GC 3 for full details)

Horizontal steel lintel, 60mm x 60mm Rectangular Hollow Section




End Steel Post, Rectangular Hollow Section / Strainer & c/w strut, both 60x60mm

End Steel Post, Rectangular Hollow Section / Strainer & c/w strut, both 60x60mm

Ground Level (Topsoil & Grass to match existing)

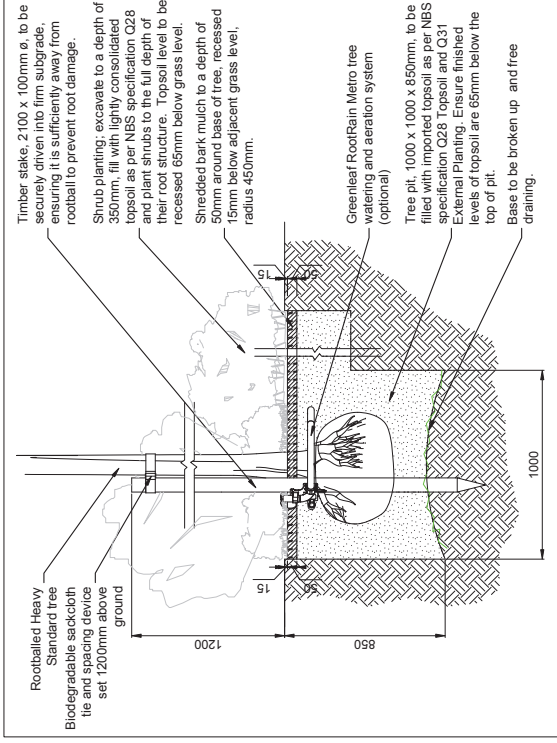
1200mm wide x 2100mm high single leaf steel gate, Rectangular Hollow Section with latch (can be locked with a padlock if required). Lintel sections above to the 3000mm fence height and clad with 50x50x4mm welded mesh to match the fence line.

| | | | |
|---|---|---|--------------------------------------|
|  <p>ENVIRONMENT DEPARTMENT STREETS & OPEN SPACES Simon Payne Director of Environment CAMBRIDGE CITY COUNCIL PO BOX 700, Cambridge, CB1 0JH Tel: 01223 - 457200 or 457201</p> | Revision Date By Details | Scale BY Date | Project: Coleridge Recreation Ground |
| | Drawing: New Tennis Courts, Elevation of New Mesh Fencing Job Ref / DWG.No Revision | This map is reproduced from Ordnance Survey data with the permission of Ordnance Survey. It is reproduced here for information only. It is not to be used for any other purpose. Unauthorised reproduction infringes Crown copyright and may lead to prosecutions or civil proceedings. © Cambridge City Council Licence no. 10019730/2016. DO NOT SCALE Figured dimensions must be taken in preference to scaled dimensions. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings. Discrepancies to be brought to the contract administrator's / landscape architect's attention. | CTC2-GC-06 - |

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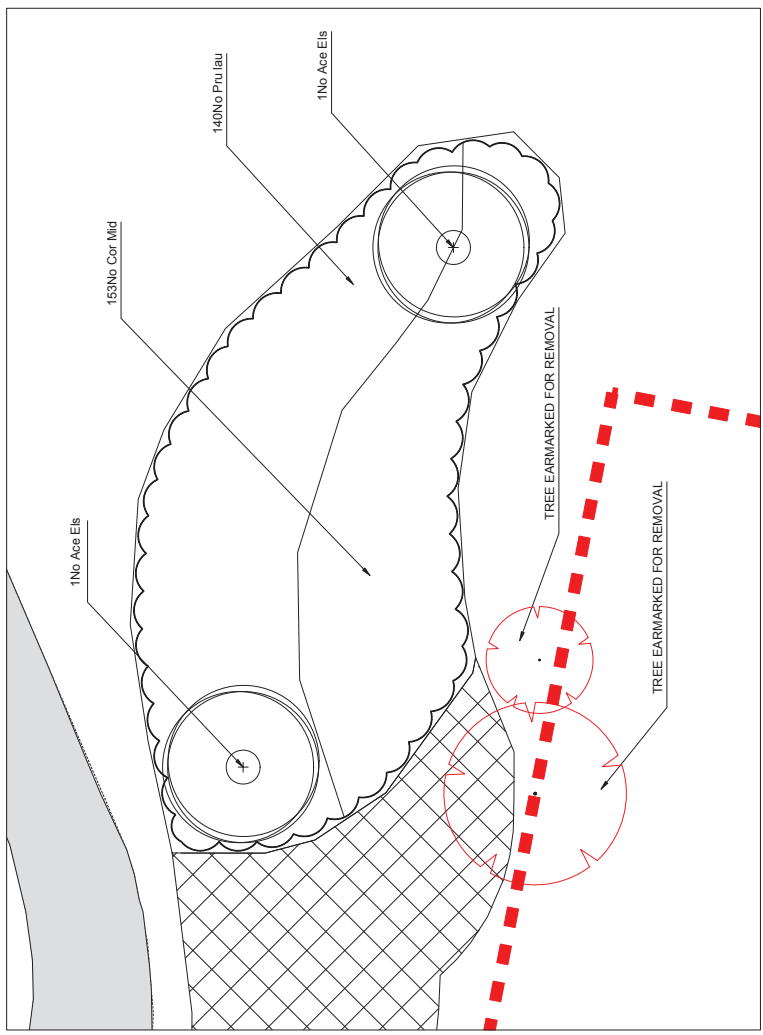
NOTES

DO NOT SCALE
All dimensions are in millimetres, unless otherwise stated.



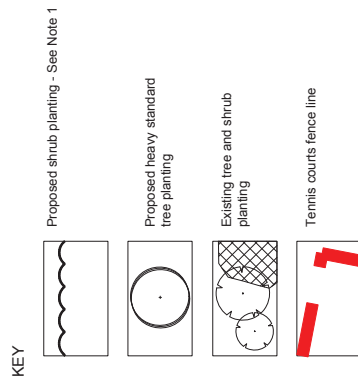
Tree Planting Detail

Scale - 1:20



Proposals Plan

Scale - 1:100



| PLANT SCHEDULE | | | | | | |
|----------------|-----|---------|-----------------------------------|--------|--------------------|--|
| Shrubs | No | Abbrev. | Bot. Name | Height | Root Specification | Density |
| | 153 | Cor Mid | Cornus sanguinea 'Midwinter Fire' | 40-60 | 3L | Branchlet; 3 brks |
| | 140 | Pru lau | Prunus laurocerasus | 60-80 | 3L | Bushy; 3 brks |
| Trees | No | Abbrev. | Bot. Name | Height | Root Specification | |
| | 2 | Ace Els | Acer campestre 'Elsrijk' | 12-14 | RB | 3x: Heavy Standard; clear stem minimum 200cm; 5 breaks |

NOTES

- Excavate planting bed to a minimum depth of 350mm. Remove excavated material from site and fill bed with imported top soil to BS 3822:2007. Incorporate a slow-release fertiliser into the planting bed such as Emag CPF. Ensure finished level of the bosol is 65mm below the edge of the surrounding surfaces. Excesses of concrete and rubble from haunching and other hardworks to be broken out and removed from plant bed.
- Read drawings in conjunction with NBS planting specification, sections Q28, Q31 and Q35.

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Agenda Item 18

EAST AREA COMMITTEE

Date: 19th June 2014

| | | | |
|---------------------------|--|--------------------|------------------------|
| Application Number | 14/0466/FUL | Agenda Item | |
| Date Received | 27th March 2014 | Officer | Miss Catherine Linford |
| Target Date | 22nd May 2014 | | |
| Ward | Abbey | | |
| Site Proposal | 4 Sunnyside Cambridge Cambridgeshire CB5 8SG Demolition of 4 Sunnyside and construction of 6 residential units comprising two three-bedroom houses and four two-bedroom houses. | | |
| Applicant | Mr And Mrs John Clements 4 Sunnyside Cambridge Cambridgeshire CB5 8SG | | |

| | |
|----------------|--|
| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1. The proposed development satisfactorily addresses the Inspector's concerns regarding the previous application (13/0622/FUL) by creating an attractive frontage;2. The proposed development would not have a significant detrimental impact on the occupiers of neighbouring properties; and3. Adequate parking is proposed. |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Sunnyside runs northwest to southeast and joins The Westering in a L-shape. 4 Sunnyside is situated on the bend of the road, where The Westering joins Sunnyside, and is a pair of two-storey semi-detached houses, which is in use as one dwelling. The building occupies a large triangular plot. The surrounding area is predominantly residential, consisting of two-storey semi-

detached properties, with allotments bordering the site to the southwest. The site is not situated within a Conservation Area.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for the construction of three pairs of two-storey, semi-detached houses, following the demolition of 4 Sunnyside. The proposed dwellings would be situated at the rear of the site.

2.2 This application follows on from two previous applications (12/1329/FUL and 13/0622/FUL), which were both refused under delegated powers and both dismissed at Appeal. The differences between the current proposal and the most recent refusal (13/0622/FUL) are as follows:

1. The two single storey buildings have been omitted and replaced with a wall and landscaping.
2. A bin collection point is proposed further into the site

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|--|----------------------------|
| 12/1329/FUL | Demolition of 4 Sunnyside and construction of 7 residential units comprising 2 x 4 bedroom houses, 4 x 3 bedroom houses and 1 x 2 bedroom flats. | REF Appeal dismissed |
| 13/0622/FUL | Demolition of 4 Sunnyside and construction of 6 residential units comprising of 2x 3 bedroom houses and 4x 2 bedroom houses | REF Appeal dismissed |

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 5/1 5/14 6/1 6/2 6/3 6/4 6/5 6/6 6/7 6/8 6/9 6/10 8/6 8/10 10/1 |

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

| | |
|---------------------------------|---|
| Central Government Guidance | National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 |
| Supplementary Planning Guidance | Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010) |

5.4 Status of Proposed Submission – Cambridge Local Plan

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

objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

Policy 50 – Residential space standards

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal should have no significant impact on the public highway should it gain the benefit of planning permission. Conditions are recommended relating to materials, gates, specification, drainage, visibility splays, retention of the manoeuvring area, and traffic management plan.

Head of Refuse and Environment

- 6.2 No objection, subject to conditions relating to construction noise, vibration and piling, collections/deliveries during construction, construction/demolition hours, dust, noise assessment, waste storage, and refuse collection.

Cambridgeshire County Council (Archaeology)

- 6.3 The site should be subject to a programme of archaeological investigation. A condition is recommended.

Ministry of Defence

- 6.4 The Ministry of Defence has no safeguarding objections to the proposals.
- 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:

- 6 Sunnyside (x2) – owners and tenants

7.2 The representations can be summarised as follows:

Residential amenity

- Loss of privacy
- Dust
- Construction noise
- Traffic – during and after construction

Car parking

- Lack of parking

Other

- The boundary wall between No 4 and No 6 will need to be removed during construction and this will create security problems
- Potential for damage to No 6 during construction

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

8.0 ASSESSMENT

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

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

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The surrounding area is predominantly residential and, therefore, it is my opinion that residential development is acceptable here, in principle.
- 8.3 Policy 3/10 of the Cambridge Local Plan (2006) states that residential development within the garden area or curtilage of existing properties will not be permitted if it will:
- a) have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
 - b) provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
 - c) detract from the prevailing character and appearance of the area;
 - d) adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
 - e) adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
 - f) prejudice the comprehensive development of the wider area of which the site forms part
- 8.4 Parts d) and e) of policy 3/10 are not relevant to this application, and parts a), b) and c) will be addressed later on in this report.
- 8.5 The application site is not part of an allocated site, but nevertheless the issue of comprehensive development must be addressed. Policy 3/6 of the Cambridge Local Plan (2006) states that the development of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on neighbouring sites. In my opinion, the proposed development does not prejudice the future development of adjacent sites and complies with policy 3/6 of the Cambridge Local Plan (2006).

- 8.6 In my opinion, the principle of the development is acceptable and in accordance with policies 3/6 and 5/1 of the Cambridge Local Plan (2006) and part f) of policy 3/10 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.7 The previous application (13/0622/FUL) was refused for the following reason:

The site is situated on the bend of the road, and is very visible when travelling along it. The loss of the existing building and its replacement with two small, single storey buildings would create a break in the building line, to the detriment of the appearance of the street. In addition, the proposed houses, set well back behind their immediate neighbours, will be a very prominent and incongruous feature in this 'backland area' when viewed from neighbouring properties. The development therefore fails to respond positively to the existing local character and would be poorly integrated with the immediate locality contrary to policies 3/4, 3/7, 3/10 and 3/12 and to government advice in section 7 of the NPPF.

- 8.8 In the Appeal Decision, the Inspector stated that in his opinion the proposed semi-detached houses at the rear of the site 'would be consistent with the scale and pattern of development locally'. In terms of the site frontage he took the view that 'the openness created in the street scene by the loss of the two storey building on the frontage would not significantly detract from local character and appearance. It would be little different in appearance from the gap arising from a minor side road junction...a not unusual feature in layouts of this nature'. He concluded that 'the proposal would be generally in keeping with the character and appearance of the area, but opportunities would be missed to create an 'attractive frontage'.
- 8.9 The Inspector has taken the view that the proposed houses at the rear of the site are visually acceptable. His views on the site frontage are less clear. Previously it was proposed that the site frontage was relatively open, with a small, single storey building on either side of the entrance. Whilst the Inspector was not adverse to an open frontage, he was critical of the previous application because it did not create an 'attractive frontage'. It is now proposed that the frontage is relatively open, with a 2.1m

high boundary wall marking the entrance. In my opinion, if the frontage was satisfactorily landscaped and the wall was of a sympathetic design the proposals would create an attractive frontage which would be a beneficial addition to the streetscene. It is my opinion that this would satisfactorily address the concerns raised by the Inspector. To ensure the wall and the landscaping are of a high standard I recommend a condition requiring details of the wall (6) and a condition requiring a landscaping scheme (5).

- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

Overshadowing, enclosure and dominance

- 8.11 The previous application (13/0622/FUL) was refused for the following reason:

The proposed development, by virtue of the scale, massing and proximity of the proposed houses to the boundaries with 6 Sunnyside and 64 The Westering, would be likely to lead to an increased sense of enclosure and visual dominance to the gardens associated with those dwellings. The development would therefore have a significant adverse impact on the amenities currently enjoyed by the occupiers of those dwellings. In so doing, the development fails to respond positively to its context and is therefore contrary to policies 3/4, 3/10 and 3/12 of the Cambridge Local Plan (2006).

- 8.12 In the Appeal Decision, the Inspector explained that 'it is clear that the proposal would introduce built development well to the rear of existing building lines, where outlooks are open. The fact that the nearest parts of the end houses to the boundaries would be single storey would limit the impact. Moreover, back gardens either side are long and a good level of open outlook would be retained'. He concluded that although the proposal 'would give rise to some harm with respect to neighbours' living conditions, this would not be to the extent that policy 3/10 would require planning permission be withheld'. The proposed houses are identical to those proposed in the previous application, and

as the Inspector took the view that they were acceptable in terms of their impact on neighbouring properties in relation to dominance, enclosure and overshadowing it is my opinion that it would be unreasonable to conclude otherwise.

- 8.13 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.

Overlooking

- 8.14 On the upper floors of the end houses, the submitted plans show that the side windows, which would look directly out towards the neighbours, would be obscure glazed. To ensure that there is no direct overlooking of the neighbouring houses, 6 Sunnyside and 64 The Westering, I recommend a condition requiring that these windows are obscure glazed and fixed shut (4).
- 8.15 The windows on the upper floors of the houses to the rear, would serve bedrooms, and would look out towards the rear gardens of neighbouring properties, including properties to the rear on Peverel Road, at an oblique angle. The houses do stand relatively close to the rear boundary (5.5m at the closest point), closer than the current back to back distances between the houses on Sunnyside/The Westering and Peverel Road. However, due to the angle that the proposed houses would stand at, and because the views experienced would be oblique and not direct, it is my view that this level of overlooking is acceptable.
- 8.16 The end windows on the upper floors of the houses at the front would look directly into the gardens of the neighbouring houses, 64 The Westering and 6 Sunnyside. These two end houses are mirror images of one another, and the bedroom they serve has two windows. Therefore, in order to prevent any direct overlooking I recommend that the end window on each end house is obscure glazed (4). However, this is not an ideal situation.

Noise and disturbance

- 8.17 As previously proposed, the proposal includes a courtyard car parking area, with two of the car parking spaces close to the common boundary with 6 Sunnyside and two of the car parking spaces close to the common boundary with 64 The Westering. The car parking spaces are positioned 1m from these common boundaries. This will allow space for planting, which will help to deaden the noise experienced from the comings and goings of cars, such as engine noise and the slamming of car doors. In order to mitigate against noise, I recommend that a planting scheme (5) and details of acoustic fencing (6) are required by condition.

Impact of demolition/construction works

- 8.18 Concern has been raised regarding noise and disturbance during the demolition and construction periods, dust and the parking of construction vehicles. Building works will also cause some level of disruption and this is unavoidable, In order to minimize the impact I recommend conditions restricting demolition/construction hours (7), and deliveries (8), and requiring details of dust suppression (9) and contractor working arrangements (10).

Refuse Arrangements

- 8.19 The Waste Strategy team have been consulted on this application. A bin collection point is to be situated with a single storey, flat roofed building set back from the site frontage, and each property would have their own individual bin store in the rear garden. The pull distance from the rear garden bin stores to the weekly bin collection area is in excess of 40m for some of the properties, which is too far for residents to be expected to pull the bins. The design of the bin collection point is also unsatisfactory as it requires bins to be pulled through gates. Therefore, I recommend a condition requiring further details of the bin stores, bin collection point and management (11).
- 8.20 In my opinion, subject to a condition, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.21 Eight car parking spaces are proposed, one for each of the dwellings and two visitor spaces. This is below the maximum standards, which allows up to two car spaces for dwellings with three or more bedrooms. As the standards are maximums and not minimums I do not believe there is any justification in refusing the application on these grounds.
- 8.22 Each dwelling would be provided with a cycle store in the rear garden. Details of these stores have not been submitted, but the proposal for the cycle stores is acceptable in principle. I recommend a condition requiring details of the cycle stores to ensure that the size and appearance is acceptable (12).
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

The boundary wall between No 4 and No 6 will need to be removed during construction and this will create security problems

- 8.24 This is a civil matter and is not a planning consideration.

Potential for damage to No 6 during construction

- 8.25 This is a civil matter and is not a planning consideration.

Planning Obligation Strategy

Planning Obligations

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

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

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

Open Space

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

8.28 The application proposes the erection of two three-bedroom houses, and four two-bedroom houses. One residential unit would be removed, so the net total of additional residential units is five. 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 | 4 | 1904 |
| 3-bed | 3 | 238 | 714 | 1 additional | 714 |
| 4-bed | 4 | 238 | 952 | | |
| Total | | | | | 2618 |

| 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 | 4 | 2152 |
| 3-bed | 3 | 269 | 807 | 1 additional | 807 |
| 4-bed | 4 | 269 | 1076 | | |
| Total | | | | | 2959 |

| 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 | 4 | 1936 |
| 3-bed | 3 | 242 | 726 | 1 | 726 |
| 4-bed | 4 | 242 | 968 | | |
| Total | | | | | 2662 |

| 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 | 4 | 2528 |
| 3-bed | 3 | 316 | 948 | 1 | 948 |
| 4-bed | 4 | 316 | 1264 | | |
| Total | | | | | 3476 |

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

(2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.30 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £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 | 4 | 5024 |
| 3-bed | 1882 | 1 additional | 1882 |
| 4-bed | 1882 | | |
| Total | | | 6906 |

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

Waste

8.32 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £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 | 6 | 450 |
| Flat | 150 | | |
| Total | | | 450 |

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

Household Recycling Centres

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

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

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

Education

- 8.38 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.
- 8.39 In this case, five additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for primary education and lifelong learning. Contributions are therefore required on the following basis.

| Primary education | | | | | |
|--------------------------|------------------|--|-----------|----------------------|-------------|
| Type of unit | Persons per unit | | £per unit | Number of such units | Total £ |
| 1 bed | 1.5 | | 0 | | |
| 2+-beds | 2 | | 1350 | 5 additional | 6750 |
| Total | | | | | 6750 |

| 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 | 5 additional | 800 |
| Total | | | | | 800 |

- 8.40 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

- 8.41 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 (*insert*) is required.

Planning Obligations Conclusion

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

9.0 CONCLUSION

- 9.1 In my opinion the proposed development satisfactorily addresses the concerns raised by the Inspector. The application is therefore recommended for approval subject to conditions and the completion of a S106 agreement.

10.0 RECOMMENDATION

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

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

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

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

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

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

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

4. The end window at first floor level on the front elevation of each of the end houses, and the first floor windows on the side elevation of the end houses shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and fixed shut when first introduced to the building and remain as such thereafter.

Reason: In the interest of privacy (Cambridge Local Plan 2006 policy 3/12).

5. 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)

6. 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)

7. 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)

8. 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)

9. Prior to the commencement of development a method statement for dust suppression shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To minimise the impact on neighbouring occupiers.
(Cambridge Local Plan 2006, policy 4/13)

10. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
- i) contractors access arrangements for vehicles, plant and personnel,
 - ii) contractors site storage area/compound,
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
 - iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

11. Prior to the commencement of development details of the bin stores and bin collection point shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that there is adequate provision.
(Cambridge Local Plan 2006, policy 3/12)

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

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

13. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises. (Cambridge Local Plan 2006, policy 4/13)

14. 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)

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 30th September 2014, or if Committee

determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

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

Site visit made on 18 November 2013

by **G M Garnham BA BPhil MRTPI**

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

Decision date: 16 December 2013

Appeal A Ref: APP/Q0505/A/13/2200407

4 Sunnyside, Cambridge, CB5 8SG

- 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 & Mrs John Clements against the decision of Cambridge City Council.
 - The application Ref 12/1329/FUL, dated 22 October 2012, was refused by notice dated 21 December 2012.
The development proposed is demolition of no.4 Sunnyside & construction of 7 residential units comprising 2 x 4 bedroom houses, 4 x 3 bedroom houses, 1 x 2 bedroom flat.
-

Appeal B Ref: APP/Q0505/A/13/2201930

4 Sunnyside, Cambridge, CB5 8SG

- 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 & Mrs John Clements against the decision of Cambridge City Council.
 - The application Ref 13/0622/FUL, dated 12 April 2013, was refused by notice dated 28 June 2013.
The development proposed is demolition of no.4 Sunnyside & construction of 6 residential units comprising 2 x 3 bedroom houses, 4 x 2 bedroom houses.
-

Decisions

- 1. Appeal A is dismissed and Appeal B is dismissed.**

Procedural matter

2. The site visit was to be accompanied by both main parties. In the event, the Council did not attend at the appointed time. I needed to enter the site. I did so on an "access required" basis, with the appellants' permission but without any discussion about the merits of the proposals. The Council was advised of this at the time and later in writing, and has raised no objections. I consider that no interests have been prejudiced by carrying out the site visit in the way described.

Main Issues

3. I consider that these are the effects of the proposals on:
 - (1) the character and appearance of area;

- (2) the living conditions of the occupiers of adjoining residential properties; and
- (3) the provision of infrastructure facilities to meet the needs of the incoming occupiers.

Reasons

- 4. The appeal property comprises what was originally no.s 2 & 4 Sunnyside, a pair of 2 storey semi-detached houses that has since been combined into one dwelling. The site is on the outside of a sharp, nearly 90 degree bend in the road, where Sunnyside meets The Westering. The plot of no.4 was of standard width but quite deep. That of no.2 had a narrow frontage, but was very deep and wide at the rear. The combined plot is very large. In principle, I consider that the redevelopment of the site for an increased number of dwellings would represent a more effective use of land within an established residential area.
- 5. The proposal in Appeal B was submitted to overcome the Council's objections to the earlier proposal (Appeal A). Both proposals require the full clearance of the site and both were refused for similar types of reasons.

First main issue – effect character and appearance of the area

- 6. Both appeals involve the erection of 3 pairs of semi-detached houses towards the rear of the site. They would form a row houses across the widest part of the site, reflecting on a small scale the even rows of houses in the nearby roads. I consider that this type of layout would be a reasonable response to the opportunities offered by the site.
- 7. Appeal A would involve quite bulky houses, with high roofs allowing the insertion of dormer windows. The inner pair, and the adjoining flanks, would have gable ends, with hipped roofs on each end of the row. I consider that this arrangement would appear unduly cramped and out of keeping with the uniform 2 storey scale and regular rhythm of the local street scenes. At the front, Appeal A would have a 2 storey building with a flat on the first floor. The overall scale and form of this building would be in keeping with the area. However, it would protrude forward of the existing building line, giving it undue prominence when viewed from both directions. More significantly, the central half of the ground floor would be open, allowing vehicle access to the 6 houses behind. This might be an acceptable and in-character form of development in a densely built up context, but it would be highly out of character in the interwar suburb in which it is proposed. While this building would in part hide the scale of the development behind it, it would itself be incongruous and out of keeping.
- 8. The rear of the site in Appeal B would comprise 3 modest hip-ended pairs. I consider that these would be consistent with the scale and pattern of development locally. The frontage would comprise two low structures to accommodate bins and cycles. These are sited in the same position as the ground floor elements of the frontage building in Appeal A. I consider that their arrangement reflects more the demands of that earlier proposal than a holistic design of high quality for a frontage with different requirements. However, in principle, I consider that the openness created in the street scene by the loss of a 2 storey building on the frontage would not significantly detract from local character and appearance. It would be little different in appearance

from the gap arising from a minor side road junction at the end straight lines of semi-detached houses – a not unusual feature in layouts of this nature.

9. I conclude that the Appeal A proposal would significantly detract from the character and appearance of an established residential area. This would be contrary to policies 3/7, 3/10 & 3/12 in the Cambridge City Local Plan (2006). Among other things, these policies seek to create attractive built frontages that are in keeping with the character and appearance of the area and comprise buildings that have a positive impact on their settings.
10. I conclude that the Appeal B proposal would be generally in keeping with the character and appearance of the area, but that opportunities would be missed to create an attractive frontage. This would be contrary to policy 3/7 and to policy 3/4, which expects proposals to respond positively to their contexts.
- 11.** I consider that both proposals would also fall short with respect to the high quality and inclusive design that the National Planning Policy Framework expects for all development.

Second main issue – effect on neighbours' living conditions

12. The Council says that the end houses in both Appeal proposals would give rise to an unacceptable degree of enclosure in the adjoining back gardens. It is clear that both proposals would introduce built development well to the rear of existing building lines, where outlooks are open. The fact that the nearest parts of the end houses to the boundaries would be single storey would limit the impact. Moreover, back gardens either side are long and a good level of open outlook would be retained.
13. However, so far as Appeal A is concerned, I consider that the sense of enclosure would be enhanced by the additional height of the houses. Also, the 2nd floor dormer windows in this proposal would cause overlooking into the nearest properties either side and to the rear. Although this is not part of the Council's case, adjoining residents have objected on the grounds of loss of privacy. To my mind material harm would arise in the nearest properties, and this would add weight against the proposal.
14. The Council also says that the proximity of some parking spaces to the residential properties either side would give rise to noise and disturbance to their occupiers. Both these properties have buildings on the common boundary, near the proposed parking spaces. I consider that minor adjustments to the layout and an effective planting scheme would ensure that no material harm would arise.
15. I conclude that Appeal A would give rise to significant adverse impacts on the living conditions of the occupiers of adjoining residential properties. This would be contrary to Local Plan policy 3/10.
16. I conclude that while Appeal B would give rise to some harm with respect to neighbours' living conditions, this would not be to the extent that policy 3/10 would require planning permission be withheld. Neither proposal would be in material conflict with policy 4/13 regarding noise and disturbance.
- 17.** A resident at no.8 Sunnyside has objected on the grounds that construction impacts could seriously harm the well-being of her terminally ill son. Such

impacts are not normally a reason to refuse planning permission, particularly in the absence of specialist medical reports.

Third main issue – provision of infrastructure facilities

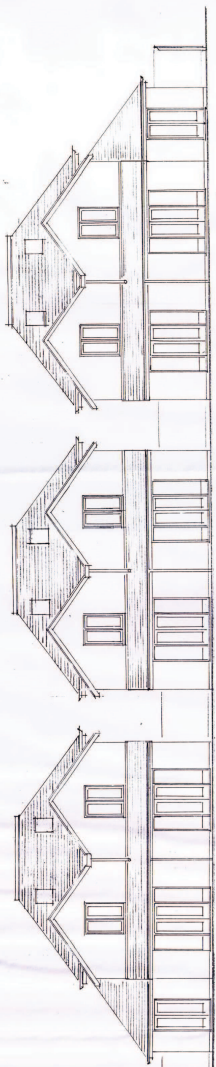
18. Both proposals would give rise to a net increase in the number of dwellings on the site and to the number of people living there. Local Plan policy 5/14 expects that new development that leads to an increased demand for community facilities will provide or contribute to the provisions of appropriate community facilities. Policy 10/1 says that infrastructure provision and improvements will be secured through planning obligations. The kind of provisions required by both proposals would include recreation and open space, community and education facilities and waste and recycling containers.
19. The appellants have expressed a willingness to contribute as required by adopted policy. However, no suitable and completed section 106 obligations have been made available to me. Without them, I cannot be sure that the necessary provisions would be made if I were minded to give planning permission.
- 20.** Consequently I conclude that both appeal proposals would fail to make adequate provisions for the infrastructure needs of their incoming occupiers, contrary to the development plan policies referred to above.

Overall conclusions

21. I have found that Appeal A would fall short with respect to all 3 main issues. The matters of concern could not be overcome by the imposition of planning conditions. I therefore conclude overall that planning permission should be withheld for Appeal A and the appeal dismissed.
22. I have found that Appeal B would fall short to some extent with respect to the first, and decisively with respect to the third, main issue. I consider that the lack of substantial harm with respect to living conditions would not outweigh the shortcomings with respect to character and appearance and infrastructure provisions. Planning conditions would not overcome this harm. I therefore conclude on balance that planning permission should be withheld for Appeal B and that appeal also dismissed.

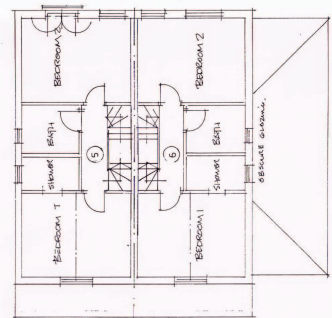
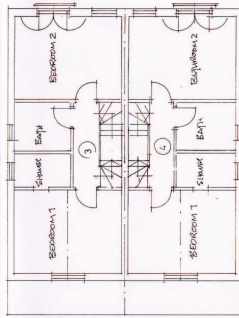
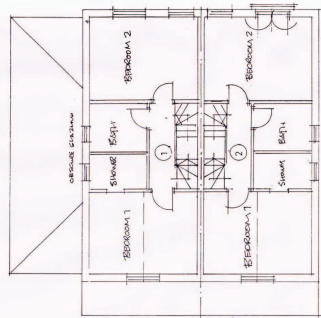
G Garnham

INSPECTOR



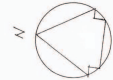
W E S T

W E S T — Entrance way



F I R S T
F L O O R

First floor and the courtyard

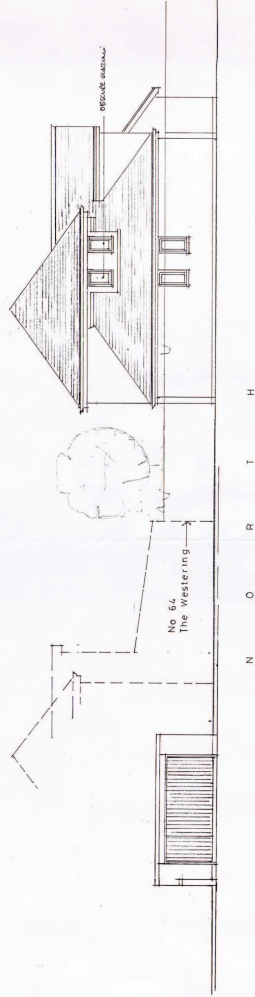
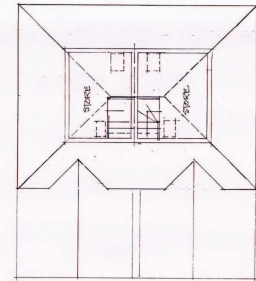
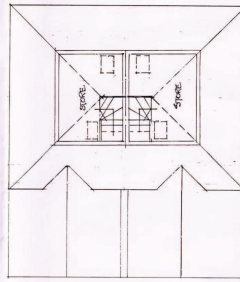
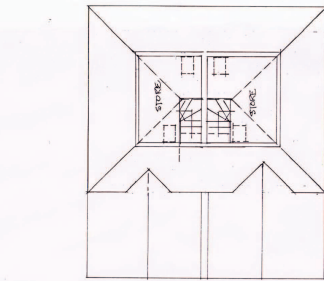
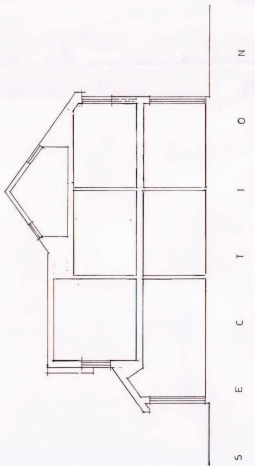


REV B PLANNING APPLICATION 2
REV A Planning Application 2
THE TRAM SHED, East Road, Cambridge CB1 1BG
Rev: 02/23/2014
Date: 04/02/2015

Client Mr & Mrs J. CLEMENTS Date OCTOBER
Project No 4 SUNNYSIDE CAMBRIDGE Scale 1
Drawing FIRST FLOOR PLANS / WEST ELEVATIONS Dwg. No. 12/1314

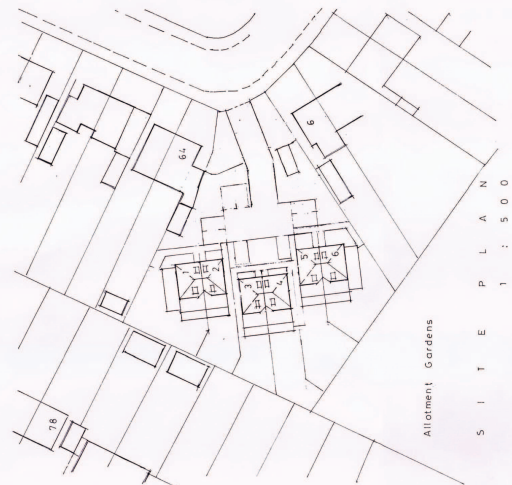
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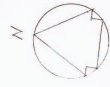
N O R T H

R O O F
P L A N



Allotment Gardens

S I T E P L A N
1 : 5 0 0



REV B5 PLANNING APPLICATION 3 MARCH 2014
REV A PLANNING APPLICATION 2 APRIL 2015
THE TRAM SHED, East Road, Cambridge CB1 1BG
Tel: 01223 54977 Fax: 01223 53677
Email: info@naassociates.co.uk

Client Mr & Mrs J CLEMENS

Date October 2012

Project No 4 SUNNYSIDE CAMBRIDGE

Scale 1:100

Drawing ROOF PLAN N.E.S. ELEVATIONS

Dwg. No. 12 1324 : 004.B

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14/0466/FUL

Drawings Location Plan



2 and 4 Sunnyside
Cambridge
CB5 8SG

OS Mastermap
30 July 2012, ID: BW1-00167014
www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 548165 E, 258927 N

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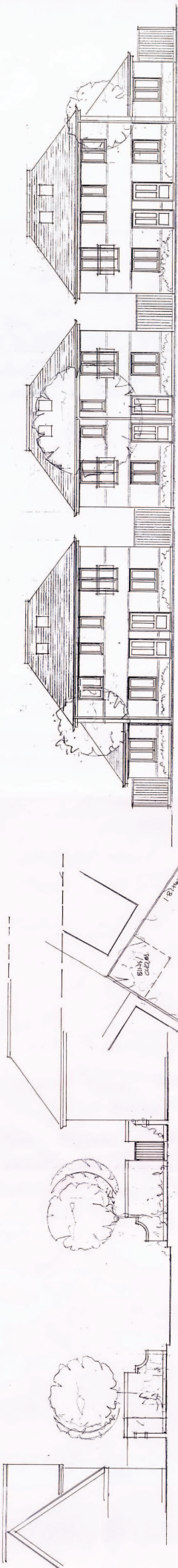


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TEL: 01223 568 417
maps.cambridge@blackwell.co.uk



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E A S T

PLANTING SCHEDULE

| | | |
|---------|---------|--------|
| 30-40 | 2L (S) | 500000 |
| 40-50 | 3L (S) | 400000 |
| 50-60 | 4L (S) | 300000 |
| 60-70 | 5L (S) | 200000 |
| 70-80 | 6L (S) | 100000 |
| 80-90 | 7L (S) | 50000 |
| 90-100 | 8L (S) | 25000 |
| 10-12 | 49L (A) | 100 |
| 13-15 | 49L (A) | 100 |
| 16-18 | 49L (A) | 100 |
| 19-21 | 49L (A) | 100 |
| 22-24 | 49L (A) | 100 |
| 25-27 | 49L (A) | 100 |
| 28-30 | 49L (A) | 100 |
| 31-33 | 49L (A) | 100 |
| 34-36 | 49L (A) | 100 |
| 37-39 | 49L (A) | 100 |
| 40-42 | 49L (A) | 100 |
| 43-45 | 49L (A) | 100 |
| 46-48 | 49L (A) | 100 |
| 49-51 | 49L (A) | 100 |
| 52-54 | 49L (A) | 100 |
| 55-57 | 49L (A) | 100 |
| 58-60 | 49L (A) | 100 |
| 61-63 | 49L (A) | 100 |
| 64-66 | 49L (A) | 100 |
| 67-69 | 49L (A) | 100 |
| 70-72 | 49L (A) | 100 |
| 73-75 | 49L (A) | 100 |
| 76-78 | 49L (A) | 100 |
| 79-81 | 49L (A) | 100 |
| 82-84 | 49L (A) | 100 |
| 85-87 | 49L (A) | 100 |
| 88-90 | 49L (A) | 100 |
| 91-93 | 49L (A) | 100 |
| 94-96 | 49L (A) | 100 |
| 97-99 | 49L (A) | 100 |
| 100-102 | 49L (A) | 100 |

TREES

CLONIA TREBUKA
 HYDRANGEA
 HYDRANGEA CORYMBOSA
 HYDRANGEA PETIOLARIS
 HEBE SPECIOSA
 VINCIA MANDIE VARIEGATA
 VIBURNUM DAVIDII
 SYMPLOCARIS ALBA
 PRUNUS LAUREOLATA ZABELIANA

TREES

CLONIA TREBUKA (PLANTING)
 HYDRANGEA CORYMBOSA (PLANTING)
 HYDRANGEA PETIOLARIS (PLANTING)
 HEBE SPECIOSA (PLANTING)
 VINCIA MANDIE VARIEGATA (PLANTING)
 VIBURNUM DAVIDII (PLANTING)
 SYMPLOCARIS ALBA (PLANTING)
 PRUNUS LAUREOLATA ZABELIANA (PLANTING)

PAVING DETAILS

Block paving fence edge with 50mm distance to fence line.

Block paving fence edge with 50mm distance to fence line.

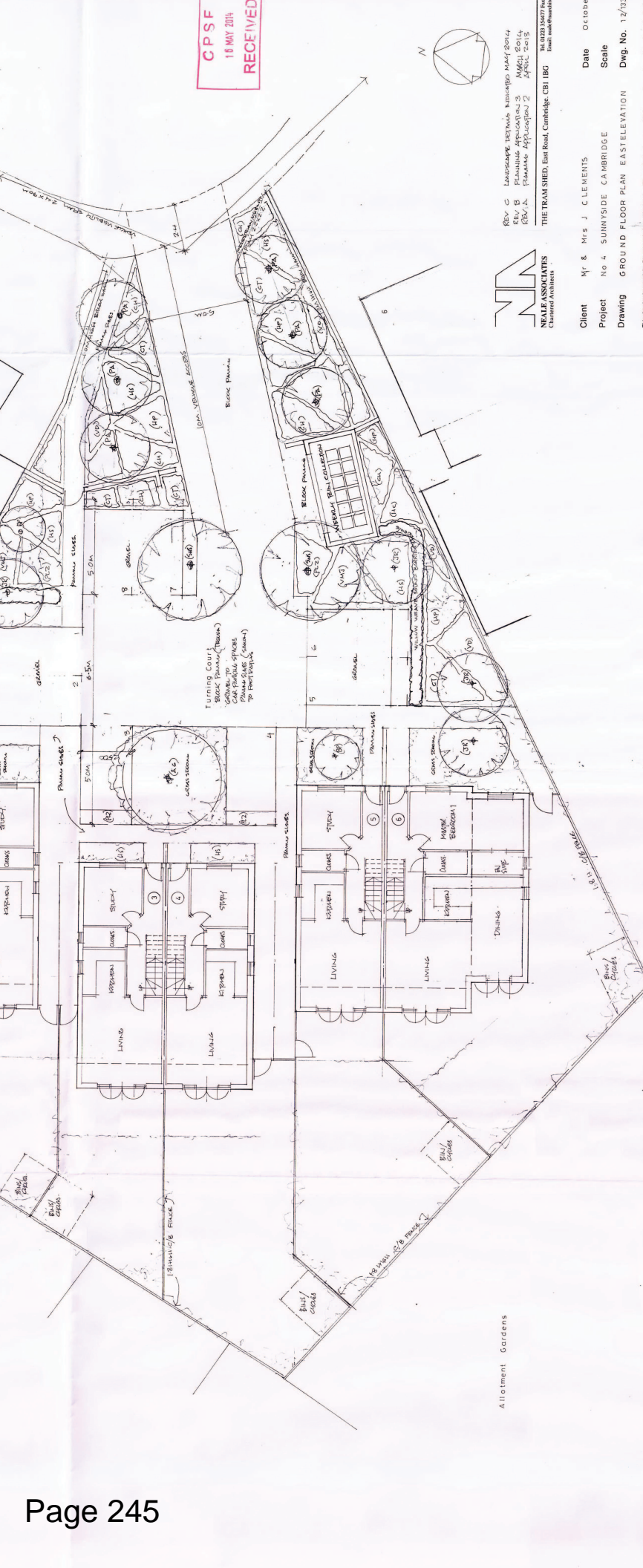
Block paving fence edge with 50mm distance to fence line.

TURNING COURT

Block paving (turning court) to be used for parking of 2 cars.

Block paving (turning court) to be used for parking of 2 cars.

Block paving (turning court) to be used for parking of 2 cars.



CPSF
18 MAY 2014
RECEIVED



MJA ARCHITECTS
 CHARTERED ARCHITECTS

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Client Mr & Mrs J CLEMENTS
Date October 2012

Project No 4 SUNNYSIDE CAMBRIDGE
Scale 1 : 100

Drawing GROUND FLOOR PLAN EAST ELEVATION
Dwg. No. 12/034 : 002 C

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| | | | |
|---------------------------|--|--------------------|-----------------|
| Application Number | 14/0214/FUL | Agenda Item | |
| Date Received | 20th February 2014 | Officer | Mr Tony Collins |
| Target Date | 17th April 2014 | | |
| Ward | Petersfield | | |
| Site | 3 Mill Road Cambridge CB1 2AB | | |
| Proposal | Single storey rear extension and two storey side extension with internal alterations. Conversion of two bed flat to two studio flats. Retrospective change of use from C3 dwelling house to Sui Generis HMO. | | |
| Applicant | The Grange Market Street Swavesey St. Ives Cambridgeshire CB24 4QG UK | | |

| | |
|----------------|--|
| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed extensions would cause no harm to neighbour amenity</p> <p>The proposal would not have a harmful impact on the conservation area</p> <p>Subject to conditions, the issues of cycle and waste storage can be satisfactorily addressed</p> |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a late-Victorian terraced house on the north-east side of Mill Road. It is the first such house on this side of Mill Road, and the curtilage shares a common boundary with the modern Petersfield Mansions development of flats which lies to the northwest and runs alongside Mill Road and then along the south-east side of Petersfield itself. The building has been in use as an HMO for some time. At the rear of the

building is an existing ground floor extension. A two-bedroom flat (3^A Mill Road) occupies this extension and part of the original ground floor space. To the rear of the curtilage is a gate leading on to a passageway which runs between 1 and 1^A Willis Road to reach that street.

- 1.2 The site falls within the Mill Road section of the City of Cambridge Conservation Area No.1 (Central).
- 1.3 There are a number of trees along the rear boundary of the site, including a substantial lime in the northernmost corner, which are protected by the site's conservation area status.
- 1.4 The site falls within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks to create three extensions to the building as follows:
 1. Ground floor kitchen extension on the SE side at the rear of the building, 2.8m x 4m
 2. Ground floor extension on the NW side at the rear of the building, 1.2m x 5m
 3. First floor extension at the rear and side, above extension 2 and part of the existing ground floor, 1.2m x 6.2m.
- 2.2 The application also seeks to change the single two-bedroom flat at the rear of the ground floor into two studio flats.
- 2.3 The application also seeks retrospective permission for conversion of the main body of the building from a dwelling (Class C3) to a *sui generis* large House in Multiple Occupation (HMO)
- 2.4 The application is accompanied by a Design and Access Statement.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|-----------|--|-----------|
| 80/0535 | Change of use from residential to residential (first and second floors) and typewriting, shorthand and general commercial subjects tuition centre (ground floor) | Withdrawn |

4.0 PUBLICITY: adjoining owners only.

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

| | |
|---------------------------------|---|
| Central Government Guidance | National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 |
| Supplementary Planning Guidance | Planning Obligation Strategy (March 2010) |

| | |
|--|--|
| | <p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Cycle Parking Guide for New Residential Developments (2010)</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.

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Future occupants will not be entitled to residents' car parking permits.

Head of Refuse and Environment

- 6.2 No objection. Recommend a condition on construction hours and an informative on housing health and safety.

Urban Design and Conservation team

- 6.3 No conservation issues.
- 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 Representations have been received from:

- The owner of 1 Willis Road
- The Chair of the Greek Orthodox Community of Cambridge (on behalf of the Trustees of the Greek Orthodox Community of Saint Athanasios, owners of No. 5 Mill Road)
- The Chair of the Petersfield Mansions Management Committee

- 7.2 The representations can be summarised as follows:

- Possible overlooking of Petersfield Mansions' balconies from new side window
- Loss of privacy to 1 Willis Road
- Noise and disturbance from increased movements along rear access path
- Access at side of proposed extension too narrow
- Reduction of outside amenity space
- Loss of trees
- Refuse storage and collection issues need addressing by condition

- Application must be seen in context of applicant's ownership of 7, 9 and 9A Mill Road and 1A Willis Road, which effectively constitute a larger development
- Inaccuracies in application (regarding trees and hedges, overlooking, and the width of the side access route)

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. Trees
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

8.2 Policy 5.1 permits additional dwellings on windfall sites subject to the existing land use and compatibility with adjoining uses. The application presents no conflict with this policy in principle.

8.3 Policy 3.10 permits additional dwellings within existing residential curtilages provided six tests are met. The tests concerning comprehensive development and listed buildings are not relevant in this instance. I consider the remaining four tests, which concern neighbour amenity, amenity space and access, the character of the area, and trees, under the relevant headings below.

8.4 Policy 5.7 permits the development of properties for multiple occupation provided they do not harm residential amenity, they use a suitable building, and they are well located for public

transport and services. In my view the proposal and the application site meet all these criteria.

- 8.5 In my opinion, the principle of the development presents no conflict with policies 5.1, 5.7 or 3.10, subject to an examination of the relevant tests, which are addressed below.

Context of site, design and external spaces

- 8.6 The proposed extensions would have very limited visibility from Mill Road. They would, however, be visible from the rear of Petersfield Mansions, and from the rear of houses and from gardens on the NW side of Willis Road. The proposed extensions are of very modest dimensions, however, and their massing and detailing do not conflict with the general pattern of buildings in this area. The conservation officer has raised no issues about the proposal.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14, and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 There are three groups of neighbouring occupiers whose amenity could potentially be affected: those in the nearest part of Petersfield Mansions to the north-west, those at 5 Mill Road to the south-east, and those in Willis Road to the northeast.

Petersfield Mansions

- 8.9 The proposed first-floor extension is to the south-east of the Petersfield flats. However, it would protrude to the rear no more than the existing building, and I do not consider that the modest extension towards the Mansions would have any significant impact in terms of visual domination or overshadowing. The only potential issue of concern in this direction is the new first-floor window proposed in the side of the extension. The revised drawings submitted show that the side window permitted is set too far forward in the elevation to overlook balconies at the rear of Petersfield Mansions. I do not consider that any condition is necessary in this respect.

Willis Road

- 8.10 Representations suggest that the proposal would result in increased movements along the side passage between 1 and 1A Willis Road, because of the reduced width of the side access on the application site. The amended application drawings indicate that this reduced width would be 901mm. This is narrower than is ideal, and fractionally narrower than the existing 'pinch point' at the front corner of the house (905mm), but wide enough for both cycles and bins to be moved. In addition, the route from the rear of the building to Willis Road down this passageway is already available to occupiers of the house, and appears to be used. I do not consider that any additional use of this passageway is likely to be significant enough to warrant refusal of the application.
- 8.11 Representations also suggest that the proposal would result in a loss of privacy to occupiers of 1 Willis Road. In my view this is unlikely, as window positions in the rear elevation remain unchanged. Since the rearmost room at first-floor level is to be changed from a communal kitchen to an individual bedroom, it may even lead to a reduction in overlooking in this direction. It is possible that this objection results from a misreading of the plans.

5 Mill Road

- 8.12 The proposed kitchen extension is the only part of the works which could have an impact in this direction. I acknowledge that the extension is 4m deep, but it lies to the north-west of the adjoining garden, which is currently separated from the application site by a high brick wall at this point. I do not consider that any loss of sunlight would occur, and any increase in sense of enclosure for the occupiers of No.5 would not be significant enough to merit refusal of the application.
- 8.13 In my opinion, subject to conditions regarding the first-floor side window if necessary, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Amenity for future occupiers of the site

- 8.14 I acknowledge that the proposal reduces the amount of outside amenity space available to occupiers. A degree of amenity space remains, however. Given the size and nature of the units proposed, and their location in very close proximity to Petersfield, Donkey Common and Parker's Piece, I do not consider the limited amenity space to justify refusal of the application
- 8.15 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14.

Refuse Arrangements

- 8.16 It is evident from representations that the storage and collection of waste and recycling on this site has been a problem, both in terms of visual amenity and because of obstruction to neighbouring occupiers and highway users. The applicants have submitted a waste management plan, which is detailed, but does not address the problem of failure of tenants to set out and retrieve bins in a responsible and neighbourly manner. In my view, a condition is necessary to ensure that the landlord of the extended and converted property accepts and fulfils this responsibility. The condition can also ensure that the correct quantum of waste bins is provided.
- 8.17 In my opinion, subject to such a condition, the proposal is compliant with Cambridge Local Plan (2006) policy 5/7.

Trees

- 8.18 The proposed extension is further away from the trees on site than the existing building, and I am of the view that the welfare of the significant lime tree at the north corner would not be affected. Amended drawings have been submitted which show waste storage outside the supposed tree canopy. In principle I consider that this addresses concerns about impact on the trees, but I recommend a condition to ensure that this issue is examined robustly before a waste storage layout is approved.

8.19 In my view, subject to condition, the proposal would avoid any harmful impact on the welfare of trees of amenity value, and is in accordance with policy 4/4 of the Cambridge Local Plan 2006.

Highway Safety

8.20 The highway authority raises no concerns, and I do not consider any highway safety issues are created by the proposal.

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

Car and Cycle Parking

8.22 The application makes no provision for off-street car parking. Given the size of the additional unit proposed, and the very central location, this is in my view acceptable.

8.23 The application proposes a 10-bedroom HMO and two studio flats. The City Council's Cycle Parking Standards require 12 cycle parking spaces for this level of accommodation. The application provides six Sheffield hoops in the rear amenity area. In my view, this is sufficient to meet the requirements of policy.

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

Third Party Representations

8.25 I have addressed the issues raised in the paragraphs shown below.

| | |
|--|---------------|
| Possible overlooking of Petersfield Mansions' balconies from new side window | 8.9 |
| Loss of privacy to 1 Willis Road | 8.11 |
| Noise and disturbance from increased movements along rear access path | 8.10 |
| Access at side of proposed extension too narrow | 8.10 |
| Reduction of outside amenity space | 8.14 |
| Loss of trees | 8.18 and 8.19 |

| | |
|---|---|
| Refuse storage and collection issues need addressing by condition | 8.16 and condition |
| Application must be seen in context of applicant's ownership of 7, 9 and 9A Mill Road and 1A Willis Road, which effectively constitute a larger development | In my view this wider ownership has no implications for the assessment of the current application |
| Inaccuracies in application (regarding trees and hedges, overlooking, and the width of the side access route) | Resolved by additional information; addressed in 8.10, 8.16, 8.18 and 8.19 |

Planning Obligation Strategy

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

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

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

Open Space

8.27 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial

contribution for use across the city. However, these contributions are based on the number of additional bedrooms created. In this instance, no new bedrooms are created, as two studio flats replace a flat with two bedrooms. Consequently, no contributions for open space are sought.

Community Development

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

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

- 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 Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

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

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

8.31 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.32 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations sought by the City Council. The costs are calculated on the basis of 5% of the total contributions sought. Contributions are therefore required on that basis (£703).

Planning Obligations Conclusion

8.33 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 Notwithstanding representations, I do not consider that the proposed development would have a harmful impact on neighbour amenity or the character of the area. Approval is recommended.

10.0 RECOMMENDATION

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

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

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

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

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

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

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

4. No development of the extensions hereby permitted shall take place, nor shall the studio flats hereby permitted be occupied, until full details of a scheme for waste storage and collection have been submitted to, and approved in writing by the local planning authority. The scheme shall specify the numbers and positions of bins to be provided, and a system to ensure that refuse and recycling bins are set out and retrieved in an acceptable manner. The approved scheme shall be put in place before occupation and maintained thereafter.

Reason: To ensure appropriate waste storage provision and to protect the amenity of highway users and neighbours. (Cambridge Local Plan 2006 policies 3/4, 3/14 and 8/2)

5. Except with the prior written agreement of the local planning authority in writing 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 neighbours. (Cambridge Local Plan 2006 policy 3/4)

6. No new construction shall take place on site, nor shall construction materials or plant be brought on to site until a tree protection scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to any of the above events taking place, and shall be maintained throughout the development.

Reason: To protect trees of amenity value. (Cambridge Local Plan 2006 policy 4/4)

7. The cycle parking provision included in the application shall be implemented prior to occupation of the development, and shall be maintained in place thereafter.

Reason: To ensure appropriate cycle parking. (Cambridge Local Plan 2006 policy 8/6)

8. Housing Health & Safety Rating System (HHSRS)

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

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

The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street,

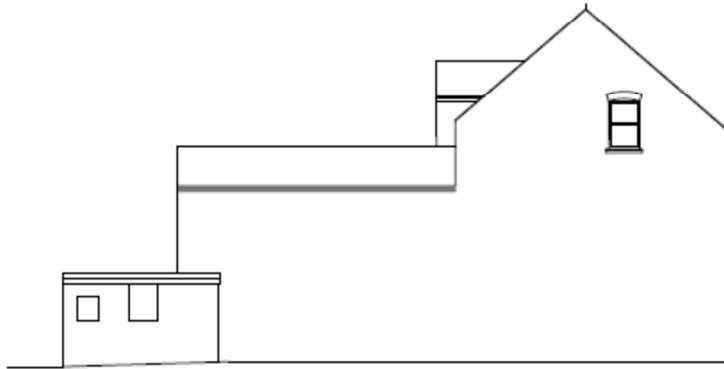
Cambridge and Building Control concerning fire precautions,
means of escape and the HHSRS



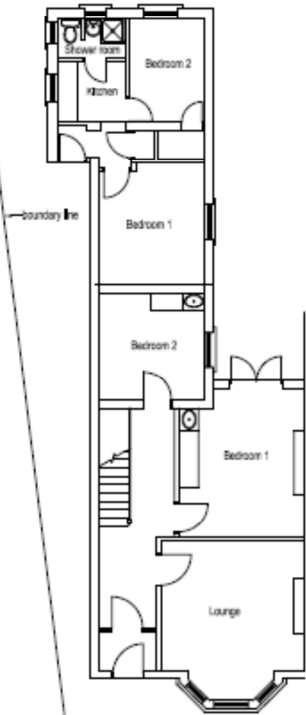
FRONT ELEVATION



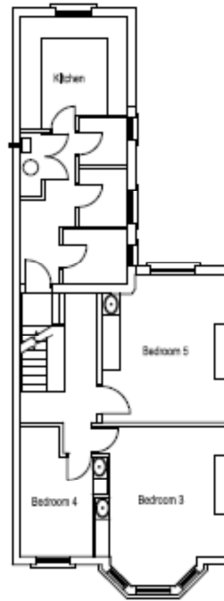
REAR ELEVATION



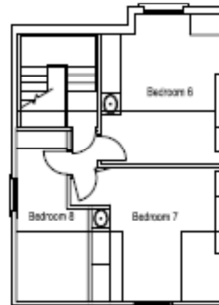
SIDE ELEVATION



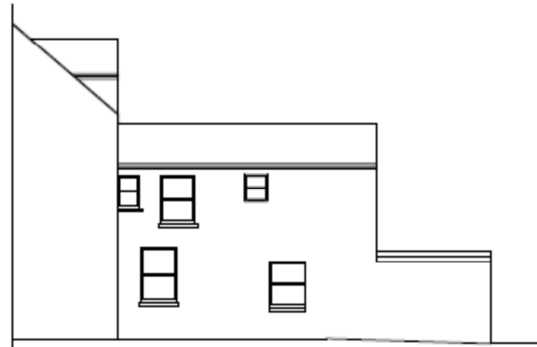
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SIDE ELEVATION

Existing plans and elevations
14/0214/FUL

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