



Cambridge City Council Planning

Date: Wednesday, 30 August 2017

Time: 10.00 am

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: democratic.services@cambridge.gov.uk, tel:01223 457013

Agenda

1 Order of Agenda

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

- **Part One**
Major Planning Applications
Start time: 10am

- **Part Two**
Minor/Other Planning Applications
Start time: 12.30pm

- **Part Three**
General and Enforcement Items
Start time: At conclusion of Part Two

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

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

- 2 Apologies
- 3 Declarations of Interest
- 4 Minutes

Appendix 1 for Full Details of Central Government Planning Guidance

Part 1: Major Planning Applications (10am)

- 5 17/0928/FUL - Mount Pleasant House, Mount Pleasant (Pages 17 - 106)
- 6 17/0850/S73 - Land to the West and South West of Addenbrookes Campus, Robinson Way (Pages 107 - 150)
- 7 16/1873/FUL - Whichcote House, Springfield Road (Pages 151 - 184)
- 8 17/0489/FUL - Whichcote House, Springfield Road (Pages 185 - 214)

Part 2: Minor/Other Planning Applications 12.30pm

- 9 17/0847/FUL - 57 Highworth Avenue (Pages 215 - 246)
- 10 17/0675/FUL - Land to the r/o 1 Fen Road and r/o 179-183 Water Street (Pages 247 - 284)
- 11 17/0898/FUL - 111 Grantchester Meadows (Pages 285 - 298)
- 12 17/0732/FUL - Land to the East of 37 and to the r/o 27-37 Romsey Terrace (Pages 299 - 332)
- 13 17/1023/FUL - 207 Green End Road (Pages 333 - 356)
- 14 17/1112/FUL - 34 Cherry Hinton Road (Pages 357 - 370)
- 15 17/0715/FUL - 65 Humberstone Road (Pages 371 - 380)
- 16 17/1141/FUL - Norfolk Street Deli, 67 Norfolk Street (Pages 381 - 394)

Planning Members: Hipkin (Chair), Smart (Vice-Chair), Blencowe, Hart, Holt, Nethsingha, Sarris and Tunnacliffe

Alternates: Bird, Holland and Page-Croft

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

(updated August 2015)

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 Planning Practice Guidance (March 2014)

The guidance complements the National Planning Policy Framework and provides advice on how to deliver its policies.

Guidance is provided in relation to the following:

- Advertisements
- Air quality
- Appeals
- Before submitting an application
- Climate change
- Conserving and enhancing the historic environment
- Consultation and pre-decision matters
- Crown Development
- Design
- Determining a planning application
- Duty to cooperate
- Ensuring effective enforcement
- Ensuring the vitality of town centres
- Environmental Impact Assessment
- Flexible options for planning permissions
- Flood Risk and Coastal Change
- Hazardous Substances
- Health and wellbeing
- Housing and economic development needs assessments
- Land affected by contamination
- Land stability
- Lawful development certificates
- Light pollution
- Local Plans
- Making an application
- Minerals
- Natural Environment
- Neighbourhood Planning
- Noise

Open space, sports and recreational facilities, public rights of way and local green space
Planning obligations
Renewable and low carbon energy
Rural housing
Strategic environmental assessment and sustainability appraisal
Travel plans, transport assessments and statements in decision-taking
Tree Preservation Orders and trees in conservation areas
Use of Planning Conditions
Viability
Water supply, wastewater and water quality
When is permission required?

1.3 **Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A only):** Model conditions.

1.4 **Community Infrastructure Levy Regulations 2010**

Paragraph 122 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.

Paragraph 123 Other than through requiring a highway agreement to be entered into, a planning obligation (“obligation A”) may not constitute a reason for granting planning permission to the extent that

- (a) obligation A provides for the funding or provision of an infrastructure project or provides for the funding or provision of a type of infrastructure; and
- (b) five or more separate planning obligations that—
 - (i) relate to planning permissions granted for development within the area of the charging authority; and
 - (ii) which provide for the funding or provision of that project, or provide for the funding or provision of that type of infrastructure

have been entered on or after 6th April 2010

Development Plan policy

2.0 **The Cambridgeshire and Peterborough Minerals and Waste Plan (Development Plan Documents) July 2011**

Minerals and Waste Core Strategy : this sets out the Councils' strategic vision and objectives for future development and management of minerals and waste within Cambridgeshire and Peterborough, including strategic site allocations over the Plan period to 2026. The document also contains a suite of development control policies to guide minerals and waste development.

Minerals and Waste Site Specific Proposals Plan : this sets out the Councils' allocations for site specific proposals for future development and management of minerals and waste within Cambridgeshire and Peterborough. It identifies site specific land allocations for future minerals and waste management development and other supporting site specific policies.

Proposals Maps: Map A: shows minerals and transport proposals; Map B: shows waste management proposals; Map C: shows Mineral Safeguarding Areas.

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.

4.7 **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**

5.1 **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.

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

Interim Planning Policy Guidance on the Protection of Public Houses in the City of Cambridge (2012) - This interim guidance will provide a policy framework prior to adoption of the new Local Plan to clarify the circumstances when it is acceptable for a public house to be lost to alternative uses and when it is not acceptable. The guidance will also be used to help determine planning applications relating to the loss of a current or former public house to alternative uses.

5.2 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.

**Brooklands Avenue Conservation Area Appraisal (2013)
Cambridge Historic Core Conservation Area Appraisal (2006)
Castle and Victoria Road Conservation Area Appraisal (2012)
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)
Mill Road Area Conservation Area Appraisal (2011)
Newnham Croft Conservation Area Appraisal (2013)
New Town and Glisson Road Conservation Area Appraisal (2012)
Riverside and Stourbridge Common Conservation Area Appraisal (2012)
Southacre Conservation Area Appraisal (2013)
Storeys Way Conservation Area Appraisal (2008)
Trumpington Conservation Area Appraisal (2010)
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)

Planning Committee
Decisions
01/03/17



Major Applications

Agenda item	Address	Decision
5	16/1108/FUL - Constitutional Club, Cherry Hinton Road	Withdrawn
6	16/1932/FUL - Kings College, Cramner Road	Refused as per Officer recommendation
7	16/1811/FUL - UKCRIC, Rear of CAPE, 9 JJ Thomson Avenue	Approved as per Officer recommendation

For more information please call Democratic Services on 01223 457086

Full details of all planning application can be found on our on-line planning applications system:

<https://idox.cambridge.gov.uk/online-applications//>

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Agenda Item 5

PLANNING COMMITTEE

DATE: 30TH AUGUST 2017

Application Number	17/0928/FUL	Agenda Item	
Date Received	25th May 2017	Officer	Toby Williams
Target Date	24th August 2017		
Ward	Castle		
Site	Mount Pleasant House Mount Pleasant Cambridge Cambridgeshire CB3 0RN		
Proposal	Demolition of the existing office building and removal of the 145 associated car parking spaces (use class B1a) and construction of college accommodation, landscaping and access arrangements (use class sui generis).		
Applicant	N/A C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The principle of developing the site for student accommodation is acceptable. -The design and scale of the buildings is acceptable. -Providing appropriate S106 provisions are secured regarding the academic staffing element, the application is acceptable. -Appropriate mitigation for improvement to local cycling and walking provision to the site has been agreed to be secured through a S106.
RECOMMENDATION	APPROVAL

0.0 Introduction

- 0.1 This application is a resubmission of a recent approval (16/1389/FUL) for an almost identical scheme granted on 31 March 2017 for the Mount Pleasant House site. That application was for college accommodation and mainly for students but also for a limited amount of academic staff, totalling 277 units for all occupants. The need for the application has arisen because of two issues.
- 0.2 The first is that the S106 for 16/1389/FUL has an obligation within it limiting the percentage of units capable of being occupied by academic staff to 5%. During the course of that application, the applicants were insufficiently precise in their definition of 'college' accommodation. Following the committee meeting of 1 February 2017, the officer position, without a further report back to Committee, was that a maximum academic staffing cap of 5% was appropriate. The applicants now wish to raise the academic cap to 25%, which equates to 68 of a total of 273 units.
- 0.3 The second issue is that a number of relatively minor design changes have been made which amount to material amendments and collectively require a new application. The applicants have produced a Design Statement which summarises the changes to the consented scheme (16/1389/FUL) as follows:

Building B1:

- Substation incorporated at ground floor within a reorganised bin store
- External first floor deck/walkway has been omitted
- North elevation remodelled to reflect above changes

Building B2:

- Re-designed layout, replacing 44no. en-suite rooms with 40no. self-contained studio apartments
- New fenestration pattern draws on precedent of Building B3 north elevation

Building A

- External cycle ramp between ground floor and lower ground floor on the Mount Pleasant elevation reduced in length and increased in width to 2m.
 - Entrance door to the cycle store relocated and changes to the distribution of cycle parking within the store.
 - Removal of floor gratings over the external well and increases to the soft landscape area between the building and Mount Pleasant.
 - Minor internal changes to layout of studios. This does not affect the number of studios in Building A nor the external appearance of the building.
- 0.4 This assessment focuses on the merits of an increase in the academic staff ratio as a matter of principle. The second part of the assessment then turns to the design changes and the impact of these on the character and appearance of the surrounding area.
- 0.5 By way of guidance for members, almost all the original consultation responses – except planning policy - mirror those received originally and for the sake of brevity they are not repeated as part of this assessment. Those conditions as originally requested by consultees have been carried over as part of a new recommendation save where submissions have been made already and the conditions discharged. In those circumstances, the previous conditions requesting information for discharge have been altered so as to request compliance with approval documents.
- 0.6 As an appendix, the original report for 16/1389/FUL has been attached as appendix A to this report.

PUBLICITY

- | | | |
|-----|------------------------|-----|
| 0.7 | Advertisement: | Yes |
| | Adjoining Owners: | Yes |
| | Site Notice Displayed: | Yes |

0.8 POLICY

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

0.10 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Planning Obligation Strategy (March 2010) Public Art (January 2010)
Material Considerations	<u>City Wide Guidance</u> Arboricultural Strategy (2004)

	<p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge Historic Core Conservation Area Appraisal (2006)</p> <p>Castle and Victoria Road Conservation Area Appraisal (2012)</p> <p>Huntingdon Road Suburbs and Approaches Study (March 2009)</p>

0.12 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: 1, 3 and 46. The site is proposed to be allocated (as a modification) for

student accommodation for 270 student bedrooms in the emerging local plan as R17.

CONSULTATIONS

Planning Policy

- 0.13 Comments focus specifically on the request to amend the cap on academic staff that was imposed via the section 106 agreement through the previously approved application 16/1389/FUL.
- 0.14 The current signed section 106 agreement (schedule 7) for application 16/1389/FUL allows for the provision of 5% of units to be occupied by academic staff of the University of Cambridge or visiting academics associated with the University of Cambridge. This amounts to approximately 14 units, yet it specifies that the remaining units are for the purpose of full-time undergraduate or post-graduate students enrolled on a course of at least one academic year or more. As such the occupancy of the site has been agreed as predominantly student accommodation.

Previous Comments to the Existing Planning Application and the emerging Local Plan

- 0.15 Previous comments with regard to the Assessment of Student Housing Demand and Supply for Cambridge City Council¹ study, its relationship with national guidance and policy and the status of the Local Plan, made in relation to application 16/1389/FUL are considered to still be relevant to this application.
- 0.16 As previously stated in the policy comments to application 16/1389/FUL the Council acknowledged that St Edmund's College currently operates considerably below accepted college norms in housing its students in its own accommodation. As the largest growth in student numbers will be in graduate students, it is the colleges that take graduate students (of which St Edmund's College is one of only six) which are under the greatest pressure. The pressure on St Edmund's is

¹ Cambridge Centre for Housing and Planning Research, January 2017.

exacerbated by the fact that it is one of three “accept all” Colleges².

0.17 Recognising this and the findings of the student accommodation study and in order to address the growth of the University of Cambridge, the Council proposed a modification relating to Site R17 Mount Pleasant House to replace the indicative capacity of 50 dwelling units with 270 student bedrooms. This modification was approved by Development Plan Scrutiny Sub Committee on 25 January 2017 and presented to the Planning Inspectors as part of Matter CC6A. Page 7 of matter CC6A (page 7) states that:

0.18 “These main modifications are proposed as a result of discussions with the landowners to bring forward development on the Mount Pleasant House site (Site R17) and Old Press/Mill Lane site (Site U1). Both landowners have confirmed that mainstream residential accommodation will not be deliverable on these sites and that student accommodation is being pursued.”

0.19 Policy 46 of the emerging Local Plan and allocation R17 is the subject of objections that have yet to be resolved through the Local Plan examination process. As such, and in accordance with the NPPF, the emerging Local Plan can attract only limited weight at this stage.

Policy 7/7 College and University of Cambridge Staff and Student Housing

0.20 Policy 7/7 of the Cambridge Local Plan 2006 deals specifically with the issue of College and University of Cambridge Staff and Student Housing. The policy states that:

0.21 “Sites suitable for the development of student hostels or affordable or special needs housing for the Colleges and University staff are identified in the Proposals Schedule and the Proposals Map.”

² This means that when graduate students apply to Cambridge University they select their preferred College. The older, more well-known Colleges tend to be oversubscribed and so students are allocated to St Edmund’s as an Accept All College.

- 0.22 This is further justified through paragraph 7.41 of the policy. The Mount Pleasant House site is not identified within the plan for the provision of staff/key worker housing.
- 0.23 In addition, paragraph 7.39 of the policy identifies the University of Cambridge as becoming “directly involved in providing affordable key worker housing for staff.” This is currently being undertaken through implementation of the North West Cambridge Area Action Plan and associated planning applications. Outline application 11/1114/OUT allows provision for 1,500 key worker homes of which a substantial number are currently under construction.
- 0.24 It is understood that the College believes that it has a need for further key worker housing however, it is of concern that the application’s (17/0928/FUL) proposed additional 41 key worker units could cause harm to the successful implementation of North West Cambridge and the College’s own aforementioned need for student accommodation. It is requested that further evidence be provided to justify that this would not be the case and that the occupation of such units on the site would not reduce the uptake of key worker housing at North West Cambridge.
- 0.25 Paragraph 7.41 of policy 7/7 further notes that policies concerning key worker housing are dealt with in the Cambridge Local Plan’s Living in Cambridge Chapter. This is discussed in more detail below.

Policy 5/5 Meeting Housing Needs

- 0.26 Policy 5/5 of the Cambridge Local Plan 2006 deals with the matter of affordable housing. Footnote 3 of the policy notes that affordable housing types are social rented, intermediate rented, low cost home ownership and include supported housing and housing for key workers. This is expanded upon in paragraph 5.10 of the policy which states that key worker housing will be available to successive occupiers unless there are no eligible nominees in which case units will be offered to others in housing need.
- 0.27 The accommodation being offered via this application is the same as that on offer at North West Cambridge and would therefore meet the policy’s definition of key worker housing.

- 0.28 If the demand for key worker housing is not met at Mount Pleasant House due to the uptake of key worker housing at North West Cambridge, concern would be raised as to the occupation of these units by others in housing need. It would not be considered appropriate to house people in housing need within the restrictive setting of a student accommodation complex where the required amenities and services may be limited, in this case policies 4/13 Pollution and Amenity and 5/1 Housing Provision would also have to be considered and justified.
- 0.29 If the provision of further key worker units on the site were evidenced as justified after the submission of further information it would be prudent to consider the controls that would need to be implemented in the event of such circumstances. For example, who would reside in these properties if demand were not met (for example, full-time students) and who would take on the management of these units. It would be recommended that these measures are agreed through an approved Section 106 agreement.
- 0.30 Examples of justification could include figures on existing need for key worker housing, availability of units at North West Cambridge and timings of the completion of these units in comparison to the completion of units at Mount Pleasant amongst other relevant information.

Concluding Remarks

- 0.31 Paragraph 7.39 of Policy 7/7 identifies the University of Cambridge as becoming “directly involved in providing affordable key worker housing for staff.” This is currently being undertaken through the North West Cambridge Area Action Plan and associated planning applications. Outline application 11/1114/OUT allows provision for 1,500 key worker homes of which a substantial number are already under construction. It is of concern that the application’s (17/0928/FUL) proposed additional 41 key worker units could cause harm to the successful implementation of North West Cambridge and the College’s own aforementioned need for student accommodation. It is requested that further evidence be provided to justify that this would not be the case and that the

occupation of such units on the site would not reduce the uptake of key worker housing at North West Cambridge.

- 0.32 If considered justified it would be useful to have further information suggesting the controls that would need to be implemented in the event that the key worker housing is not occupied. For example, who would reside in these properties if demand were not met and who would take on the management of these units.

REPRESENTATIONS

- 0.33 No third party representations have been received from third parties in relation to the revised application

1.0 ASSESSMENT

Principle

Background: Counsel Advice

- 1.1 The basic principles and application of policy as set out in paragraphs 8.2 – 8.17 of the committee report for 16/1389/FUL at appendix 1 remain largely applicable. The Council has, however, received some recent legal advice in respect of application 16/0821/FUL for the Romsey Labour Club which has a bearing on the interpretation of policy 7/10 and the weight to be afforded to the Student Study with a particular reference to studio apartments. This advice concludes the following:
- Criteria a) of policy 7/10 in seeking to restrict speculative student hostel accommodation to full time students attending Anglia Ruskin University or the University of Cambridge is out of date and cannot be relied upon as a reason for refusal. 7/10 is discriminatory and is inconsistent with the NPPF and emerging policy in this respect.
 - Policy 7/10 should not be applied to studio units, only hostel accommodation i.e. those with shared communal facilities. The policy does not reflect more recent trends in student accommodation provision for studios and is out of date in this respect.

- The Student Study as an evidence base suggests that there is a need for studio accommodation. Weight can be given to the objective assessment of student studio need but no weight can be attributed to the policy proposal contained therein as they have not been subject to public consultation. Studio accommodation for students cannot be resisted on the basis of the Study.
 - Criteria b), c) and d) in relation to management arrangements regarding the keeping of cars, the proximity of the accommodation to the educational institution and appropriate provision for students who are disabled remain relevant for decision making when 7/10 is engaged.
 - For decision making purposes, emerging policy 46 can only be given limited weight.
- 1.2 The following assessment at paragraph 1.3 deals firstly with whether 7/10 is engaged. Paragraph 1.12 deals with the issue of the proposed studios.

Relevant Policies

Policy 7/10

- 1.3 Following the receipt of the legal advice, the first question is whether 7/10 is engaged. The Council's policy team advice does not reference this policy. Subsequent to the issuing of permission 16/1389/FUL, St Edmunds College has formally committed to the scheme and has signed a 47 year lease for the buildings at the end of which they will retain the freehold. As such, my view is that the proposal could no longer be described as speculative and 7/10 is not engaged.

Policy 7/7

- 1.4 The site is not allocated for a proposed use in the 2006 Local Plan. For the University of Cambridge, policy 7/7 supports windfall student accommodation subject to meeting certain criteria. A windfall site is defined in the local plan as a site which

becomes unexpectedly available for development (usually for housing) during the Plan period and which the Local Plan has not already defined as a potential development site. As such, my view is that 7/7 is engaged.

- 1.5 Paragraph 7.39 of policy 7.7 identifies the University of Cambridge as becoming “directly involved in providing affordable key worker housing for staff.” Paragraph 7.41 of policy 7/7 further notes that policies concerning key worker housing are dealt with in the Cambridge Local Plan’s Living in Cambridge Chapter.

Policy 5/5

- 1.6 Policy 5/5 deals with the matter of affordable housing. The policy is contained within the Local Plan’s Living in Cambridge Chapter. The first part of the policy states that ‘Housing developments on sites of 0.5 Hectares or more and all developments including an element of housing which have 15 or more dwellings will only be permitted if they provide an agreed mix of affordable housing types to meet housing needs’.
- 1.7 Footnote 3 of the policy notes that affordable housing types are social rented, intermediate rented, low cost home ownership and include supported housing and housing for key workers.
- 1.8 The academic accommodation being offered by the College via this application is narrower to that on offer at North West Cambridge (which is for all staff) but in my view would still meet the definition of key worker housing vis-a-vis policy 7/7 and supporting para. 7.39. The site is 0.57 Ha in size, which is above the size threshold specified by 5/5. 74 units within the scheme would also be studio flats (C3 use class) and capable of independent accommodation separate from the HMO clusters and therefore the requirements of the second threshold set by policy 5/5 of 15 or more dwellings would be met.
- 1.9 The level of accommodation sought for academic staff is 25% which equates to 68 units. I note that the applicant states that the academic staff would be mixed within the accommodation as a whole and that the studio units are not intended to be solely or primarily for academic staff. However, they are not seeking a specific exclusion of academic staff from the studio

units. The applicant also puts forward an argument that the sui-generis nature of the combined uses (which is different to NW Cambridge: 1, 2 and 3 bed flats/houses for all University/College staff) means that 5/5 is not engaged and that there is no policy justification for a cap on academic staff either through this policy or as set out under 7/7. That notwithstanding, the applicant is willing to enter into a S106 agreement with respect to the academic staff.

- 1.10 I disagree with the applicant's interpretation of policy. I note there is no explicit exclusion of *staff* accommodation from triggering the affordable housing policy unlike *student* accommodation as set out in the Council's Affordable Housing SPD 2008 (paras 29, 49 and 5.12). The terms of 5/5 are broad, but to my mind *housing*, whether it be in the form of cluster HMO's, studio flats or a combination of both (as a sui-generis use) is still housing. 5/5 does not exclude sui-generis housing proposals and no specific reference is made to the C3 use class. The effect of granting permission without some form of control over the academic staff housing element of the proposal is that potentially 68 units, which could include almost all of the studio flats, are sold off to the open market and occupied independently from the student accommodation. The question is not whether 5/5 is engaged, it is whether the Council can be satisfied that adequate controls can be put in place to ensure the proposed academic staff accommodation remains key worker housing. If no cap was imposed on the proposal, theoretically all of the accommodation on the site could be utilised by academic staff as college accommodation. Whilst there is no express provision for a cap in policy, it stands to reason that a cap is required to ensure the benefits of the student accommodation in meeting student need are realised.

Student Accommodation

- 1.11 Paragraphs 8.2 – 8.17 at appendix A deal with the principle of student accommodation on the site. The acceptability of the new proposal in relation to the student element remains unaltered. The existing and projected need for purpose built student accommodation is significant and weighs in favour of the proposal, although less so now because 58 student units are 'lost' from this scheme. The proposed modification to the

proposed allocation in the emerging local plan for 270 student units indicates that the use of the site for this purpose is acceptable. The proposed student use accords with adopted policy 7/7 and would help meet identified student need in accordance with the findings of the Student Study and NPPG guidance. Notwithstanding that the number of student units as part of this proposal has reduced, the proposed allocation cannot be used as an obstacle to resist a lesser number; the need is still being met through the provision of a significant number of student units and little weight can be afforded to the emerging allocation at this point in time. See the table below for a comparison of the previous scheme against that now proposed.

Application	En-suite	Studios	Total	% Acad	Academic	Student
16/1389/FUL	243	34	277	5%	14	263
17/0928/FUL	199	74	273	25%	68	205

- 1.12 In line with the Counsel advice in relation to the Romsey Labour Club, the Student Study provides an evidence base to suggest that there is a need for studio style accommodation to meet, mainly, post-graduate needs. The application is accompanied by a letter from St Edmund's College of 22 March 2017 which states that they are better served with more studio apartments as they will provide a more varied mix of college accommodation for its members who require more independent living. Whilst 7/7 refers to windfall student *hostel* sites, the same inference that the reference to *hostel* accommodation is out of date as per policy 7/10, can be applied to 7/7.

Staff Accommodation and Need

- 1.13 The policy response focusses specifically on the request to amend the cap on academic staff that was imposed via the

section 106 agreement through the previously approved application 16/1389/FUL.

1.14 In the applicant's planning statement, an argument of the need for academic staff accommodation is put forward. This is supplemented by a letter from St Edmund's College of 22 May 2017 attached at appendix 3. The main points drawn out from this letter are that:

- 1 The College intends for the site to be occupied by members of the College (whether academic staff or students), together with potentially sub-letting arrangements for other Colleges and University students.
- 2 St Edmund's already provides a mixture of types of accommodation for its members on its current site.
- 3 MPH will become an extension to the current site as it is contiguous, and, once fully developed, the current MPH site will feel as if it is part of St Edmund's.
- 4 A key purpose of being a Cambridge College, is to develop a community of academics as well as students. Historically the College has not faced explicit planning restrictions on the use of its accommodation for its members.
- 5 The number of its members who are drawn from the post-doctoral community has increased in recent years. These are typically individuals who have recently completed postgraduate study, and are often on short-term research contracts with the University or associated institutions (comprising Junior Research Fellows, Research Associates and Associate Members). They are expected to participate in college life. Their age is closer socially to student members (who are predominantly postgraduates) than to the College Fellows.
- 6 The major expansion in research activities means that the Colleges are in competition with other universities around the world to attract post-docs. In order to compete, the Colleges are seeking to ensure that post-docs are able to benefit in full from participation in collegiate life (aiding integration). Many post-docs are from overseas. They

often lack social/community networks and find it very difficult to access housing within the City, often driving up demand for space in the private rented section, especially HMOs. The provision of affordable accommodation for post-docs is therefore critical to the future research performance of the University.

1.15 In addition to appendix 3, the applicant's agent states:

'The NW Cambridge Outline Planning Permission included 1,500 key worker units. Assuming an equal split between 1, 2 and 3 bed flats/houses this equates to 3,000 rooms. The application proposal would therefore represent 2.3% of this total. Given this small percentage the application proposal cannot be considered to have a material impact on the deliverability of NW Cambridge.

Moreover, as made clear in the Key Worker Housing Statement approved as part of the Outline Planning Permission (11/1114/OUT) "the University's need for key worker housing to meet its staff needs will exceed the number of key worker housing units in the Proposed Development" (paragraph 3.17). This is precisely why the s106 accompanying that Planning Permission set out a detailed process for prioritising the allocation of key worker housing (3.17-3.18). The Officer report considering the Outline Planning Permission repeated this reasoning: "The proposed development provides for 3000 dwellings, 1500 (50%) of which will be key worker housing in line with the above policy. Despite this new housing, the University will not be able to meet its full need for key worker housing through the proposed development and, therefore, further work has been undertaken to determine how to prioritise the housing that will become available as a result of this development." (paragraph 8.167). In light of this significant need that it is acknowledged will not be met by NW Cambridge the application proposal cannot be considered to have a material impact on the deliverability of NW Cambridge.'

1.16 There is no dispute with the need for the academic staff accommodation or the cited benefits of co-locating post-docs with post-grads – who have similar age profiles and needs - as part of an academic community belonging to the University of Cambridge and of the College that has to compete on a world stage. I note the expansive reference to the Inspector's report

on the NW Cambridge AAP contained within the planning statement which sets out the increasing demand for staff accommodation based upon the University's Housing Needs Study (2008). This is a material consideration which lends weight to the academic staff element albeit that report forms part of a separate policy framework. As a contiguous site with St Edmund's, the site provides an ideal opportunity to extend the existing college provision and it is inherently sustainable to co-locate staff and students on site and ease the pressure on staff seeking independent accommodation off-site which could be more remotely located. My view is that 68 units for academic staff is unlikely to prejudice the uptake of the key worker housing on NW Cambridge. No harm therefore arises from the academic staffing element of the scheme, subject to appropriate S106 controls.

S106: Academic Housing

- 1.17 I agree with the conclusions of the policy team that it would not be appropriate to house people in housing need (other than academic staff) within the restrictive setting of a student accommodation complex where the required amenities and services may be limited.
- 1.18 The policy team recommend a number of measures to ensure the key worker housing is managed in accordance with the need set out by the college. Whilst a more substantial obligation, some of the measures set out in the NW Cambridge S106 are applicable to this application and I have reviewed this document with my policy colleagues.
- 1.19 The S106 controls would extend to include: a cap of 25% of academic staff; minimum terms of employment with the University or College; definitions of academic staff/visitors; fall-back accommodation provisions should the 25% cap not be met; management and maintenance arrangements; an allocations policy (to be agreed); minimum and maximum occupation periods; and reporting responsibilities/information provisions regarding academic staff/visitor occupation.
- 1.20 The academic staff housing obligations are to be agreed through a S106. In my view, subject to the detailed terms of the S106 being acceptable and delegated to officers, the scheme

would be compatible with the aims and objectives of policies 7/7 and by extension 5/5 and permission should be granted.

Other S106 requirements

1.21 Paragraph 1.82 of the original application sets out in tabularised form (italicised below) the S106 provisions regarding occupation restrictions, highways mitigation, sports (outdoor/indoor) and informal open space contributions previously sought. I set out my response below the italicised elements to each obligation in relation to the revised application.

Heads of Obligation Term	
Occupation Restriction	<p><i>A specific obligation to limit the occupation of the buildings to full time students of the University of Cambridge or Anglia Ruskin University only, including provisions relating to restriction on car ownership by students, as per policy 7/10.</i></p> <p>This is no longer a speculative application and 7/10 is not applicable. However, ARU students were previously considered as an acceptable occupant. As such, I see no reason to exclude such occupation however unlikely that may now be because of the terms of lease signed by St Edmunds.</p>
Highways	<p><i>-Pavement widening on Mount Pleasant to 2m.</i></p> <p><i>-Cycling facilities contribution of £57,000.00 towards improvements to cycling facilities between Mount Pleasant House and Cambridge City Centre;</i></p> <p><i>-Adoption of additional width of footpath as public highway maintainable at the public expense.</i></p> <p><i>Crossing Facility Improvements between Shelly Garden and Mount Pleasant to remove the stagger</i></p> <p><i>The highways improvements are necessary to</i></p>

	<p><i>ensure additional cycling impact arising from the development is adequately mitigated as per policies 8/2, 8/3 and 8/4.</i></p> <p>All of the required highway mitigation still applies to the revised proposal.</p>
Indoor sports	<p><i>Indoor sports provision for University of Cambridge students is provided at the West Cambridge site and is satisfactory to meet the needs of these students from this site.</i></p> <p><i>A specific S106 contribution if Anglia Ruskin University (ARU) students occupy of £74,513 (plus indexation) towards the provision of improvements to and enhancements of indoor sports and leisure facilities at Chesterton Community College, as per policy 3/8 is sought. This is because these students do not benefit from bespoke ARU indoor sports facilities and are likely to place additional demand upon the Community College facilities.</i></p> <p>My view is that this mitigation is still required and the mitigation justified. The academic staff, being University of Cambridge employees, are likely to make use of the University facilities (with associated preferential rates as employees of the University) similar to the students and I see no clear justification for seeking an amendment to the obligation based upon the increased cap. As ARU continue to be an acceptable occupier, the contribution in the event that they occupy is necessary.</p>
Outdoor sports:	<p><i>Outdoor sports provision for University of Cambridge students is provided at the West Cambridge site and as part of individual college provision in and around the City to which St Edmunds College students have sole or shared access arrangements to, including for cricket, football, rugby and boat house provision. This</i></p>

	<p><i>level of outdoor provision is satisfactory to meet the needs of these students from this site.</i></p> <p><i>A specific S106 contribution if ARU occupy of £65,926 (plus indexation) towards the improvements to and enhancements of the outdoor pitches (for example better pitch drainage, ground levelling and enhancing the athletics provision on site) at Chesterton Community College, as per policy 3/8 is sought. This is because ARU students only benefit from very limited outdoor sports facilities and would be likely to access the publicly accessible outdoor facilities provided at the Community College site.</i></p> <p>My view is that this obligation is still required and the mitigation justified. The academic staff, being University of Cambridge employees, are likely to make use of the University facilities similar or jointly with resident students of the scheme and I see no clear justification for seeking an amendment to the obligation based upon the increased cap. As ARU continue to be an acceptable occupier, the contribution in the event that they occupy is necessary.</p>
<p>Informal open space:</p>	<p><i>Very limited open space, other than landscaped courtyards, is provided on-site. The site does however adjoin St Edmunds College, which has extensive landscaped grounds and is the likely main occupier of the buildings. A specific S106 contribution if anyone other than St Edmund's College students occupies as the main occupier of £67,034 (plus indexation) is sought towards the provision and/or improvement of and/or access to informal open space at Alexandra Gardens as per policy 3/8. Alexandra Gardens is the closest area of informal open space to the site and is likely to be impacted upon by students other than those from St Edmund's College.</i></p> <p>This obligation is still required. Academic staff associated with the College would also benefit</p>

	from the adjacent grounds of St Edmund's College as much as its students and therefore no change to this obligation is required.
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1.22 In my view, the S106 requirements being sought are compliant with the CIL Regulations, particularly in relation to the academic staff housing.

1.23 Subject to the completion of a S106 planning obligation, I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8, 5/5, 7/7, 8/2, 8/3 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010).

2.0 Design Changes

Building B1

2.2 The changes to this building are fourfold and include: a substation within a reorganised bin store; the omission of an external first floor walkway; cladding with vertical timber boarding; and remodelling of the North elevation.

2.3 This block is adjacent to White Cottage and is two storeys in height. The reorganised ground floor incorporates a substation and a more logical arrangement for the bins within a deeper timber clad structure facing onto the internal courtyard. Options for the location of the substation are limited and this part of the site is by necessity functional. Its main front and entrance from the south is largely unchanged. Overall I conclude the changes are acceptable.

Building B2

2.4 This block incorporates the greatest number of changes including replacing 44 no. en-suite rooms with 40 no. self-contained studio apartments and a new fenestration pattern similar to building B3. The height is the same as the approved scheme and the footprint similar.

- 2.5 This block is adjacent to Blackfriars Priory and faces the entrance to the site from Mount Pleasant. The design changes are driven by the reconfigured internal arrangement which has altered from en-suites to studios. The previous proposal included 44 no. 17m² study bedrooms and 4 no. shared kitchens. The revised proposal includes 40 no. studio apartments of approximately 25m² each.
- 2.6 The western elevation incorporates double the number of windows, from 24 to 43 (including stair cores). The proposed five studios on each floor facing west each have two windows rather than one each for the five en-suites per floor as previously proposed. Having visited the Priory, I do not have any concerns regarding the increase in windows facing west given the intervening retained landscape, distances from building-to-building (see appendix A, paragraph 8.44) which remain unchanged and the same number of west facing rooms. Overall, the revised window arrangement on the western elevation and elsewhere on the building is neutral in terms of its impact.
- 2.7 The eastern elevation of this block has also been reconfigured to introduce greater articulation on its south eastern corner. Here, a pre-cast concrete design with vertical fins frames a vertical core of studio rooms. The framing is set within a 'square' of contrasting buff brick finished with a lime wash mortar, which is 'cut-out' from the main building and which will provide a contrasting foil to the proposed red-brick finish of the block in general. The main entrance is also now from the east side of the building below the concrete framing and this helps anchor the proposal more effectively and provide a better front to the Mews Court within which it sits. The changes to the building and those outside are all acceptable.

Building A

- 2.8 The changes to this building are minor and focus on the external cycle ramp on the Huntingdon Road elevation. This has been reduced in length and increased in width to 2m. The entrance door to the cycle store has been repositioned. Floor gratings over the external well on the Mount Pleasant side have been removed and soft landscaping increased. The overall cycle parking number remains the same but the distribution has been changed within the cycle store.

- 2.9 This is the main building for the scheme. From my observations, the cycle access arrangements have improved, with a greater refuge/turning area at the bottom of the steps now proposed. The revised internal configuration of cycle parking is very minor and the loss of the grates on the eastern side of the block is a welcome improvement to the scheme as it will provide additional landscaping space.

Summary of Design Changes

- 2.10 All of the proposed design changes are acceptable. The proposal would comply with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12, 4/10, 4/11 and 4/12 and NPPG guidance at paragraphs 126-136.

3.0 Other Considerations – Previous Planning Applications and Appeal Decisions

- 3.1 The applicant's agent has made a number of points in relation to the relevance of the Mill Road student appeal and an approved student scheme at 100 Histon Road. These comments do not affect my recommendation but nevertheless require response.

- 3.2 My view is that the Mill Road appeal (14/1496) is not relevant to the submitted application because that was for student accommodation on an existing and proposed housing allocation. This application proposes to reduce the number of student units on a site that has no adopted allocation and has a proposed student allocation. These two scenarios differ significantly and are therefore not comparable.

- 3.3 Planning permission at The Ranch, 100 Histon Road - notwithstanding the terms of the S106 - was for student accommodation, not college accommodation and is not relevant to the application, differing significantly in scope and size and approved at a different point in time.

4.0 CONCLUSION

- 4.1 The principle of the proposed development is acceptable and accords with policies 5/5 and 7/7. The proposal would help

meet identified purpose built student housing need and would meet the needs of the academic staff of the University of Cambridge. Co-locating academic staff and students within an academic community on a site which is contiguous with St Edmund's College is an inherently sustainable form of development. The design, scale and visual impact of the scheme as revised is acceptable. I recommend approval.

10.0 RECOMMENDATION

APPROVE subject to completion of a S106 Agreement (the detailed terms of which are delegated to officers) and conditions to be agreed following further negotiation with the applicants following the discharge of conditions relating to 16/1389/FUL.

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. Preliminary Contamination Assessment:

The submission of information in relation to the discharge of conditions 4 - 8 shall have regard to the following approved documents which have been submitted and approved for the discharge of condition 3 of planning permission 16/1389/FUL:

- Site Investigation Strategy (Campbell Reith, 13th April 2017)
- Review of Contaminated Land Desk Study Report (Ramboll, 18th July 2016)
- Preliminary Environmental Risk Assessment, WSP, May 2015)
- Email from Mr Jaime Brown of Campbell Reith (20th March 2017 at 14.27)

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. The approved contamination remediation for phase 1 works shall be fully carried out in accordance with the approved documents 'Land Quality Statement' (Campbell Reith, May 2017) and 'Remediation Specification, Revision B' (Campbell Reith, June 2017) that have been submitted and approved for the part discharge of condition 4 of planning permission 16/1389/FUL.

Prior to the commencement of the development of phase 2 works (the area of the former fuel tanks) with the exception of works agreed under condition 3 and in accordance with the approved site investigation strategy agreed under condition 3 and in accordance with the documents approved for phase 1, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report for phase 2 detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategies approved under condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation strategy as required by clause (b) of condition 4 of this permission and clause (b) of condition 4 of application 16/1389/FUL and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan as required by condition 7) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. The development shall be carried out in accordance with the approved document 'Assessment of Noise and Vibration from Demolition and Construction' (Ian Sharland Ltd, 24th May 2017) submitted and approved for discharge of condition 9 of planning permission 16/1389/FUL.

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

10. The development shall be carried out in accordance with the approved document 'Dust management Plan' (Osborne, 27/06/17 Rev1) submitted and approved for discharge of condition 10 of planning permission 16/1389/FUL.

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

11. The development shall be carried out in accordance with the approved document 'Traffic Management Plan dated 05/05/17, Rev 1' submitted and approved for discharge of condition 11 of planning permission 16/1389/FUL.

Reason: In the interests of highway safety (Cambridge Local Plan policy 8/2).

12. The development shall be carried out in accordance with Tree Protection Plan: 1396a-05 Rev C.

Reason: In the interests of highway safety (Cambridge Local Plan policy 8/2).

13. 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 to 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)

14. Prior to the commencement of development above ground level, excluding below ground enabling works and foundations and with the exception of the demolition of the existing building on the site, a noise insulation / attenuation scheme as appropriate, 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) and other mitigation to reduce the level of noise experienced externally and internally at the residential units as a result of high ambient noise levels in the area (predominantly traffic noise from Mount Pleasant, Castle Street and Huntingdon, Histon and Victoria Road) shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

If the internal noise limits can only be achieved with closed windows then alternative means of both whole dwelling and or passive background / purge ventilation should be provided to allow residents to occupy the properties at all times with windows closed.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of future occupants from the high ambient noise levels in the area. (Cambridge Local Plan 2006, policy 4/13)

15. Prior to the commencement of development above ground level, excluding below ground enabling works and foundations and with the exception of the demolition of the existing building on the site, as part of a noise insulation scheme to protect future residents from road traffic noise (from Mount Pleasant, Castle Street and Huntingdon, Histon and Victoria Road) details of a mechanical ventilation / alternative ventilation scheme, that provides an alternative option to opening windows within the accommodation units / habitable rooms shall be submitted to and approved in writing by the local planning authority. Any mechanical ventilation scheme shall source air from the rear of the development away from the road. The ventilation scheme shall achieve at least 2 air changes per hour. The scheme shall be installed before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of future occupants from air pollution. (Cambridge Local Plan 2006 policy 4/13)

16. Prior to the commencement of development above ground level, excluding below ground enabling works and foundations and with the exception of the demolition of the existing building on the site, the following material samples and details of materials shall be submitted to and approved in writing by the local planning authority:

- (a) 1m x 1m sample panel of the brickwork proposed showing the detail of bonding, coursing and colour and type of jointing.
- (b) non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, colours, surface finishes/textures and relationships to glazing and roofing including recesses back from the brickwork.
- (c) Roofing materials and coping details.
- (d) Window frame types, including details of the recess back from the outer edge of the brickwork.
- (e) Rainwater goods.

The approved sample panel(s) shall be kept on site throughout the course of the development. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the external materials is acceptable and maintained throughout the development (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

17. Prior to the commencement of development above ground level, excluding below ground enabling works and foundations and with the exception of demolition of the existing building, full details of both hard and soft landscape works shall be 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 (including a plan indicating the positions, design, materials and type of boundary treatments to be erected); car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. 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; full details of all tree pits, including any in planters, hard paving and soft landscaped areas; 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).

18. Prior to the commencement of development above ground level, excluding below ground enabling works and foundations and with the exception of the demolition of the existing building on the site, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable/low carbon energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the following details:

- a) The total predicted energy requirements of the development, set out in Kg/CO2/annum.
- b) A schedule of proposed on-site renewable/low carbon energy technologies, their respective carbon reduction contributions, location, design and a maintenance programme.

The proposed renewable/low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

In the event that the approved renewable/low carbon energy technologies cannot be installed due to grid capacity issues then the requirements of this condition will be relaxed. In such a case, written evidence in the form of correspondence with the District Network Operator confirming that connection is not possible will need to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policies 8/16).

19. Prior to the installation of any external artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: In order to avoid light pollution and in the interests of residential amenity (Cambridge Local Plan 2006, policies 3/7 and 4/13).

20. Prior to the occupation of the development (or in accordance with an alternative timetable otherwise agreed in writing by the local planning authority) a Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the local planning authority and shall include the following:
- a) Details of the public art and artist commission;
 - b) Details of how the public art will be delivered, including a timetable for delivery;
 - c) Details of the location of the proposed public art on the application site;
 - d) The proposed consultation to be undertaken;
 - e) Details of how the public art will be maintained;
 - f) How the public art would be decommissioned if not permanent;
 - g) How repairs would be carried out;
 - h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 3/4 and 3/7 of the Cambridge Local Plan (2006).

21. Prior to occupation, further information shall be submitted and agreed in writing by the local planning authority in relation to the technical specification of the proposed gas fired Combined Heat and Power System, including emissions standards. Any gas fired CHP shall meet an emissions standard of:

- Spark ignition engine: less than 150 mgNO_x/Nm³
- Compression ignition engine: less than 400 mgNO_x/Nm³
- Gas turbine: less than 50 mgNO_x/Nm³

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and accords with the requirements of the National Planning Policy Framework (NPPF) and policies 4/13 and 4/14 of the Cambridge Local Plan (2006).

22. Prior to occupation, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced and retained thereafter.

Reason: In order to safeguard the amenity of future and existing occupants of buildings (Cambridge Local Plan 2006, policy 4/13).

23. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- ii. provide a management and maintenance plan for the lifetime of the development.
- iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

Reason: To prevent environmental and amenity problems arising from flooding, to comply with National Planning Policy Framework (NPPF) and to accord with the requirements of policies 3/4, 3/11, 3/12 and Policy 8/18 of the Cambridge Local Plan 2006.

24. No building hereby permitted shall be occupied until full details of facilities for the secure parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved by the Local Planning Authority in writing. The agreed facilities shall be provided in accordance with the approved details before use of the development commences and shall include power assisted doors into the internal cycle store together with secure access arrangements.

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

25. Prior to the occupation of the development, a student management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to travel advice; specific stipulations prohibiting the keeping of a car in Cambridge (excluding disabled students); check-in time slots in order to stage the impact of the check-in process; the organization of the move-in day; site security; the management of deliveries; responsibilities expected of students both inside and outside the site; the management of move-out times; maintenance cover; tenancy checks; waste management; and the external display of contact information for on-site management and emergencies. The scheme shall be managed in accordance with the approved details.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan, policies 4/13 and 7/10).

26. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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)

27. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless on specific occasions and subject to the prior written notification being given to and agreed in writing by the Local Planning Authority.

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

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

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety (Cambridge Local Plan 2006 policy 2006).

29. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.

Reason: To prevent surface water discharging to the highway
(Cambridge Local Plan policy 8/2).

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

Reason: In the interests of highway safety (Cambridge Local Plan policy 8/2).

31. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no fences, gates, walls or other means of enclosure forward of the elevations facing Castle Street/Huntingdon Road and Mount Pleasant, other than those shown on the drawings approved as part of this planning permission or a subsequent discharge of condition shall be erected within the curtilage of the buildings without the granting of specific planning permission.

Reason: In the interests of visual amenity (Cambridge Local Plan policies 3/7, 3/12 and 4/11)

32. Any trees or plants provided as part of any landscaping scheme which, within a period of 5 years from the planting date, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of the amenity of future residents of the student scheme and to ensure a suitable relationship and integration of the built development with its surroundings (Cambridge Local Plan 2006, policies 3/7, 3/11, 3/12, 4/2, 4/3, 4/4).

33. The proposed development shall be carried out in accordance with the recommendations of the Phase 1 Habitat Survey by Development Ecology.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006, policies 4/3, 4/6, 4/7 and 4/8).

34. The landscaping shall be managed in accordance with the 'Landscape Management Manual for Mount Pleasant House Rev C.' dated 22/07/16.

Reason: In the interests of visual amenity (Cambridge Local Plan 2006, policy 3/10).

35. The 'Mount Pleasant Travel Plan, Rev 1' dated July 2016 shall be carried out and become effective in accordance with its provisions within three months of first occupation of the college accommodation and shall be implemented and monitored for a period of at least five years from first occupation.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2006, policies 8/2, 8/3 and 8/4).

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>.

Hard copies can also be provided upon request

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

INFORMATIVE: The Housing Act 2004 introduced 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.

Further information may be found here:

<https://www.cambridge.gov.uk/housing-health-and-safety-rating-system>

INFORMATIVE: To satisfy the noise insulation condition for the building envelope as required above, the Council expects the scheme to achieve the internal and external noise standards recommended in BS8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice".

Internal noise standard shall be achieved in habitable rooms with external windows / doors open and closed. Where sound insulation requirements preclude the opening of windows for rapid ventilation and summer comfort acoustically treated mechanical and or passive free area ventilation may also need to be considered within the context of this internal design noise criteria.

For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq,T with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments. If these levels cannot be achieved then an acoustic barrier may be required around this amenity area.

INFORMATIVE: Demolition/Construction noise/vibration report

The noise and vibration report should include:

a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.

b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

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Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

INFORMATIVE: Traffic Management Plan

The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases (wherever possible all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The developer is advised that part of the proposed structure supports the public highway. Prior to commencement the developer must contact the Highway Authority to provide an Approval In Principle document in accordance with BD2 Volume 1 Highway Structures: Approval Procedures and General Design, Section 1 Approval Procedures of the Design Manual for Roads and Bridges.

INFORMATIVE: Accessible Rooms

The applicant's attention is drawn to the comments of the Council's Access Officer with regard to the provision of accessible rooms and rooms suitable for students with sensory impairment. SENDA (2001) for educational buildings and the 'Code of Practice (revised) for providers of post-16 education and related services' give further advice on such provision.

APPENDIX A: OFFICER ASSESSMENT FOR 16/1389/FUL

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The principle of developing the site for student accommodation is acceptable. -The design and scale of buildings is acceptable. -Appropriate mitigation for improvement to local cycling and walking provision to the site has been agreed to be secured through a S106.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is Mount Pleasant House, an office building and car park of 0.57Ha dating from 1979 which sits on the corner of Castle Street to the north and Mount Pleasant to the east. The building is arranged over four main floors of office space, below which is an undercroft car parking area which extends out into a rear landscaped car parking court for approximately for 145 cars. There is plant located on the roof. The building is constructed out of brown brick and its form is arranged around three octagonal shaped tower elements positioned at its ends and on the corner, with strong horizontal brick banding and glazing between.

- 1.2 The site is within the extreme north eastern corner of the West Cambridge Conservation Area. It is located just outside the boundary of the Castle and Victoria Conservation Area. The building is not listed or a building of local interest and is noted as a negative building in the West Cambridge Conservation Appraisal. It is within the controlled parking zone and on the edge of the air quality management area.

- 1.3 To north of the site, Chestnut House, a recent student housing development and Babbage House, an office block, face the site from across Huntingdon Road and Castle Street. To the east is

Shelly Garden, a linear modern housing development fronting onto Castle Street. Diagonally opposite and to the south east are the Storey's Almshouses, arranged in a 'T' shaped footprint fronting both Shelly Road and Mount Pleasant via a landscaped verge rising from the carriageway. These are grade II listed buildings.

- 1.4 To the south of the site is White Cottage, a Building of Local Interest. St Edmund's College lies to the south west of the site and forms part of a substantial area of landscape protected open space. The Chapel to St Edmund's is grade II listed. To the immediate west is Blackfriars Priory on Buckingham Road and to the north of this No.3 the Rectory, both Buildings of Local Interest. Between these buildings are Buckingham House, a more modern conference centre and student accommodation block and 1 Huntingdon Road, a Doctor's Surgery that has been extended to the rear. Further northwest, along Huntingdon Road is Murray Edwards College, a grade II* listed building and further still Fitzwilliam College.
- 1.5 The site is cut in from Castle Street pavement level where there is pedestrian access, with a drop down 2.5m to the undercroft car parking below. Vehicular access is from Mount Pleasant and consists of a wide bell mouth which drops down into the car parking area. There are a substantial number of trees on and adjacent to the site - particularly in the south west corner - and several tree preservation orders cover them. A former medieval stone cross, the 'Ashwickstone', is recorded on the front of the site and at the top of Castle Street but does not have any heritage status apart from its evidential value.
- 1.6 The building is very prominent from surrounding roads and from long distant views along Histon Road and Victoria Road in particular.
- 1.7 The site is not currently allocated in the Cambridge Local Plan (2006) but is designated in the emerging local plan as R17 for residential development, with an indicative capacity of 50 dwellings. The Planning Policy Manager comments on the weight to be attributed to this proposed designation in the consultation response.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the demolition of Mount Pleasant House (4,793sqm) and the erection of college accommodation comprising 243 en-suite rooms and 24 studios, with landscaping and access.
- 2.2 It is intended that the buildings would be for students with a limited number (the studios) for academic staff or postgraduate students. The application has been designed in partnership with St Edmund's College, to the south of the site, albeit planning permission is not being sought for a specific occupier due to funding restrictions.
- 2.3 The student rooms vary in size, with en-suites from 17-20sqm and studios from 23-39sqm. The en-suite rooms are typically arranged in clusters of eight with shared kitchen and dining facilities positioned on the corners and gables of the buildings. The studio apartments are self-contained and include shower rooms, kitchens and living room spaces.
- 2.4 The footprint of the main proposed buildings form a 'U' shaped block (referred to as A blocks 1-4 although all one building) on the front of the site facing Castle Street. This forms a south facing courtyard area (Court A) which is terminated by a smaller detached intermediate end block (B3). A secondary court (Court B) consists of hard and soft landscaping and is formed by this intermediate block (B3) and two other detached blocks (together referred to as B blocks 1-3). The bigger of these blocks (B2) runs along the west of the site and the smaller of the blocks (B1) is positioned to the south of the site adjacent to White Cottage.
- 2.5 The main 'U' shaped A blocks onto Castle street and Mount Pleasant are 4+1 storeys (5+1 storeys from the inner Court A due to the change in level). The B blocks towards the rear of the site are 4 storeys, stepping down to 3 storeys and 2 storeys adjacent to White Cottage.
- 2.6 The building line on Castle Street is angled away from the corner into the site, rather than being parallel with the road. This reflects the alignment of Murray Edwards and Fitzwilliam Colleges to the northwest and allows for tree planting onto the Castle Street frontage.

- 2.7 A north-south main pedestrian route is proposed from Castle Street along the eastern side of the block of buildings that form the western boundary, through the two courts and eventually linking to the St Edmund's College site, providing a direct line of view to St Edmund's Tower. The main entrance from Castle Street is proposed as an area for public art through a creative cladding arrangement. All existing 145 car parking spaces are removed and replaced with 4 disabled spaces. The access and parking court allows for refuse and service vehicle access and turning. Cycle storage for 306 cycles is provided. They are mostly located within the easterly footprint of block A alongside Mount Pleasant, which can be accessed from either its north or south sides. External cycle parking is arranged around the outside of the other B blocks as appropriate.
- 2.8 The landscaping around White Cottage is retained and enhanced. Lots of trees within the site are removed and replaced with alternative specimens. Some of the trees along the Castle Street frontage are removed, but others retained. Buildings are set 7-8m off the western boundary to allow for tree root protection.
- 2.9 The buildings would be mainly constructed from a multi-red facing brickwork with a natural mortar in stretcher bond. The gable towers of the A block would be finished in a pre-cast concrete framework with a white brick façade. The roofing elements would be finished in two tone cladding panels with an overhanging roof. Windows would be metal, have full brick depth reveals and be finished in grey.
- 2.10 The application is accompanied by the following supporting documents.
- Planning Statement
 - Design and Access Statement
 - Plans
 - Air Quality Assessment
 - Arboricultural Survey and Impact Assessment
 - Daylight and Sunlight Report
 - Drainage Strategy
 - Energy Statement
 - Flooding Sequential Test
 - Noise Assessment
 - Heritage and Archaeological Assessment

- Landscape Plans and Management Plan
- Habitat Survey
- Environmental Risk Assessment
- Statement of Community Involvement
- Sustainability Statement
- Transport Statement
- Travel Plan

2.11 The application has been subject to alteration/ design development and submission of additional documentation as follows:

- Revised plans and elevations including treatment of corner element onto Mount Pleasant and Castle Street
- Revised landscaping plans and updated arboricultural assessment
- Revised court B plans, improved overlooking and relocation of bins
- Revised daylight and sunlight report
- Additional air quality assessment information
- Additional noise and ventilation information
- Amended tracking drawings
- Revised supporting 3D images of the scheme

2.12 This has been subject to further consultation.

3.0 RELEVANT SITE HISTORY

Reference	Description	Outcome
07/0059/FUL	The installation of a telecommunications base station.	A/C
06/0134/FUL	The installation of 2no. antennas, 2 no. 300mm dishes, radio equipment housing and ancillary development.	A/C
C/04/0184	Erection of telecommunications base station including antenna and equipment cabin.	PG
C/03/0033	Installation of 3No. dual polar antennae and 4No. dishes including radio equipment cabinets on the roof.	PG
C/77/0681	Erection of office building, residential flats and provision of	A/C

	car parking facilities, Cambridge.	
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4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

	<p>Planning Obligation Strategy (March 2010)</p> <p>Public Art (January 2010)</p>
Material Considerations	<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>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge Historic Core Conservation Area Appraisal (2006)</p> <p>Castle and Victoria Road Conservation Area Appraisal (2012)</p> <p>Huntingdon Road Suburbs and Approaches Study (March 2009)</p>

5.4 Status of Proposed Submission – Cambridge Local Plan

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

instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance: 1, 3 and 46. The site is proposed to be allocated for housing in the emerging local plan as R17 and is indicated as having a capacity for 50 dwellings (see Planning Policy comment).

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 First Comment

Holding Objection: The trip generation in the Transport Assessment is accepted. There will be a beneficial reduction in car trips from the site. There will be a significant increase in pedestrian and cyclist movements. Mitigation in the form of cycle improvements need to be made in the locality of the site, including improvements to pedestrian and cycling crossing points. Mount Pleasant footway widths need to be increased to 2m.

On-site cycle parking provision in terms of quantum is acceptable and accords with the City Council's adopted standards. Suggests amendments to the internal configuration of the cycle parking to improve isle widths and the access arrangements to the cycle parking at the rear of the site.

Management arrangements for pick-up and drop-off need to be outlined.

6.2 Second Comment

Suggested mitigation in the form of a dedicated cycle link on the north side of Castle Street is proposed. The applicants are advised to work up a detailed scheme to assess its workability.

Environmental Health

6.3 First Comment

Objection: The proposed development adjoins the City's Air Quality Management Area. Raises concerns with regard to the air quality assessment and associated methodology. Seeks clarification and/or revision to the submission. Air quality will determine the potential need for mechanical ventilation with sealed window units. With the uncertainty over the results of the air quality assessment, we are unable to determine what mitigation will be required.

In the event of approval, recommends conditions in respect of: contamination; Demolition / construction hours; collections/deliveries during demolition/construction; demolition/construction noise & vibration (including piling); dust; noise assessment/insulation; ventilation; CHP plant; lighting; and various informatives.

Second Comment

- 6.4 No Objection: A revised air quality assessment has been submitted which addresses the concerns previously raised and is acceptable. Where mechanical ventilation is required, air intake for the units shall be from the roof-top level or from the rear of the block.

Refuse and Recycling

- 6.5 No objection: refuse vehicles can enter and turn to come out forward in the courtyard. Bin capacities: there should be 31 x 1100 bins in total, but there are only 14 x 1100 bins. The college will be paying for additional collections, to have a weekly or twice weekly collection. The development is acceptable in terms of waste and recycling.

Urban Design, Conservation and Landscape

6.6 First Comment

No Objection: The site layout is and collegiate typology is acceptable. White Cottage is adequately respected. Mature trees located at the boundary of the site are retained and a

landscaped buffer provided. One tree is retained along the Castle Street frontage and elsewhere new tree planting is proposed along street frontages and within the new courts. Overall the plan provides a simple, connected network of buildings and spaces designed to work with the topography of the site. The Mews Court requires amendment.

Scale and massing

The scale and massing of buildings has been revised following pre-application discussions. Building heights across the site have been reduced and all of the proposed buildings sit below the roof level of the existing Mount Pleasant House office block, staggering down adjacent to White Cottage. The scale and massing of all blocks is acceptable.

Elevations and materials

The submitted scheme includes narrow setbacks in brickwork to break up street frontages. The setbacks break the two street frontages into a series of 6 vertical “bays”. The northeast corner of House A fronting the Huntingdon Road/Mount Pleasant junction is too blank and requires amendment. The building fenestration forms a simple grid with a variety of infill panels (glass, metal, louvers). 200mm deep reveal depths are supported in design terms and helps articulate the façades.

Proposed cladding materials include multi-red facing brickwork with natural coloured mortar laid to stretcher bond. Panels of vertical stack bond brickwork are proposed for key infill panels, and timber effect fibre-cement panels and soffits are proposed for the setback upper floor levels facing surrounding streets. The proposed materials are acceptable subject to condition.

Amenity spaces

The main “green” amenity space (Court A) to be used by the occupants of the development fails to achieve the recommended levels of sunlight and is contrary to BRE guidance. It should be redesigned together with court B to improve overall amenity in terms of landscape, light and use.

6.7 Second Comment

Mews Court and Court A

The amendments remove the refuse storage previously proposed on the south elevation of the studio block, reduce the size of the driveway area and reduce the number of disabled parking spaces from 5 to 4. A new amenity space (Mews Court) has been introduced to the south of the studio block.

The sunlight assessment combines the results of both Court A and the Mews Court to conclude that together the amenity spaces meet the BRE requirements.

Court A should be a primarily a hard landscaped space with trees set within it, which would be more suitable given the shading of this space throughout the day.

The introduction of the Mews Court is welcomed and has the potential to create a successful and attractive amenity space. Recommends a landscaping condition to agree the extent of landscaping and to ensure its protection.

Building A - Corner façade to Huntingdon Road and Mount Pleasant

The amendments introduce 2 slot windows and a ventilation grill on the upper ground level and a concrete frame with three openings has been introduced on the first, second and third floor levels with kitchen/gyp room windows behind. This approach is supported, which helps articulate and add interest to this prominent corner of the building.

Senior Sustainability Officer (Design and Construction)

- 6.8 No Objection: The approach to minimising internal summer heat gains through solar glazing, the design of windows and overhangs is supported. Further information in relation to carbon calculations, brown roofs and the nature of the BREEAM pre-assessment has been provided. The officer confirms full support for the approach to sustainable design and construction and renewable/low carbon energy provision. A condition is recommended relating to renewables/low carbon energy.

Access Officer

- 6.9 No Objection: The applicants have confirmed that 14 rooms would be accessible and that this equates to 5%. The accessible rooms are distributed throughout the building and would be a mix of Part M compliant and Lifetime Homes accessible rooms. Car parking is limited to 4 disabled parking bays in the mews court with level access. Lift access is provided to all accessible rooms on the upper floors. All central spaces are fully accessible via wheelchair. Ramps would be part M compliant. The Access Officer finds the provision acceptable and has asked to have further dialogue with the architects to make some of the 'Lifetime Homes Standard' rooms suitable for students with sensory impairments. An informative has been suggested to address these issues.

Head of Streets and Open Spaces (Tree Team)

6.10 First Comment

Objection: The redevelopment provides opportunity for significant visual improvement through landscaping. The nine pollarded Poplar along the frontage are acceptable replacements and will enhance the site from Castle Street, Huntingdon Road and Victoria Road. Raises concerns about the loss of trees at the vehicular entrance on Mount Pleasant and from the garden, car park and west boundary. Revisions to the landscaping scheme, particularly in terms of the setting and impact on White Cottage, are sought. Objects to the loss of T29, a category A tree, within the car park. The level changes across the site make retention of trees difficult and replacement is a reasonable solution, however, more space needs to be given over to adequate replacement planting. Currently unable to support the proposal.

6.11 Second Comment

Following review of further correspondence with the applicants, the tree officer maintains their objection in relation to the impact on the character and appearance of Mount Pleasant. It is the trees required to be removed to accommodate the two rear blocks that will have the most negative impact on the site.

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

6.12 First Comment

Mount Pleasant footways need to be increased to 2m. The vehicular entrance to the site needs to be narrowed and redesigned to give greater priority to pedestrians by continuing the footway over the access. Pedestrian crossing points need to be improved within the vicinity of the site. To get to the site by foot from certain directions, long detours are necessary. Cyclists approaching the site from Huntingdon Road will find it difficult to access the site. Seeks clarification regarding access to the site for cyclists and cycle shelter design.

6.13 Second Comment

The Walking and Cycling officer has explored various options for improvement to access the site for cyclists with the applicants and the County Council Transport Team. This has resulted in the suggested provision of a dedicated cycle lane on Castle Street to be secured.

Cambridgeshire County Council (Flood and Water Management)

- 6.14 No Objection: Following the submission of further details in respect of the drainage proposals, the scheme is considered acceptable. Surface water can be dealt with by means of permeable paving, attenuation tanks and possibly green roofs. Surface water will be restricted to 15 l/s. Recommends surface water drainage and management conditions.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.15 No Objection: Recommends a sustainable drainage condition.

Anglian Water

- 6.16 No objection: There is sufficient foul water capacity within the sewerage network for the development. Anglian Water recommend a condition limiting the construction of hard-

standing areas until the works for the surface water strategy have been carried out.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.17 No Objection: Pre-application discussions were given on this scheme and no further comments are necessary

Defense Infrastructure Organisation (MOD)

- 6.18 No Objection

Cambridge International Airport

- 6.19 No Objection: The proposed building heights do not give rise to concern. Asks to be informed of the construction plan for the use of cranes to ensure they do not penetrate safeguarded surfaces

Historic England

- 6.20 No Objection: The application should be determined in accordance with national and local policy guidance.

Design and Conservation Panel Meeting of 8 June 2016

- 6.21 The redevelopment of Mount Pleasant House was presented to the Panel in November 2015 (unanimous verdict RED). The proposals have been fundamentally reconsidered in response to feedback and public consultation. The brief and schedule of accommodation has been re-thought with the Colleges leading to a substantial reduction in floor area, and an increase in the variety of rooms and studios and the addition of shared communal study rooms.

Amendments since last time include a smaller footprint pulled further back from the street as well as a reduction in height. The number of bedroom spaces has been reduced from 292 to 277, with 34 studio units. The revised approach to massing, elevation treatment and landscaping, reflects the changes in brief and aims to create a more appropriate response to context.

Presentation by David Emond of RH Partnership with Nicholas Hare of Nicholas Hare Architects.

The Panel's comments were as follows:

Response to Previous Comments

The Panel were most appreciative of the fundamental rethink of the design of the scheme by the client and design team and felt that good progress has been made.

Urban Opportunity

The Panel welcome the recognition of the site's collegiate form with the aspiration that it could become part of the series of post-1950 college buildings along Huntingdon Road. Further work is needed to define exactly what the presence of this new collegiate court will be. In addition, the new court completes the street frontage of St Edmund's College along Mount Pleasant and defines the end of the larger landscaped space in front of the college. An additional study of the urban forecourt of the existing college property is being undertaken concurrently, which should tie in with this design.

Corner block

The nature of the block on the corner of Huntingdon Road and Mount Pleasant and whether there was an opportunity to create a more positive gesture at this major junction was discussed. The clear definition of the corner block as proposed, includes a second entrance point which is also inflected in the landscaping to this street edge. The materials and detailing need to be particularly carefully realised to define this crucial street corner.

Materials

The language of the materials is clearly work in progress. Although the architects favour the specification of a single brick to be used throughout as in the neighbouring college buildings, the Panel suggested that there could be further exploration into the use of different brick colours textures and reflectivity in different areas of the site. Further discussions regarding the external choice of materials relate both to the site's relationship with the buildings on Huntingdon Road as well as to St

Edmunds College and buildings along Mount Pleasant. The architects should look carefully at the use of light or dark coloured materials when considering the internal courtyard elevations as seen in different light conditions.

Elevations

Overall, the treatment of the elevations is also under development. Of the internal courtyard elevations shown, the proposal for a lower level loggia with recessed glazing seemed a potentially attractive solution. The suggested special gable ends need to avoid a potentially corporate office feel in developing proposals for an elaborate louvre system.

Courtyards

The south-facing aspect of these two spaces and reduction in height of the surrounding blocks is a significant improvement in the block massing. The two internal studio blocks are important defining elements within the taller surrounding ranges and need to be carefully considered either as contrasting elements or completion of the larger forms. The Panel suggested the opportunity for a roof garden on the S block facing the College. It could not only provide a functional space for those living on the site but would provide added interest looking down from neighbouring blocks.

Relationship with White Cottage

The landscape setting for White Cottage has been much improved. The proximity and scale of the blocks adjacent to this small building appears more comfortable. The definition of the setting for this building in the overall landscape plan is welcomed.

Tenure issues

The issues of policy and principle regarding the provision of market housing with no affordable units are for Council officers to resolve and not the Panel. The Panel were keen to be assured that the current proposals are tied to designated College use and not seen as student units for letting on the open market.

Conclusion

The Panel very much appreciated the response to their previous comments. Although it is not yet fully resolved, they support the direction being taken with this scheme. Development of the materials language, for example, is only currently at a baseline level so their quality and detailed application will be key. The Panel would welcome the opportunity to evaluate some of the materials choices before final decisions are made.

VERDICT – GREEN (6), AMBER (1)

Consultations with Service Managers

- 6.22 I have consulted the following Service Managers regarding potential mitigation measures to address demands for Informal Open Space, Indoor and Outdoor Sports Facilities.

Development Manager (Streets and Open Spaces)

Informal open space: A specific S106 contribution if ARU occupy of £67,034 (plus indexation) towards the provision and/or improvement of and/or access to Informal Open Space at Alexandra Gardens is required.

Recreation Services Manager

Indoor sports: A specific S106 contribution if ARU occupy of £74,513 (plus indexation) towards the provision of improvements to and enhancements of indoor sports and leisure facilities at Chesterton Community College is required.

Outdoor sports: A specific S106 contribution if ARU occupy of £65,926 (plus indexation) towards the improvements to and enhancements of the outdoor pitches (for example better pitch drainage, ground levelling and enhancing the athletics provision on site) at Chesterton Community College is required.

Planning Policy Manager

(Officer Note: This is a significant land use issue for the site and I have copied the response in full).

6.23 'The National Planning Policy Framework (NPPF) sets out the Government's planning policy approach to achieving sustainable development. Whilst no specific reference is made to student accommodation within the NPPF, key policy principles set out in the document are relevant to informing any Local Plan policy approach. Paragraph 17 of the NPPF makes reference to every effort being made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. In particular, local planning authorities should 'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community' (paragraph 50).

The NPPF confirms that local authorities should plan positively for the knowledge industries and the development of a strong and competitive economy. Supporting higher and further education organisations is compatible with national policy aims and the proposed economic vision for the city as a centre of excellence and world leader in higher education. In supporting to ongoing success of higher and further education in Cambridge, consideration needs to be given to the provision of sufficient student accommodation to meet the ongoing needs of a range of institutions, whilst addressing the potential for distortions in the local housing market as a result of the attractiveness to developers of providing student housing.

National Planning Practice Guidance

In terms of the Government's National Planning Policy Guidance (NPPG), which was published in March 2014 immediately prior to the Council submitting its Local Plan to the Secretary of State for examination on 28 March 2014, there are two references to the provision of student accommodation.

Paragraph 3-038-20140306 of the NPPG allows for student accommodation to be counted towards the housing requirement for a district, based upon the amount of accommodation it releases from the housing market:

All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting.

Notwithstanding this advice within the NPPG, Cambridge City Council does not currently count new student accommodation towards the Council's housing requirement as there has been little evidential basis for a robust assumption that new purpose built student accommodation will result in existing shared accommodation being released into the housing market, given the large number of higher and further education institutions in Cambridge and the overall demand for student accommodation.

Additionally, the final bullet point of paragraph 2a-021-20160401 of the NPPG states that:

Local planning authorities should plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. Student housing provided by private landlords is often a lower-cost form of housing. Encouraging more dedicated student accommodation may provide low cost housing that takes pressure off the private rented sector and increases the overall housing stock. Plan makers are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside of university-provided accommodation. Plan makers should engage with universities and other higher educational establishments to better understand their student accommodation requirements.

The Council's recently commissioned and completed 'Assessment of Student Housing Demand and Supply for Cambridge City Council'³ provides information on the student accommodation requirements of a range of educational institutions in Cambridge and assists the Council in addressing

³ Cambridge Centre for Housing and Planning Research, January 2017.

this element of the NPPG. The findings of this study are discussed later in this response in relation to the emerging Local Plan.

Cambridge Local Plan 2006

The current Development Plan for Cambridge includes the following:

- Cambridge Local Plan (2006) and Proposals Map (2009);
- Cambridge East Area Action Plan (2008);
- North West Cambridge Area Action Plan (2009);
- Cambridgeshire and Peterborough Minerals and Waste Core Strategy, Minerals and Waste Site Specific Proposals Plan and Proposals Maps (2011/2012)

The relevant part of the Development Plan for this site is the adopted Cambridge Local Plan (July 2006). The North West Cambridge Area Action Plan (October 2009) is not relevant to this site as it addresses an area of the city to the north-west of this site further up Huntingdon Road. Though referred to in the applicant's Planning Statement, the Cambridgeshire and Peterborough Structure Plan 2003 is also not relevant to this site as the remaining saved policies of the structure plan fell away at the point that the Regional Spatial Strategy for the East of England (the East of England Plan) was revoked in 2013.

The Cambridge Local Plan 2006 contains a number of policies addressing the need to deliver student accommodation. Policy 7/7 deals with staff and student housing for the University of Cambridge and sets out criteria for assessing proposals. This policy identifies sites for student accommodation; explains that additional student accommodation within existing college sites will be permitted; and supports windfall student accommodation subject to meeting certain criteria. Policy 7/9 of the adopted Local Plan 2006 addresses the student accommodation needs for Anglia Ruskin University, through sites allocated for this purpose in the proposals schedule. Policy 7/10 of the adopted Local Plan 2006 supports the provision of speculative student hostels on sites that have not been allocated in the Local Plan,

but have become available during the plan period. Policy 7/10 restricts such speculative development by way of a Section 106 agreement to housing full-time students attending Anglia Ruskin University or the University of Cambridge.

The application site is not allocated for development in the adopted Local Plan. This means that the site is considered to be a windfall site in the terms of the Cambridge Local Plan 2006. While the applicant's Planning Statement confirms that the development has been designed in partnership with St Edmund's College and that the proposed lease agreement will mean that the occupier ultimately ends up owning the freehold of the site, it is understood that the accommodation may also be made available to other Colleges and Anglia Ruskin University. As such, this would indicate both Policy 7/7 and Policy 7/10 Speculative Student Hostel Accommodation of the Cambridge Local Plan 2006 should be applied as the development may accommodate University of Cambridge and Anglia Ruskin University students and university/college staff. In order to ensure that this scheme is occupied by Anglia Ruskin University or University of Cambridge full time students (see criterion a of Policy 7/10), this matter should be dealt with as part of the legal agreement for the site. It should not be occupied by other institutions during term-time, given the ongoing growth of both Anglia Ruskin University and the University of Cambridge and their established need for student accommodation. Outside term time, the units may be made available to conference delegates and/or language school students to make effective and sustainable use of the accommodation provided.

The Emerging Cambridge Local Plan

The emerging Local Plan is a material consideration in decision-making as it has been published and submitted for examination by the Secretary of State. The NPPF explains that the weight that can be given to emerging Development Plan policies depending on the stage of preparation of the plan, the extent to which there are unresolved objections and the degree of consistency with the NPPF (paragraph 216).

In relation to this site and this proposal for development, emerging Policy 3: Spatial strategy for the location of residential development addresses the level of housing required to meet the objectively assessed need for housing in the city, and emerging Policy 46: Development of student housing is positively worded and sets out criteria against which proposals for the development of student accommodation can be assessed. The emerging Local Plan identifies the allocation of the site in the emerging Local Plan as a potential residential site with capacity for 50 dwellings (reference site R17). The policies regarding the provision of housing and student accommodation and the allocation itself are subject to objections. The weight that can be accorded to the emerging Local Plan is therefore limited.

Having said this, the Council has recently commissioned the Cambridge Centre for Housing and Planning Research to undertake an *Assessment of Student Housing Demand and Supply for Cambridge City Council*. The study was identified as necessary by Cambridge City Council for the following reasons:

- Since the emerging Local Plan was submitted for examination in March 2014, a new element of the National Planning Practice Guidance was introduced in 2015 in respect of student accommodation;

- The Council has dealt with a significant appeal for student accommodation on an existing housing allocation (App/Q0505/W/15/303586) at 315 – 349 Mill Road; and

- An increasing number of applications have come forward for student accommodation, with a particular emphasis on the provision of studio units as part of sui generis student accommodation.

The study was undertaken between September and December 2016 and makes a number of recommendations. The study includes a baseline analysis of the current structure of the student population, the current accommodation used by

students, and the future plans of the different educational institutions. It analyses what the level of purpose built student accommodation (PBSA) could be if all current and potential future students were to be accommodated in PBSA, rather than, for example, in shared housing in the private rented market. In addressing the issues raised in the study, this report proposes modifications to policies and site allocations in the emerging Local Plan, including site R17: Mount Pleasant House.

The student accommodation study has identified current student numbers and projections of future student numbers (full-time) for the universities, and a large number of specialist colleges and language schools in Cambridge, and the types of courses that they are attending. This has included data collection from:

- University of Cambridge, including all 31 colleges;
- Anglia Ruskin University;
- Colleges of further education, specialist colleges and language schools, and affiliated organisations such as the colleges which form the Cambridge Theological Federation.

The data used in the analysis comes from two main sources:

- The first source is data extracted from the Higher Education Statistics Agency (HESA) returns made by the University of Cambridge and Anglia Ruskin University;
- The second source of data is an online survey that was used to collect data from individual institutions about their student profile, current accommodation provision, and future planned provision. The University of Cambridge Colleges and wider University of Cambridge were included in the study, as was Anglia Ruskin University. The non-university institutions excluded the standard school sector but included the Further Education (FE) colleges e.g. Cambridge Regional College, language schools e.g. Bell Educational Services Ltd, performing arts colleges e.g. Cambridge School of Visual and Performing Arts, theological colleges e.g. Wesley House, independent sixth forms e.g. Mander Portman Woodward and summer schools e.g. Reach Cambridge.

The student accommodation study shows that the number of students at educational institutions in Cambridge with a need for some form of accommodation is estimated at 46,132 in 2015/16. Some 91% of undergraduates, and 55% of postgraduates at the University of Cambridge are in University or College maintained accommodation, compared to 11% of undergraduates and 15% of postgraduates at Anglia Ruskin University. Excluding mature students who are less likely to be living in shared accommodation, there is an estimated current potential for 6,085 bed spaces in PBSA.

Although Anglia Ruskin University has confirmed as part of the study that it is planning to remain at the same student numbers in Cambridge for the next five to ten years, the University of Cambridge's current planning framework envisages an expansion in undergraduate numbers of 0.5% each year for the next ten years, and in postgraduate numbers of 2% per annum to 2026, with some individual Colleges having higher expansion rates than others. These growth plans lead to an estimated future potential 2,874 student bed spaces to 2026. The other institutions have an anticipated growth rate of 230 students in total to 2026. This suggests that a total of 9,189 student rooms could be built in PBSA by 2026 to address both the current and the potential future levels of student numbers. As at 31 March 2016, there were 1,281 student bed spaces in the planning pipeline. Once completed, and provided they are occupied by students, this will reduce the current level of students outside PBSA from 6,085 to 4,804, and reduces the future potential level of students outside PBSA from 9,189 student bed spaces to 7,908.

The study reports that if all current and potential future students were to be accommodated in purpose built student accommodation, there would need to be provision of 7,908 bed spaces, having taken into account student accommodation units already in the pipeline. Whilst the NPPF confirms at paragraph 17 that local authorities should consider development needs other than simply housing and employment, it should be noted

that there is no part of national planning policy that says that all students are required to be provided for in purpose built student accommodation. The student accommodation study recognises that students have different needs and that purpose built student accommodation will not be suitable for all students.

The study confirms that more than 25% of undergraduates are not housed in University/College maintained accommodation at Homerton, St Edmund's, Girton, Queens', Jesus, and Gonville and Caius Colleges. More than 30% of postgraduates are not housed in University/College maintained accommodation at Homerton, Hughes Hall, Darwin, St Edmund's, Queens', and Wolfson Colleges.

St Edmund's College currently operates considerably below accepted college norms in housing its students in its own accommodation. As the largest growth in student numbers will be in graduate students, it is the colleges that take graduate students, of which St Edmund's College is one of only six, which are under the greatest pressure. The pressure on St Edmund's is exacerbated by the fact that it is one of three 'accept all' Colleges (this means that when graduate students apply to Cambridge University they select their preferred College. The older, more well-known Colleges tend to be oversubscribed and so students are allocated to St Edmund's as an Accept All College).

In the absence of a national policy requirement to provide purpose built student accommodation, the ongoing uncertainty about needs beyond the next ten years, and the provision of student accommodation which continues to be made through both allocations and windfall sites, it is considered there is no justification to conclude that the Council's current strategy to address student accommodation in the emerging Local Plan is not reasonable.

However, the emerging Local Plan acknowledges the competing development pressures in Cambridge including student accommodation and it has always considered it

important that a balanced approach is taken within the remit of sustainable development in order to support the economic and social needs as well as quality of life and place.

Recognising the findings of the student accommodation study and in order to address the growth of the University of Cambridge, the Council has proposed a modification relating to Site R17 Mount Pleasant House to replace the indicative capacity of 50 dwelling units with 270 student bedrooms. This modification is being considered by Development Plan Scrutiny Sub Committee on 25 January 2017.'

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:

- 7 Cranwell Court
- 15 Mount Pleasant
- 72 Huntingdon Road

7.2 The representations can be summarised as follows:

-Object to the demolition of the building. It is a good example of its type (a late modernist building) and has character and presence. It is unsustainable to demolish it and a waste of raw material.

-The façade could be retained.

-The building should be converted to student accommodation, like the Study Inn.

-The proposed building is anodyne and unremarkable.

-Proctorial rules on car ownership should apply to the site.

-Not notified of the public consultation.

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. Renewable energy and sustainability
2. Principle of development
3. Context of site, design and external spaces
4. Heritage impact
5. Public Art
6. Disabled access
7. Amenity of nearby occupiers
8. Refuse arrangements
9. Highway safety and transport impact
10. Car and cycle parking
11. Environmental impact
12. Third party representations
13. Planning Obligations (s106 Agreement)

Principle of Development

8.2 The site is not allocated for a proposed use in the 2006 Local Plan. For the University of Cambridge, policy 7/7 supports windfall student accommodation subject to meeting certain criteria. Policy 7/10 supports the provision of speculative student hostels on sites that have not been allocated in the Local Plan, but have become available. 7/10 seeks to restrict speculative student development by way of a Section 106 agreement to housing full-time students attending Anglia Ruskin University or the University of Cambridge. As such, the site can be considered a windfall site.

8.3 As a windfall site for a University of Cambridge College, the amenity of adjacent residents and future occupants would not be compromised by the development. The site is adjacent to the intended main occupier, St Edmund's College. A student

management plan would ensure the accommodation is adequately supervised. Adequate provision is made on-site for students who are disabled. The proposal meets the requirements of policy 7/7. Supporting paragraph 7.41 to this policy emphasises that a positive attitude will be taken towards additional windfall student hostel sites that may come forward.

- 8.4 As a windfall site for Anglian Ruskin University (ARU), the site location is slightly less favourable in relation to the ARU campus on East Road. Nonetheless, it is located in a central location, just north of the City Centre, and is within cycling and walking distance for students and is in close proximity to shops and services. Bus services run along Castle Street and if ARU students were to occupy, use could be made of public transport. The amenity impact of ARU students would be similar to those of a College, with a likelihood of more undergraduates. Proposed condition 25 (student management plan) would apply to either university.
- 8.5 The applicants are willing to enter into a S106 agreement to ensure occupancy restrictions to these two educational institutions and restrict car ownership of students living on site. The proposal meets the criteria set out by policies 7/7 and 7/10.

Emerging Plan

- 8.6 Emerging policies 3 (Spatial Strategy) and 46 (Student Housing) are relevant. The emerging Local Plan identifies the site for residential use with a capacity for 50 dwellings. The policies regarding the provision of housing and student accommodation and the allocation itself are subject to objections. The weight that can be accorded to these policies and allocation in the emerging Local Plan is therefore limited.

Need

- 8.7 Following new National Planning Policy Guidance, the outcome of the Mill Road appeal (App/Q0505/W/15/303586) and an

increasing number of student accommodation applications, the Council has recently commissioned a student study which assesses student housing demand and supply. The assessment proposes modifications to policies and site allocations in the emerging Local Plan, including site R17: Mount Pleasant House.

- 8.8 The findings of the study are that across Cambridge's educational institutions, an estimated current need for 6,085 purpose built student rooms exists. Taking into account the growth of the student population, it estimates that by 2026 the need for additional purpose built student accommodation is likely to have risen to 9,189 student rooms. Even taking into account existing planning permissions in the pipeline, the number of purpose built bed spaces required to 2026 is estimated at 7,908.
- 8.9 In broad terms, not all students will want to be accommodated within purpose built accommodation and there is little evidence to suggest that such housing would free up housing stock for Cambridge residents. Nonetheless, the outcomes of the study suggest that the demand for purpose built student accommodation is substantial and is no less so for St Edmund's College who currently operates considerably below accepted college norms in housing its students in its own accommodation.

Conclusion

- 8.10 Adopted policy indicates the site is acceptable as a windfall site for student accommodation. The proposed allocation has limited weight in the consideration of the use of the site for general market housing. The existing and projected need for purpose built student accommodation is significant and weighs in favour of the proposal. The proposed modification to the proposed allocation in the emerging local plan indicates that an alternative use of the site for student use could be equally acceptable. The proposed land use is acceptable in principle, accords with

adopted policies 7/7 and 7/10 and would help meet identified student need in accordance with the findings of the student study and NPPG guidance.

Context of site, design and external spaces

Layout and Landscaping

- 8.11 The site layout includes a series of student buildings with two accompanying courtyards of different size and function. The first set of buildings provides a street-facing frontage onto both Castle Street and Huntington Road and continues the existing built frontage along Mount Pleasant. This creates a small, green court - Court A - separate from adjacent streets much like other collegiate courts. The Design and Conservation Panel welcome the recognition of the proposed collegiate form with the aspiration that it could become part of the series of post-1950 college buildings along Huntingdon Road.
- 8.12 The second group of buildings provide a smaller scale of development around Court B than the main/larger grouping of buildings. This second grouping is scaled down to better address the existing BLI White Cottage and provides the functional, service-based court for both parking and loading/unloading.
- 8.13 One tree is retained along the Castle Street frontage and elsewhere new tree planting is proposed along it including nine pollard semi-mature Plane trees. Landscaping is provided within the new courts. Existing tree planting around the vehicular entrance to Mount Pleasant has been retained. The Tree Officer supports the majority of the loss and replanting around the edges of the site but maintains an objection to the loss of trees within the centre of the site adjacent to White Cottage and in particular a young Dawn Redwood, a category A tree (T29) currently at 15m in height. The applicants have advised that this tree has the potential to grow up to in excess of 30m and that it would have a considerable rooting environment. They do not

consider its retention within the court as desirable. My view is that the loss of the tree is acceptable. It does not form part of a recognised vista within the Conservation Area and the loss of the redwood is acceptable given that replacement trees will be provided and that in the longer term it could cast considerable shade and impact upon the southerly courtyard space. To design a revised scheme around this tree would be to attribute too much weight to its current visual impact and contribution to the Conservation Area.

- 8.14 A direct footpath route from Castle Street to St. Edmund's College is provided in a south-east to north-west direction from Huntingdon Road. Cycle parking is well distributed through the site and each 'house' is provided an allocation of cycle parking spaces.
- 8.15 Overall the layout provides a simple, connected network of buildings and spaces designed to work with the topography of the site and is acceptable.

Scale and massing

- 8.16 All of the proposed buildings sit below the roof level of the existing Mount Pleasant House.
- 8.17 Block A is relatively long and in some areas unbroken, but with defined breaks and 'bays' created along façade lengths. It rises to 4+1 storeys on the Castle Street/Huntingdon Road and Mount Pleasant street frontages (appearing as 5+1 storeys from Court A) and forms a similar height to the parapet level to the existing Mount Pleasant House. The building steps down to 4 storeys on the east and west sides of the site adjacent to No. 1 Huntingdon Road and Mount Pleasant.
- 8.18 Buildings towards the rear of the site are 4 storeys (B2) stepping down to 3 storeys (B3) and 2 storeys (B1) at the far south east corner of the site adjacent to the White Cottage.

8.19 The approach to scale and massing is supported by both the Urban Design and Conservation Team and the Design and Conservation Panel.

Elevations and materials

8.20 The submitted scheme includes narrow setbacks in brickwork to break up street frontages. The setbacks relate to the position of movement joints and are spaced at approximately 6.5m intervals and break the two street frontages into a series of 6 vertical 『bays』 . The approach is supported.

8.21 The original comments from the Urban Design and Conservation Team raised an issue with the northeast corner of Block A fronting the Huntingdon Road/Mount Pleasant junction as being too blank. Further detailed design of the corner elevations has been undertaken and has included amendments to introduce 2 slot windows and a ventilation grill on the upper ground level and a concrete frame with three openings has been introduced on the first, second and third floor levels with kitchen/gyp room windows behind. This helps articulate and add interest to this prominent corner of the building and positively addresses the suggestion of enlivenment of this corner put forward by the Design and Conservation Panel and the comments of the Urban Design and Conservation Team.

8.22 The window system has been developed to include the necessary requirements of ventilation, day lighting and solar gain. The building fenestration forms a simple grid with a variety of infill panels (glass, metal, louvers) depending on the orientation of the windows. 200mm deep reveal depths are proposed, which will provide depth and relief to the façade.

8.23 Proposed cladding materials have been developed to respond to the predominant reddish/brown brick colour of the Huntingdon Road to Madingley Road section of the West Cambridge Conservation Area. Materials include multi-red facing brickwork with natural coloured mortar laid to stretcher

bond. Panels of vertical stack bond brickwork are proposed for key infill panels. Subject to material samples, the proposed materials are acceptable.

- 8.24 My view is that the elevations and detailing are acceptable. Condition 16 seeks approval for a range of detailed aspects of the design and the use of materials, including brickwork, windows, cladding and roofing.

Daylight and shadow impacts

Internal daylight levels

- 8.25 A BRE daylight and sunlight assessment accompanies the submitted application. The internal daylight levels are concluded as acceptable.

Amenity spaces

- 8.26 Court A together with Court B have been redesigned as part of amendments suggested by the Urban Design and Conservation Team to improve their functionality and the nature of the spaces. Taken together, they achieve the recommended levels of sunlight contained in the BRE guidance. I have recommended condition 17 to secure a detailed landscaping scheme to ensure the space is fit for purpose.

Daylight and sunlight to existing surrounding buildings

- 8.27 Daylight and sunlight assessments have been carried out to assess the impact on existing buildings adjacent to the application site. The effects on daylight and sunlight to neighbouring properties has been assessed by the Council's Urban Design and Conservation Team and is considered acceptable.

Conclusion

- 8.28 There has been a considerable dialogue with the applicant, agents and Design and Conservation Panel leading up to the submission of the application which explored a range of site layouts and building forms and heights. The submitted proposal therefore represents the culmination of an extended dialogue with the Council. The proposal sets out a simple design solution based on a student accommodation use.
- 8.29 This use heavily drives the proposed building forms, however, the proposed building typology is not uncommon within the immediate street scene in this location given the presence of several colleges. The building design, choice of materials, and overall scale and massing responds to existing constraints of topography, landscape and local context. Though the main buildings facing Mount Pleasant and Castle Street are relatively long and flat in form, they are articulated along their length through the creation of individual ‘bays’ and are softened with existing and new street tree planting.
- 8.30 The application is acceptable in terms of its layout, scale and design. Subject to conditions, the proposal complies with policies 3/4, 3/7, 3/11, 3/12, 4/3 and 4/4 of the Cambridge Local Plan (2006).

Heritage Impact

- 8.31 The site is within the extreme north eastern corner of the West Cambridge Conservation Area. It is located just outside the boundary of the Castle and Victoria Conservation Area. The building is not listed or a building of local interest and is noted as a negative building in the West Cambridge Conservation Appraisal.
- 8.32 Diagonally opposite and to the south east are the Storey’s Almshouses (grade II listed buildings).

- 8.33 To the south of the site is White Cottage, a Building of Local Interest. St Edmund's College lies to the south west of the site. The Chapel to St Edmund's is grade II listed.
- 8.34 My view is that the relatively simple form of the blocks and their moderated height will preserve the character and appearance of this part of the Conservation Area and that adjacent. The setting of the nearby listed buildings, particularly the Almshouses, would also be preserved. The lowering of scale of the blocks adjacent to White Cottage is adequately respectful of its setting and surrounding landscaping. The Design and Conservation Panel support the relationship of the blocks to White Cottage.
- 8.35 I note the third party objections on the grounds that the existing building is a landmark and has character and presence - ribbon windows and brick courses - and a good example of a late modernist building compared to other office buildings in the area. There is a suggestion that the façade is retained (like Kettles Yard) or that the building is converted (like Study Inn at Castle Court). However, there is no evidence to suggest the building was designed by a notable architect or is in fact a good example of its type. None of the consultees seek the retention of the building. The Conservation Appraisal regards Mount Pleasant as a negative building and the proposed allocation of the site does not seek its retention. I do not think the acceptance of the demolition of the building is merely a case of what is currently fashionable to keep and what is not; a number of modernist buildings within the Council's suite of Conservation Appraisals are appraised and merit attributed accordingly.
- 8.36 My view is that the proposed demolition of the existing building is acceptable in heritage terms and, having special regard to the desirability of preserving and enhancing the character or appearance of the Conservation Areas and adjacent listed buildings including their setting, the proposal accords with policies 4/10, 4/11 and 4/12 and NPPG guidance at paragraphs 126-136. No harm to these heritage assets or their setting would arise. The demolition of Mount Pleasant House does not

amount to either substantial or less than substantial harm to a heritage asset and therefore the public interest test is not necessary in this case.

Public Art

8.37 The Design and Access Statement sets out that the applicants wish to progress a scheme for looking at opportunities for using the ceiling of the main entrance archway from Huntingdon Road as a canvas for a geometrically coloured and textured public art intervention. It states that a brief will be developed to consider the materiality, jointing and fixing type and pattern of the space. Several examples of embellished roofs at Cambridge Colleges is given.

8.38 I welcome this proposal and have recommended condition 20, which seeks to secure a public art delivery plan. Subject to this condition, the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Renewable energy and sustainability

8.39 The applicant has submitted a Sustainability Appraisal. A variety of measures are proposed including:

- Targeting of BREEAM 'very good' with an aspiration of achieving an 'excellent' rating.

- The consideration given to the need to minimise internal summer heat gains and prevent overheating. Measures include building overhangs on the top floor of the main accommodation block, design of windows taking into account orientation and solar control glazing on elevations affected.

8.40 In order to meet the requirements of policy 8/16, gas fired Combined Heat and Power has been chosen as the preferred renewable energy technology choice. The approach is

supported by the Council's Sustainability Officer and is estimated to reduce carbon emissions by 15%.

- 8.41 Subject to conditions 18 and 21, the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with policies 3/1 and 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.42 The applicants have confirmed that 14 rooms would be designed as accessible rooms and are distributed throughout the buildings. They would be a mix of Part M compliant and Lifetime Homes accessible rooms. Car parking is limited to 4 disabled parking bays in the mews court with level access to all ground floor elements of the scheme. Lift access is provided to all accessible rooms on the upper floors. All central spaces are fully accessible via wheelchair. Ramps would be part M compliant. The Access Officer finds the provision acceptable and has asked to have further dialogue with the architects to make some of the 'Lifetime Homes Standard' rooms suitable for students with sensory impairment. An informative (no. 43) has been suggested to address these issues. The applicants are in agreement with this approach.

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

Amenity of Nearby Occupiers

- 8.44 The main blocks of the student accommodation (Block A) are no higher than the existing building. In terms of additional massing and visual impact, the main consideration is therefore the impact of the additional blocks ('B' blocks) proposed within the car park of Mount Pleasant House and how they relate to their neighbours.

- 8.45 Block B2 introduces new massing in the south western corner of the site. It is four storeys tall and has 15 west facing student bedroom windows above ground floor. To the immediate west of B2 is Blackfriars Priory, accessed from Buckingham Road. Blackfriars is set within substantial grounds and facing east towards block B2, it contains a number of first floor bedroom windows and a ground floor communal dining room. These face onto a 30m deep grassed lawn which in turn adjoins the boundary of the application site. The lawn is substantial and wraps around the south of Blackfriars. The boundary between Blackfriars and the site is populated with a linear form of semi-mature trees that will be retained as part of the development. The application site is marginally lower in level than Blackfriars. Block B2 is four storeys tall and is set some 7m off the boundary. Given the building-to-building distance is some 37m and the extent of landscaping in-between, my view is that block B2 would not result in any substantial harm in terms of enclosure, overlooking or loss of light.
- 8.46 To the north of Blackfriars adjacent to the site are Buckingham House, a more modern conference centre and student accommodation block and 1 Huntingdon Road, a Doctor's Surgery. Neither building relies on an easterly outlook and I do not consider the proposal would significantly affect the users of them.
- 8.47 To the south of the site is White Cottage, a Building of Local Interest. It is occupied by St Edmund's College students. The proposed return wing of block A alongside Mount Pleasant is shorter than the existing office building and the relationship of scale and space between the buildings is therefore improved. Tree planting and soft landscaping around the Cottage facing onto the car park will be retained and reinforced. To the immediate west of the Cottage is block B1, a proposed two storey student block of modest proportion. The distance between the two buildings is 6m. I do not consider any harm to the residential amenity of the occupiers of White Cottage would arise from the development.

Construction Impact

- 8.48 This is a significant proposal and its construction is likely to result in temporary noise and disturbance for nearby residents. In accordance with advice from my colleagues in Environmental Health and from the Highways Authority, I recommend a number of conditions to control the construction impact of the proposal (see proposed conditions 3-11).

Occupation and Impact

- 8.49 In terms of occupation, it is likely but not certain that St Edmund's College will be the main occupier. I have recommended condition 25 to secure the provision of a student management plan to ensure the impact of the use is appropriately managed, including term time drop-off and pick-up arrangements. Only car parking for disabled students would be allowed. The layout of the site does not allow for students other than those permitted to park within it. The S106 would secure arrangements to prevent student occupiers of the building from keeping cars. Given that the site is contained within the Controlled Parking Zone, I do not consider that it would be likely to generate any additional impact on on-street car parking.
- 8.50 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12, 7/7 and 7/10.

Refuse Arrangements

- 8.51 The Council's Waste Team has assessed the proposal. Refuse is collected from the central courtyard space off Mount Pleasant. Space is provided within the site for refuse vehicles to turn. Bin capacity has been designed for a weekly or twice weekly collection in line with existing St Edmund's College arrangements. The Waste Team find that the development is acceptable in terms of waste and recycling.

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

Highway Safety and Transport Impact

8.53 The County Council Highways Officer originally objected to the scheme on the basis that a footway south of the access was not being shown on the plans and that the Mount Pleasant frontage footway should be widened to 2m. The applicants have confirmed their agreement to both of these requests and have amended the plans accordingly. The site currently has 145 car parking spaces and the reduction to only 4 disabled spaces will result in a substantial reduction in car based trips to the site.

8.54 The County Council Transport Team has accepted the findings of the trip generation set out in the applicant's Transport Assessment. This shows that the scheme will result in a significant increase (279) in cyclist movements to and from the site. The County Council Transport Team has highlighted that mitigation – secured through a S106 agreement - in the form of cycling improvements needs to be made locally. These include improvements to pedestrian and cycling crossing points and to cycle lane facilities along Castle Street. An indicative plan of the latter of these improvements has been provided by the County Council, but a detailed scheme has not been worked-up or costed. I will report any further development of these provisions on the amendment sheet or orally at the meeting.

8.55 Subject to these provisions being secured and delivered, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2, 8/3 and 8/4.

Car and Cycle Parking

8.56 The site currently accommodates 145 car parking spaces. As a result of the development, 4 car parking for spaces for students with disabled needs will be provided together with space for a

delivery/maintenance vehicle and for space to turn. This will result in a substantial reduction in car based trips to the site. The level of provision is in accordance with the adopted standards.

8.57 Cycle parking would be provided on the site for students and staff in the form of one bicycle space for each bedspace (plus one), comprising a total of 278 spaces in dedicated, accessible and secure bicycle stores within the development; one on the eastern side of the site within the footprint of the building and one on the western side of the site in a covered shelter. These cycle parking facilities would comprise a mix of double stackers (40%) and Sheffield style hoops (60%).

8.58 Additional cycle parking in the form of 14 Sheffield stands (28 spaces) would be provided adjacent the front doors of each building for use by visitors. A total of 306 cycle parking spaces will therefore be provided.

8.59 The amount of cycle parking provision in terms of the quantum is acceptable and accords with the adopted standards. The layout of the internalised cycle park has been subject to correspondence with the Cycling and Walking Officer and has clarified that the internal isle width of 2.1m meets the City Council's guidance. It would be both accessible from Mount Pleasant and from Huntingdon Road, via stepped cycle ramps of suitable gradient and design. Access would be through power assisted doors, enabled with a swipe card. I have secured the cycle parking provision through proposed condition 24.

Environmental Impact

8.60 Environment Health officers have recommended conditions to control site contamination, demolition, construction and delivery hours, noise and vibration, dust and traffic management (conditions 3-11). These are all standard conditions and are appropriate. Conditions are also proposed to ensure the living environment for students is protected. These include road traffic

noise and pollution attenuation for student bedrooms (conditions 14-15). Both Environmental Health officers and the Council's Sustainability officer seek for a condition to ensure the proposed Combined Heat and Power system meets specified emissions standards relating to nitrogen dioxide and particulate matters given the location of the site adjacent to the Air Quality Management Area (condition 21). Other conditions seek to control plant noise insulation and lighting (conditions 19 and 22). The applicants have demonstrated that surface water can be dealt with on-site using permeable paving, attenuation tanks and potentially green roofs to store 145sqm of water and restrict discharge to 15l/s out-falling to the surface water sewer. Both Anglian Water, the Local Lead Flood Authority and the Council's Sustainable Drainage Engineer accept the applicant's proposed drainage proposals (condition 23).

8.61 These conditions all appear reasonably necessary to ensure the environmental impact of the scheme in the short to long term is mitigated.

8.62 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/13.

Third Party Representations

8.63 Issues concerning the merits of retaining the existing building are dealt with in paragraphs 8.34 - 8.35. Car parking control would be secured through the S106 set out in the subsequent paragraphs. One resident objects on the basis that they were not originally notified of the public exhibition. The applicant states that the leaflet drop for the exhibition included the address from which the objection has been made. No other matters have arisen from third parties in relation to the scheme.

Planning Obligations (s106 Agreement)

8.64 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make

an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is

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

(b) directly related to the development; and

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

8.65 In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements.

8.66 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new 'pooling' restrictions were introduced from 6 April 2015 and relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.

8.67 I have consulted the service managers who are responsible for the delivery of projects to offset the impact of development and have summarised their consultation responses in the following table which sets out the mitigation and policy remit for the following Heads of Terms:

Heads of Obligation Term	
Occupation Restriction	A specific obligation to limit the occupation of the buildings to full time students of the University of Cambridge or Anglia Ruskin University only, including provisions relating to restriction on car ownership by students, as per policy 7/10.

Highways	<p>-Pavement widening on Mount Pleasant to 2m.</p> <p>-Provision of dedicated cycling lane facility on the east side of Castle Hill, subject to detailed design, to be delivered by the applicants.</p> <p>-Possible improvement of localised pedestrian crossing-points. The County Council are yet to confirm a scheme and I will report any further correspondence on the amendment sheet or orally at the meeting.</p> <p>The highways improvements are necessary to ensure additional cycling impact arising from the development is adequately mitigated as per policies 8/2, 8/3 and 8/4.</p>
Indoor sports	<p>Indoor sports provision for University of Cambridge students is provided at the West Cambridge site and is satisfactory to meet the needs of these students from this site.</p> <p>A specific S106 contribution if Anglia Ruskin University (ARU) students occupy of £74,513 (plus indexation) towards the provision of improvements to and enhancements of indoor sports and leisure facilities at Chesterton Community College, as per policy 3/8 is sought. This is because these students do not benefit from bespoke ARU indoor sports facilities and are likely to place additional demand upon the Community College facilities.</p>
Outdoor sports:	<p>Outdoor sports provision for University of Cambridge students is provided at the West Cambridge site and as part of individual college provision in and around the City to which St Edmunds College students have sole or shared access arrangements to, including for cricket, football, rugby and boat house provision. This level of outdoor provision is satisfactory to meet</p>

	<p>the needs of these students from this site.</p> <p>A specific S106 contribution if ARU occupy of £65,926 (plus indexation) towards the improvements to and enhancements of the outdoor pitches (for example better pitch drainage, ground levelling and enhancing the athletics provision on site) at Chesterton Community College, as per policy 3/8 is sought. This is because ARU students only benefit from very limited outdoor sports facilities and would be likely to access the publicly accessible outdoor facilities provided at the Community College site.</p>
Informal open space:	<p>Very limited open space, other than landscaped courtyards, is provided on-site. The site does however adjoin St Edmunds College, which has extensive landscaped grounds and is the likely main occupier of the buildings. A specific S106 contribution if anyone other than St Edmund's College students occupies as the main occupier of £67,034 (plus indexation) is sought towards the provision and/or improvement of and/or access to informal open space at Alexandra Gardens as per policy 3/8. Alexandra Gardens is the closest area of informal open space to the site and is likely to be impacted upon by students other than those from St Edmund's College.</p>

8.68 Subject to the completion of a S106 planning obligation, 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).

9.0 CONCLUSION

9.1 The principle of the proposed development is acceptable and accords with policies 7/7 and 7/10. The proposal would help meet identified purpose built student housing need. The design, scale and visual impact of the scheme has the support of both

the Council's Urban Design and Conservation Team and the Design and Conservation Panel. The simple approach to building form and design reflects the collegiate character of this part of the City. Impacts on occupiers of adjacent buildings are all acceptable. I recommend approval.

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Agenda Item 6

PLANNING COMMITTEE

Date: 30th August 2017

Application

Number 17/0850/S73

Date Received 15th May 2017 **Officer** Mark Wadsworth

Target Date 14th August 2017
EOT 1st September 2017

Parishes/Wards QUE

Site Land To The West And South West Of Addenbrookes Campus, Robinson Way, Cambridge

Proposal Section 73 application to vary condition 26 of 06/0796/OUT to allow a variation in construction working times for the New Papworth Hospital development only. Extension of construction working hours from the currently approved 0730 to 18:00 Monday to Fridays, 08:00 to 13:00 on Saturday and at no time on Sundays, Bank or Public Holidays to 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or Public Holidays.

Applicant Skanska Construction UK Plc

SUMMARY	The proposal to extend the construction working hours to ensure the New Papworth Hospital is delivered by the agreed operational date is supported in principle, subject to the activities which take place within the extended hours not having a negative impact upon the amenity of surrounding residential occupiers. The low impact activities and safeguards proposed will ensure the proposal will not have a harmful impacts on neighbour amenity and therefore satisfies the requirements of Policy 4/13 The circumstances of this case are unique and must not set a precedent for other developments on the campus or elsewhere.
RECOMMENDATION	APPROVAL

SITE DESCRIPTION/AREA CONTEXT

- 1.1 The New Papworth hospital sits to the west of the main Addenbrooke's Campus, between Robinson Way and Francis Crick Avenue, and is part of the Addenbrooke's 2020 land released from the Green Belt in the Cambridge Local Plan 2006, and approved through outline planning permission 06/0796/OUT for the following uses: clinical research and treatment, clinical in-patient treatment and biomedical and biotech research and development. Construction of the new hospital is now well advanced.
- 1.2 Immediately to the east of the proposal, on the opposite side of Robinson Way, is the Addenbrooke's Treatment Centre while to the north and west of is the new AstraZeneca's new Research and Development Headquarters, which is also under construction.
- 1.3 In between this proposal and AstraZeneca's proposed scheme to the north lies an area of open space known as the 'Circus' which will comprise just under 3 hectares of open space as well as accommodating an extended route of the Guided Bus. Within Papworth's plot an area of land is set aside for a research institute which will link in with the main hospital. The delivery of this facility is dependent upon fundraising, and will come forward at a later stage.
- 1.4 To the south of the Papworth proposal is a Multi-Storey Car Park (known as MSCP2).
- 1.5 The nearest residential development to the site of the New Hospital is at Bell School to the southeast and Clay Farm to the west. There are no listed buildings or buildings of local interest on the site. There are existing trees on boundaries of the site with Robinson Way; none of these are covered by preservation orders. The site falls outside the controlled parking zone.

2.0 PROPOSALS

- 2.1 The existing permitted construction working hours are set out in condition 26 of the outline planning consent (06/0796/OUT) for the Cambridge Biomedical Campus (Phase 1). The existing permitted construction working hours are hereafter referred to as the 'core hours'.
- 2.2 Condition 26 is currently drafted as follows:

"Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

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

2.3 This condition applies to all developments in CBC Phase 1, both under construction and yet to come forward. Similar hours of construction restrictions have also been agreed for CBC Phase 2.

2.4 The proposed variation to the wording on Condition 26 is as follows;

"Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

In regard to New Papworth Hospital PFI only, no construction work shall be carried out or plant operated other than between the following hours: 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or Public Holidays.

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

2.5 This application seeks to extend the construction working hours in relation to the New Papworth Hospital development only and not for the entire Cambridge Biomedical Campus (Phase 1) development. These additional construction working hours are hereafter referred to as the 'extended hours'

2.6 Discharge of condition applications have also been submitted proposing to partially discharge Conditions 22 - Construction Environmental Management Plan (06/0796/COND22) and Condition 23 of 06/0796/OUT - Construction Method Statement (06/0796/COND23). Both applications relate to this S73 application to extend the Construction Working Hours.

2.7 An addendum to the Construction Environmental Management Plan (CEMP) has been submitted in support of 06/0796/COND22. The currently approved CEMP was produced by ENVIRON for Cambridge Medipark Limited while the submitted addendum (06/0796/COND22) relates only to the New Papworth Hospital and to the proposed extended hours.

2.8 The Construction Method Statement Addendum submitted in support of 06/0796/COND23 has been prepared for the extended working hours. The proposal is that a series of minor construction activities will be allowed within the extended working hours. Appendix A lists the construction activities which it is proposed to be permitted on the New Papworth Hospital development to occur during the extended hours.

2.9 No changes are sought to the hours of servicing and deliveries. These will remain as currently restricted.

3.0 SITE HISTORY

Reference	Description	Outcome	
06/796/OUT	Up to 215,000sqm floor space (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 115,000sqm of biomedical and biotech research and development (B1(b)), 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment), and 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (creches/nurseries) or sui generis uses, with no individual premises used for support activities to exceed 500sqm; new areas of public realm; landscaping; parking areas; highway works; drainage works and all other associated infrastructure.	Approved 15/12/09	with conditions
14/1411/REM	New Papworth Hospital and associated amenity space, planting, vehicular drop-off area, cycle parking, energy centre/ plant room and servicing area	Approved 03/12/14	with conditions
15/0209/NMA	Change the trigger wording of condition 3 of 14/1411/REM from a 'prior to commencement of development' condition to a 'prior to instalment of plant' condition.	Approved 16/02/15	with conditions
15/0208/NMA	Minor elevational amendments to facilitate the required emergency access and egress from the bed lift, extending and replicating the consented ground floor emergency lift lobby at first floor level	Approved 23/03/15	
16/0390/S73	Proposed design amendments to the energy centre building including; raising the basement floor level by 2 metres, increasing the overall height of the energy	Approved 08/09/16	

	centre building and modifying the profile of the flue.	
16/0808/NMA	Minor design amendments to the, fenestration, footprint of restaurant, services intake hub, cycle hoops and pavement lights, road entrance, loading bay and guard rail.	Approved 24/08/16
17/0397/S73	Proposed design amendments to the New Papworth Hospital building to allow amendments to the roof plant arrangement.	Approved 11/08/17

4.0 POLICY

4.1 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	4/13, 5/15 9/5

4.2 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 - The Use of Conditions in Planning Permissions
Area Guidelines	Cambridge Southern Fringe Area Development Framework (2006)

4.3 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.

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

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

5.0 CONSULTATIONS

Cambridgeshire County Council - Highways Development Management

5.1 No objections

Environmental Health

5.2 The City Council's Environmental Health (EH) Officers do not wish to raise any objections to the proposals. In justifying their position EH Officers have noted that the works proposed to be undertaken during the extended hours are to be internal activities only, such as, electrical installation and painting and that the building will be sealed with no openable windows which will contain any noise generated by the proposed operations within the building. Furthermore, an addendum to the Construction Method Statement (06/0796/COND23) for the proposed construction hours has been submitted separately which will restrict the activities that can occur and contain mitigation measures, controls and procedures in the event of complaints being received to minimise the impact on the amenity of the surrounding area.

Great Shelford Parish Council

5.3 No comments received

6.0 REPRESENTATIONS

6.1 This application was advertised for the statutory period and the owner/occupants of neighbouring properties have been notified directly about the proposals, including:

- South Cambridgeshire District Council
- Trumpington Residential Association

6.2 At the time of writing this report no representations have been received.

7.0 ASSESSMENT

7.1 The main issues to consider are:

- Justification for extending construction working hours
- Impact upon the amenities of the area
- Precedent

- Environmental considerations

Justification for extending construction working hours

- 7.2 The New Papworth Hospital development was approved in 3rd December 2014 under 14/1411/REM, with the existing permitted construction working hours set out in condition 26 of the outline planning consent (06/0796/OUT) for the Cambridge Biomedical Campus (Phase 1).
- 7.3 The approved construction working hours condition was imposed, to minimise the impacts of the development during construction and to protect the amenities of nearby residents in accordance with the aims of condition 4/13 of the Cambridge Local Plan 2006.
- 7.4 The approved hours are standard, and are consistent with the permitted construction working hours on other developments within the Southern Fringe and the across the wider City and Cambridgeshire as a whole.
- 7.5 The applicant, Skanska Construction UK Plc, is seeking permission to extend the construction working hours in the evenings during the week and on Saturdays and to introduce workings on Sundays from 07:00 – 16:00. In seeking to justify the proposals the applicant has argued that the New Papworth Hospital project which is an NHS Private Finance Initiative (PFI) project to which the PFI partner (Skanska) and is contractually obliged to provide a hospital to the specification of Papworth Hospital NHS Foundation Trust. The key date in the PFI Project Agreement between Papworth Hospital NHS Foundation Trust and Skanska is for practical completion of the New Hospital in February 2018.
- 7.6 The PFI contracted operational date dictates when the Papworth Hospital NHS Foundation Trust and patients will relocate from the existing Papworth Everard site to the Cambridge Biomedical Campus. The applicant has suggested that if the New Papworth Hospital is delayed from opening beyond the contractually agreed date there is the risk that there will be a period where Papworth Hospital NHS Foundation Trust at both the existing hospital at Papworth Everard and the new hospital a CBC would not be able to treat patients.
- 7.7 Although strictly not a planning consideration, the contractual requirements of the PFI agreement is an important factor to take into consideration in the determination of this application. Furthermore, the importance of ensuring that there is a continuation in the provision of specialist health service throughout the move to the new hospital is acknowledged.
- 7.8 The proposal to extend the construction working hours to ensure the New Papworth Hospital is delivered by the agreed operational date is therefore supported in principle, subject to the activities which take place within the

extended hours not having a negative impact upon the amenities of the area.

Impact upon the amenities of the area

- 7.9 Policy 4/13 of the Local Plan advises that development will only be permitted which do not lead to significant adverse effects on health. The acceptability of the proposal to extend the construction hours will be dependent upon whether the proposed permissible construction activities during the extended working hours will have an unacceptable negative impact upon the amenities of the area.
- 7.10 The applicant proposes restricting the permissible construction activities during the extended working hours to low impact minor construction activities to ensure that the development will not have an unacceptable negative impact upon the amenities of the area. Appendix A lists the construction activities permitted during the extended hours on the development.
- 7.11 The Construction Method Statement (CMS) for the New Papworth Hospital has previously been discharged. A further application has been submitted proposing an addendum to the CMS which seeks approval for the construction activities during the extended working hours only (Refer 06/0796/COND23B).
- 7.12 The activities which would only take place during the extended working hours will comprise predominantly internal fit out works such as, electrical installation and painting; all of which will take place within the main structure. The main structure will be sealed with no openable windows which will help to contain any noise generated. It is also noted that no servicing or deliveries will take place during the extended hours.
- 7.13 The addendum to the Construction Environmental Management Plan (CEMP) submitted under 06/0796/COND22 clarifies that information on contractors working on weekend extended hours, including type of work and number of individuals will be sent to Cambridge City Council and relevant liaison groups on the Friday afternoon before work commences. Condition 26 of the 06/0796/OUT will be modified which will require on the New Papworth Hospital project only that the applicant shall submit for approval on the Friday afternoon before work commences the following information on weekend extended hours including;
- type of work to be undertaken
 - number of contractors to be working on site
 - details on how contractors will travel to site.

- 7.14 The applicant also proposes establishing a series of other mitigation measures, controls and procedures in the event of complaints being received to help ensure the impact of the extended construction working hours is minimised.
- 7.15 The currently approved Construction Environmental Management Plan (CEMP) for CBC was produced by ENVIRON for Cambridge Medipark Limited approved under the 06/0796/OUT will remain unaffected by this application. A further discharge of condition application has been submitted proposing an addendum to the approved CEMP (Refer 06/0796/COND22). The submitted addendum applies only to construction work undertaken at New Papworth Hospital during the proposed extended hours, and not to any other developments on the CBC.
- 7.16 Under the addendum to the approved CEMP it clarifies that during the extended hours only controlled activities approved under Condition 23 – Construction Method Statement will be permitted and clarifies that during extended working hours;
- trade contractors will be strictly controlled
 - there will be no additional deliveries
 - no noise generating activities are proposed
 - no vibration generating activities are proposed
 - no works will require site lighting
- 7.17 The Council's Environmental Health officer is satisfied from the information provided with this application and the accompanying two discharge of condition applications (06/0796/COND22 & 06/0796/COND23B) that the works proposed to be undertaken during the extended hours will not lead to significant adverse environmental impacts.
- 7.18 Nearby residential development at Bell School to the southeast and Clay Farm to the west will not be impacted by the proposals.
- 7.19 It is considered that the low impact activities proposed to take place within the main hospital building only and the safeguards which will be in place through the two addendums to the site wide CEMP and CMS will ensure the proposal therefore satisfies the requirements of Policy 4/13.

Precedent

- 7.20 With a large number of developments taking place in close proximity to the Hospital site it is important to ensure that a precedent for longer construction working hours for other developments within the CBC and Southern Fringe is not established.
- 7.21 The contractual requirements of the New Papworth Hospital NHS PFI project (one of the last ever in the UK) and the operational risk that there might be a break in the provision of specialist health care service are

factors which Officers consider justify extending construction working hours on this project. No such justifications can be provided by other nearby developments and so the permitting an extension on this development will not establish a precedent for other developments.

Environmental considerations

- 7.22 There is a requirement under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) to undertake a screening assessment of the S73 application.
- 7.23 As part of the Screening Assessment of the scheme it has been necessary to consider the background to this application. On 15th October 2009 outline planning consent was granted under 06/0786/OUT for Phase 1 of the Cambridge Biomedical Campus, and an Environmental Statement (ES) was submitted with the application together with a series parameter plans and associated parameter plan text. Various parameter plans provided a framework within which to assess the environmental impact of the scheme, and included details which established the maximum building heights of development.
- 7.24 A screening assessment has been undertaken which has determined that the proposals will not require a further Environmental Statement under the terms of the EIA Regulations 2017.

8.0 OTHER ISSUES

- 8.1 There are no other planning issues raised by these proposals

9.0 CONCLUSIONS

- 9.1 The proposal to extend the construction working hours to ensure the New Papworth Hospital is delivered by the agreed operational date is supported in principle, subject to the activities which take place within the extended hours not having a negative impact upon the amenities of the area. The low impact activities proposed to take place within the main hospital building only and the safeguards which will be in place through the two addendums to the site wide CEMP and CMS will ensure the proposal therefore satisfies the requirements of Policy 4/13. Officers are also satisfied that this proposal will not establish a precedent for other developments.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

Start Date

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before 15 October 2021

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

Time period for Development of Reserved Matters Approvals

2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

Reserved Matters Approval for Development Phases

3. No development on any phase shall commence until approval of the details of the access, appearance, landscaping, layout and scale within that phase (hereinafter called the reserved matters) has been obtained from the Local Planning Authority in writing.

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3, 9/5).

Environmental Statement

4. The development shall be carried out in accordance with the mitigation measures set out in the Environmental Statement of October 2006, Volumes 1, 2 and 3, including Vol. 3 addendum dated June 2007 unless provided for in any other conditions attached to this planning permission.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Planning Parameters: Piazza and Circus

5. Unless otherwise agreed in writing by the Local Planning Authority, the following parameters for the proposed Piazza and Circus shall be provided:
 - a) a minimum of 46.5m width and a minimum of 6,000sqm in area for the Piazza.
 - b) a minimum of 104m in diameter and a minimum of 7,000 sqm in area for the Circus.
 - c) a maximum 1000sqm in gross floor area for buildings within the Circus.

Reason: To ensure that sufficient space is afforded to the Circus and Piazza areas to enable them to function as a strategic area of public realm within the Addenbrooke's Site and to ensure the proposal accords with approved plan PP2 (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 9/5).

Planning Parameters: Parameter Plans

6. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be substantially in accordance with the following parameters:
- a) Maximum building heights above ground level (including roof level plant but excluding flues) shall not exceed those specified on approved plan PP2.
 - b) Maximum building envelopes shall not exceed those specified on approved plan PP2.
 - c) Building lengths and widths shall accord with the maximum and minimum parameters as specified in the text to approved plan PP3.
 - d) Building heights above ground level shall be no lower than those specified on approved plan PP4.
 - e) Flue heights shall not exceed 8m as shown on approved plan PP3.
 - f) Building facades facing south onto the southern spine road shall occupy no more than 60% of their plot width, as measured from and along the southern spine road, within 12m of the boundary with the southern spine road.
 - g) West facing building facades within the allocated biomedical and biotech research and development area, shall occupy no more than 60% of their plot width, as measured from and along the 35m building line, within 9m of the boundary with the 35m building line.
 - h) Building facades which face the Boulevard (except those facades facing east onto the Boulevard north of the Cambridgeshire Guided Busway route), shall occupy between 20% and 70% of their plot width, as measured from and along the boundary with the Boulevard, within 6m of the permitted maximum building envelope extent adjacent to the Boulevard.
 - i) Building facades which face the Circus or Piazza shall exceed 60% of their plot width within 6m of the permitted maximum building envelope extent where facing the Circus or Piazza.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Planning Parameters: Strategic Gaps

7. A minimum of two gaps of at least 25m in width shall be provided within the biomedical and biotech research and development area shown on parameter plan 1 south of the Cambridgeshire Guided Busway route between buildings. The gaps shall run from the western boundary adjacent to the railway to the eastern boundary adjacent to the Boulevard and shall not be occupied by any buildings. Unless otherwise agreed in writing by the Local Planning Authority, the precise location of the first gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the first submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route and the precise location of the second gap shall be submitted to and approved in writing by the Local Planning Authority concurrently with the second submission of reserved matters for buildings within the allocated biomedical and biotech research and development area south of the Cambridgeshire Guided Busway route.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside and to ensure subsequent development responds positively to key areas of public realm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Planning Parameters: Land Use

8. Unless otherwise agreed in writing by the Local Planning Authority, land uses shall substantially accord with the land use locations as specified on approved plan PP1.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the approved plans and Environmental Statement (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

Planning Parameters: Allocation of Floorspace

9. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not exceed 215,000sqm of gross external floor space (excluding areas for plant and car parking structures. Areas for plant would include areas for plant within passive void areas between useable floor levels) and shall not exceed gross external floor space limits for the following uses:
 - a) 115,000sqm of biomedical and biotech research and development (B1(b)).
 - b) 60,000sqm for clinical research and treatment (D1 and/or clinical in-patient treatment).

c) 25,000sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses.

d) 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment).

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the description of development and Environmental Statement and to provide flexibility within the allocated floor space tolerances should Papworth Hospital decide to no longer relocate to the site and given the unknown floorspace size of Papworth Hospital (Cambridge Local Plan 2006 policy 9/5).

Planning Parameters: Ancillary Uses

10. Unless otherwise agreed in writing by the Local Planning Authority, ancillary uses for individual occupiers within use classes A1, A3, B1, D1 (crèches/nurseries) or sui generis ancillary uses shall not individually exceed 500sqm gross floor space.

Reason: To ensure the balance of uses is appropriate to the site (Cambridge Local Plan 2006 policy 9/5).

Permitted Development Restriction

11. Notwithstanding the provisions of Schedule 2, Part 2, Class A 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 erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure shall not be allowed without the granting of planning permission or reserved matters approval.

Reason: In order to safeguard the character and appearance of the development of the site (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Materials

12. No development of a building shall take place until sample panels of the materials to be used in the construction of its external surfaces has been submitted to and approved in writing by the Local Planning Authority. The panels shall show the proposed combination of external materials to be used. The development shall be constructed in accordance with the approved samples.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Levels

13. No development of a building shall take place until full details of the proposed levels of the building, associated structures and associated building plot, compared to existing levels of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved development shall be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the character and appearance of the area (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

Amenity Space Strategy

14. Concurrent with the submission of any reserved matters application for any clinical development, an Informal Amenity Space Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall examine the requirement for informal landscaped open space within the associated clinical building plot to meet the needs of visitors, patients and employees of the proposed clinical development. The size, location and timing of provision for any such space shall accompany the Strategy. The amenity space shall be provided in accordance with the approved Strategy and shall be capable of use no later than the occupation of the associated clinical development.

Reason: To ensure the needs of visitors, patients and employees associated with the clinical development of the site are adequately addressed (Cambridge Local Plan 2006 policies 3/7, 3/11, 9/3).

Ecology: Site Wide Nature Conservation Management Plan

15. The development shall be carried out in accordance with the Site Wide Nature Conservation Management Plan dated September 2010.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6 and 4/8).

Ecology: Reserved Matters Applications

16. Any reserved matters application shall demonstrate how it accords with the aims and objectives of the Nature Conservation Management Plan and shall detail which specific ecological measures are proposed and the timing for their delivery. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6 and 4/8).

Strategic Site Surface Water

17. The development shall be carried out in accordance with the Cambridge Biomedical Campus Extension Surface Water Strategy Report dated 20 October 2011.

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

Individual Site Surface Water

18. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes).

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan policy 3/1).

Ground Water

19. The development shall be carried out in accordance with the Groundwater Assessment Report Cambridge Biomedical Campus September 2011.

Reason: To safeguard the ground water spring flow of Nine Wells Local Nature Reserve (Cambridge Local Plan 2006 policy 4/6).

Surface Water Modelling: Hobson's Brook/Conduit and Vicar's Brook

20. The development shall be carried out in accordance with the Cambridge Biomedical Campus Hydraulic Modelling Report dated August 2010.

Reason: To ensure that proposed drainage for the 2020 site, combined with proposed drainage for Clay Farm, Bell School and Glebe Farm sites, do not result in any increased flooding within Hobson's Brook/Conduit and Vicar's Brook systems and that suitable mitigation is carried out if required (Cambridge Local Plan 2006 policy 3/1).

Foul Water

21. The development shall be carried out in accordance with plans: 53337/K/02 Proposed Foul Drainage Layout, 60196686/SK-03 Proposed route of plumbing main, 60196686/SK-04, 53337/K/22 Infrastructure and external services details sheet 2 (foul water), 53337/K/27 Infrastructure and external services details foul water pumping station, AO/12576 Issue C sheet 1 General Arrangement of pumps, 53337/K/30 RevZ2 pump station compound details.

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policy 8/18).

Construction Environmental Management Plan

22. The development shall be carried out in accordance with the Cambridge Biomedical Campus Extension Side Wide Construction Environmental Management Plan October 2011.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Construction Method Statement

23. Prior to the commencement of development of any approved reserved matters phase, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The CMS shall demonstrate how the construction of the reserved matters approval accords with the details of construction criteria A-U (except criteria E) of the Construction Environmental Management Plan (CEMP). In addition to criteria A-U, the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices.

Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees in writing to the variation of any detail in advance of it being undertaken.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

Detailed Waste Management Plan for Construction

24. Prior to the commencement of development of any approved reserved matters phase, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:
- a) the anticipated nature and volumes of waste.
 - b) measures to ensure the maximisation of the reuse of waste.
 - c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
 - d) any other steps to ensure the minimisation of waste during construction.
 - e) the location of facilities pursuant to criteria b/c/d.
 - f) proposed monitoring and timing of submission of monitoring reports.
 - g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (Cambridge Local Plan policy 3/1 and Cambridge City Council Sustainable Design and Construction SPD 2007).

Foundations

25. In the event that the foundations of any building require piling, prior to any piling taking place in association with that building, a method statement shall be submitted to and approved in writing by the Local Planning Authority detailing the type of piling to be used, potential noise and vibration levels at the nearest noise sensitive locations in accordance with British Standard 5228 - Part 4 and mitigation measures to be undertaken in order to safeguard the amenity of adjacent residents/occupiers. The piling mitigation shall be carried out in accordance with the approved details.

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

Construction Times

26. Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

On the New Papworth Hospital project on the developer shall submit for approval on the Friday afternoon before work commences the following information on weekend extended hours including;

- type of work to be undertaken
- number of contractors to be working on site
- details on how contractors will travel to site.

Thereafter the work on the New Papworth Hospital development during the extended hours shall be undertaken in accordance with the agreed details.

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

Collection and Delivery Times

27. Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria D of the Construction Environmental Management Plan, there shall be no collection or deliveries to the site for the purposes of construction outside the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

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

Lighting: West Facing Facades

28. Unless otherwise agreed in writing by the Local Planning Authority, except for building access points, no west facing external facades of buildings adjacent to the railway line and no south facing external facades of buildings adjacent to the southern spine road shall be directly lit by external up-lighters or down-lighters.

Reason: To safeguard the character and setting of the Green Corridor and surrounding open countryside and to encourage the continued foraging of bats (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/11, 3/12, 4/2, 4/3, 9/3 and 9/5).

Lighting: Individual Development Plots

29. Prior to the erection or installation of any outdoor lighting associated with the development of an individual building plot, a detailed outdoor lighting scheme applicable to that plot and associated building/s shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the spacing and height of lighting columns/fixings), the extent/levels of illumination over the site and on adjacent land and measures to be taken to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved details and shall thereafter be maintained as such.

Reason: In the interests of visual amenity and to ensure that the development will not result in unacceptable light pollution (Cambridge Local Plan 2006 policies 3/11, 4/13 and 4/15).

Extraction Equipment

30. No occupation of a building shall take place until details of equipment for the purpose of extraction and/or filtration of fumes, odours and/or hazardous material such as airborne bacterial and viral organisms from the building have been submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be fully installed before the use hereby permitted is commenced.

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

Insulation

31. No occupation of a building shall take place until a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the building(s) and/or plant has been submitted to and approved in writing by the Local Planning Authority. The insulation scheme shall be fully implemented before the use hereby permitted is commenced.

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

Waste

32. No development of a building shall take place until full details of on-site storage facilities for that building for trade waste, including waste for recycling, have been submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and 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, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridge Local Plan 2006 policies 3/12 and 4/13).

Contaminated Land: Assessment and Remedial Strategy

33. Notwithstanding the submitted contamination report as part of the Environmental Statement, no development of an approved reserved matters phase shall take place until a contaminated land assessment and associated remedial strategy, together with a timetable of works for that phase, have been submitted to and agreed in writing by the Local Planning Authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points.
- a) The site investigation strategy shall be carried out in accordance with the approved Geo-environmental Remediation and Mitigation Strategy (September 2011).
 - b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

- c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
- 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 fully 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 order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation (Cambridge Local Plan 2006 policy 4/13).

Contaminated land: Gas Risk

- 34. Should the contaminated land assessment and associated remedial strategy identify the presence of material with potential to generate an identifiable ground gas risk for a building, prior to the commencement of development of that building, a specification for gas protection to be incorporated into the building design to prevent build up of potentially asphyxiating gases shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the health and safety of future occupants of buildings (Cambridge Local Plan 2006, policy 4/13).

Renewable Energy: 10% Requirement

35. No development of a building shall take place until a renewable energy statement for that particular building, which demonstrates that at least 10% of the building's total predicted energy requirements will be from on-site renewable energy sources, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the total predicted energy requirements for that building in the form of an Energy Statement of the building and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of the approved building and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Renewable Energy: LDF Percentage Flexibility

36. If any reserved matters application for the development of a building is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement than 10% is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher on-site renewable energy percentage requirement specified by the new policy shall apply pursuant to condition 35. The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 35.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The Local Planning Authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005).

BREEAM and NEAT Building Standards

37. No development of a building shall take place until a pre-assessment BREEAM report or, in the case of an NHS building, a pre-assessment NEAT report, which is prepared by an approved BREEAM or NEAT assessor, indicating that the building is capable of achieving at least a 'very good' rating or above, has been submitted to and approved in writing by the Local Planning Authority. No later than 6 months after occupation of the building, a BREEAM or NEAT certificate shall be submitted to and approved in writing by the Local Planning Authority demonstrating that applicable building achieves at least a "very good" BREEAM or NEAT rating or above. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, that measure shall be applicable to the proposed building unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Tree Protection Robinson Way: Assessment Surveys

38. No development within a building plot that is within 20m of Robinson Way shall take place until a land survey, tree survey and arboricultural implications assessment, which are applicable to the associated building plot, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority: The surveys shall include:
- a) The location of all trees, shrub masses and hedges.
 - b) The location of streams, buildings and other structures, boundary features and services.
 - c) Spot heights of ground level throughout the site.
 - d) The location of trees on land adjacent to or which overhang the development site.
 - e) A categorization of trees or groups of trees for their quality and value in accordance with table 1 of the British Standard.

Reason: In the interests of accurately establishing the quality and value of trees on or adjacent to the site and the implications for development (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Method Statements and Plan

39. No development within a building plot that is within 20m of Robinson Way shall take place until an arboricultural method statement, tree constraints plan and tree protection plan, which are applicable to the associated building plot, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) Plans showing trees to be removed, identified by number.
- b) Plans showing trees to be retained, identified by number, with canopies accurately plotted.
- c) A tree constraints plan that identifies root protection areas of retained trees.
- d) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
- e) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Protective Fencing

- 40. No development within a building plot that is within 20m of Robinson Way shall take place until fencing for the protection of any retained tree within the associated building plot has been fully erected in accordance with the approved plans and particulars. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Tree Protection Robinson Way: Excavation Trenches

- 41. No development within a building plot that is within 20m of Robinson Way shall take place until full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains and public utilities) and their means of installation which pass underneath the canopy of any existing tree adjacent to Robinson Way, 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: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

Structural Landscaping: Site Wide Scheme

- 42. Structural Landscaping along the western edge of the allocated biotech and biomedical research and development area shown on parameter plan 1, south of the Cambridgeshire Guided Bus embankment shall be carried out in accordance with the following drawings:

Drawing No 1777/C42/001C: Landscape Proposals Western Boundary
Drawing No 1777/C42/003E: Tree Pit Details Longitudinal Section
Drawing No 1777/C42/004E: Tree Pit Details Cross Section
Western Boundary Landscape Specification Revision A

Unless, any alternative scheme(s) which provides a minimum 12-14m structural woodland landscaping scheme, with additional 3m x 4.8m deep tree blocks positioned at a maximum of 15m centres, in accordance with parameter plan 6 and plan 1700/SK180707.01B, along the western edge of the allocated biotech and biomedical research and development area shown on parameter plan 1, south of the Cambridgeshire Guided Bus embankment are approved through subsequent discharge of this condition by the local planning authority. Development shall then be carried out in accordance with the approved details.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside. Details for part (a) of the structural landscaping have already been agreed. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Structural Landscaping: Implementation and Replacement

43. All planting, seeding or turfing comprised in the approved structural landscaping scheme shall be fully carried out in the first planting and seeding seasons following the commencement of development of any building, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Structural Landscaping: Management Plan

44. The Management of the Structural Landscaping approved through condition 42 shall be carried out in accordance with the Cambridge Biomedical Campus Western Boundary Landscape Management Specification Revision A dated 04 November 2011.

If any alternative structural landscaping scheme is agreed through condition 42, then a replacement landscape management plan for the approved structural landscaping scheme including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the commencement of any planting. The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Schemes

45. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application for the erection of a building shall include an accompanying landscaping scheme for the associated plot. The landscaping scheme shall include full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. No development within the site for which reserved matters approval is sought shall commence until the landscaping scheme has been approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Implementation and Replacement

46. All planting, seeding or turfing comprised in the approved landscaping schemes for the individual plots shall be fully carried out in the first planting and seeding seasons following the commencement of development, or in accordance with a landscaping phasing plan that is submitted to and approved in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written consent to any variation. The landscaping shall be fully completed in accordance with the approved scheme and/or phasing plan within the respective development plot.

Reason: In order to mitigate the visual impact of the proposed development on the setting and special character of Cambridge, the retained Green Belt, the Green Corridor and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Landscaping: Development Plot Management

47. A landscape management plan for any building plot including long-term design objectives, management responsibilities and management and maintenance schedules for all landscape areas for a minimum period of 25 years, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings for which reserved matters approval is being sought. The landscape management plan shall be carried out as approved.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/6, 3/7, 3/11, 3/12, 4/2, 4/3, 9/3, and 9/5).

Earthworks

48. Prior to the commencement of development of any approved reserved matters phase, details of earthworks associated with that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed grading and mounding to existing vegetation and surrounding landform including timing. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that any earthworks are appropriate to the site context and surrounding landscape (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

Hard Landscaping

49. Unless otherwise agreed in writing by the Local Planning Authority, no development of a building shall take place until full details of hard landscape works associated with its plot have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the building hereby 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; furniture; refuse or other storage units; signs; any proposed public art.

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

Transport: The Boulevard

50. Any reserved matters application for the development of the proposed Boulevard shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:
- a) Intersections with the Addenbrooke's Access Road and Cambridgeshire Guided Bus (including details of a signalised crossing).
 - b) Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
 - c) Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's.
 - d) Details of the proposed upgrading of public footpath no.47 (or an equivalent route) within the site.
 - e) Details of all proposed cycle routes, both dedicated and on-road.
 - f) Details of all proposed materials and finishes.
 - g) Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
 - h) a planting scheme for attenuation ponds.
 - i) a single avenue of large tree planting (including specification) either side of the Boulevard.
 - j) Details of management and maintenance responsibilities for all planting.

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Transport: Southern Spine Road

51. Any reserved matters application for the development of the proposed Southern Spine Road shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:
- a. Intersections with the Addenbrooke's Access Road.
 - b. Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).

- c. Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrooke's campus.
- d. Details of all proposed cycle routes, both dedicated and on-road.
- e. Details of all proposed materials and finishes.
- f. Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- g. a half avenue of large tree and hedge planting on the northern side of the Southern Spine Road.
- h. Details of management and maintenance responsibilities for all planting.

The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Car Parking: On-Plot research and Development

- 52. On-plot car parking provision for any biotech or biomedical research and development use shall be provided at a ratio of 1 space for every 72 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of on-plot car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Clinical, Higher Education or Sui Generis (Employee)

- 53. Car parking provision for employees of any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 72 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridgeshire and Peterborough Structure Plan 2003 policies 6/1 and 9/8 and Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Clinical, Higher Education or Sui Generis (Patients and Visitors)

54. Car parking provision for patients and visitors for any clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses shall be provided at a ratio of 1 space for every 773 square metres of gross floor area measured externally or any such ratio agreed in writing with the Local Planning Authority that provides a lesser amount of car parking provision.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement, to ensure the predicted impacts of vehicular movements are not exceeded and to ensure the proposal encourages sustainable modes of transport to and from the site (Cambridge Local Plan 2006 policies 8/10 9/3, 9/5 and 10/1).

Car Parking: Disabled Spaces

55. Unless otherwise agreed in writing by the Local Planning Authority, disabled car parking spaces shall constitute at least 5% of the total number of spaces provided.

Reason: To ensure that the development provides sufficient disabled parking (Cambridge Local Plan 2006 policy 8/10).

Car Parking: Existing Modal Share

56. The submission of any reserved matters application for approval of any building shall include a summary from the Addenbrooke's Annual Travel Survey showing the current modal share for staff, patients and visitors cycling to Addenbrooke's.

Reason: To enable an accurate estimation of the modal share of people cycling to Addenbrooke's Campus (Cambridge Local Plan 2006 policy 8/6).

Car Parking: Trip Estimation

57. The submission of any reserved matters application for approval of any building shall include an estimation of the total number of staff, patients and visitors that will visit the building in a typical day.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

Car Parking: Calculation of Spaces Required

58. Unless otherwise agreed in writing by the Local Planning Authority, the submission of any reserved matters application for approval of any building shall include a quantum of cycle parking provision that is equivalent to:

a) For staff provision, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of staff cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that only 80% of staff will be on-site at any one time.

b) For patients and visitors, a level which will provide a total number of spaces which cater for at least 10% more than the existing modal share percentage of patients and visitors cycling to work as shown by the latest Addenbrooke's Annual Travel Survey. The final level of provision to be calculated shall assume that cycle parking spaces are used 3 times daily.

Reason: To ensure that the proposed level of cycling provision is appropriate to the nature of the proposed building and its use (Cambridge Local Plan 2006 policy 8/6).

Cycle Parking: Details of Facilities

59. No development of a building shall commence until details of facilities for the covered, secure parking of bicycles relevant to that building have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the building for which permission is sought and shall thereafter be retained and shall not be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

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

Archaeological

60. Notwithstanding the submitted archaeological mitigation strategy, no development of a building or material operation constituting development relating to any roadway/footpath or area of public realm shall take place until the implementation of a programme of archaeological work, in accordance with a written scheme of investigation relating to that building or material operation constituting development relating to any roadway/footpath or area of public realm, has been submitted by the applicant, approved in writing by the Local Planning Authority and carried out in accordance with the approved details.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

a) fieldwork in accordance with the agreed written scheme of investigation.

b) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in writing in advance with the Local Planning Authority).

c) completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance in writing with 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).

Shop Front Design Guide

61. Prior to the occupation of any A1 or A3 use, a tenants' shopfront design guide shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed signage protocol unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the details of development respect the character and appearance of the public realm (Cambridge Local Plan 2006 policy 3/15).

Public Realm Design Strategy

62. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application in respect of the development of the proposed Circus and Piazza, shall include a comprehensive Public Realm Design Strategy applicable to the entirety of the proposed Circus and Piazza areas. The Strategy shall set out a vision for the proposed Circus and Piazza areas and shall include detailed information and accompanying plans of the following items:

Movement Strategy

A Movement Strategy that includes:

- a) Detailed guidance on the provision of measures to promote the use of the Circus and Piazza as a space that is principally for use for pedestrians, cyclists and the Cambridgeshire Guided Bus and which limits the ability of any other vehicles to utilise the Circus and Piazza for primary access and/or service delivery requirements.
- b) A plan with cross-sections showing proposed roads, bus lanes, footpaths and cycleways (widths and specifications).
- c) Detailed design and location of speed restraint measures.

Car Parking

- a) The location of car parking spaces and measures to control their use.
- b) The location of drop-off spaces.

Drainage

A Sustainable Drainage Scheme that includes:

- a) Design standards and methodology for the implementation of a sustainable urban drainage system (using a SUD's hierarchy), including the detailed design of specific features and their maintenance/management requirements and how the system relates to the strategic management of water within the site.

Soft Landscaping

A Soft Landscaping Scheme that includes:

- a) Planting plans and written specifications/details of the species, mix, size, distribution and density of all trees/hedges/shrubs to be planted, the timing of planting and management and maintenance responsibilities.
- b) Tree locations and planting specifications where adjacent to or within the highway.
- c) The design and location of incidental green/informal spaces/enclosures.
- d) The design and location of key focal points.

Hard Landscaping

A Hard Landscaping Scheme that includes:

- a) The design and location of all bus stops and shelters.
- b) The design and location of all CCTV cameras and associated cabling.
- c) The design and location of all cycle parking stands and shelters.
- d) The design and location of all seating.
- e) The design and location of all bollards, signage and bins.
- f) Samples of paving materials and finishes.
- g) Details of carriageway materials and finishes.
- h) Proposed levels changes.
- i) A strategy for the provision of public utilities equipment which includes consultation with statutory undertakers and agreement in respect of the location and appearance of statutory undertakers' plant, compounds and associated structures.

Public Art Strategy

- a) The submission of a Public Art Strategy in accordance with the requirements of the relevant schedule of the S106 agreement and conditions 64, 65 and 66 of this permission.

Lighting

A Lighting Scheme that includes:

a) The design and location of all lighting, including amenity lighting, within the Circus and Piazza, including guidance on the height of the lighting columns and the types, colour and brightness of proposed lights, and measures to limit light pollution.

Co-ordinated Development

a) Consideration of how the proposed design and layout of the Piazza will integrate with plans and scheduling for works within the extended Piazza promoted as part of the Forum site adjacent.

b) Consideration of how the proposed design and layout of the Circus and Piazza will integrate with the Boulevard, the Cambridgeshire Guided Busway and proposed alterations to Robinson Way.

c) The provision of detailed design principles to be used to guide the detailed design of the public realm on the proposed development parcels where they adjoin the Circus and Piazza.

Phasing

a) Detailed guidance on how the provision of the Circus and Piazza and those elements that are contained within it are to be provided.

Management and Maintenance

A Management and Maintenance Strategy that identifies:

a) Responsibilities for all elements, including SUD's, contained within the Circus and Piazza.

Should the detailed design and/or location of any of the items listed not be included within the Public Realm Design Strategy, then the phased provision of such information shall be agreed in writing with the Local Planning Authority prior to the commencement of works within the Circus and Piazza. The approved Public Realm Design Strategy shall be carried out in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the intended users of the Circus and Piazza and to secure a high quality environment that is befitting the strategic importance of the space (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 8/4, 9/3 and 9/5).

Off-Site Highways Works

63. No occupation of any floorspace for clinical research and treatment (D1 and/or clinical in-patient treatment), or biomedical and biotech research and development (B1b) or higher education building under use classes B1 and D1 or sui generis medical research institute uses shall take place until the offsite highways works at Hills Road/Fendon Road/Robinson Way shall have been fully laid out and implemented in accordance the approved schemes/plans in the Highway Design Report prepared by Lanmor Consulting dated March 2015, reference 140546/DS/KTP/01 Rev C.

Reason: In order to safeguard highway safety and network capacity (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

Public Art Details

64. Where the approved Public Art Strategy secured under the S106 agreement associated with this application indicates, a reserved matters application shall include the following details of public art to be provided within that relevant phase:
- a) Details of the consultation, approval and commissioning process for artists and associated proposed public art.
 - b) Details of community engagement and consultation including measures to promote public involvement in the evolution of the public art.
 - c) Descriptions, plans and images of the public art that will be realised.
 - d) Details of how the public art complies with any approved public realm strategy for the development.
 - e) Project timescales.
 - f) Delivery mechanisms.
 - g) The total amount allocated for the proposed public art including a breakdown of the total cost of the implementation of the public art and the apportionment of the costs across its various elements, including maintenance and decommissioning costs (if applicable).

Reason: To ensure that the details of public art come forward at the appropriate stage in the planning process in accordance with the Public Art Strategy and that the proposed public art positively contributes to its context within the public realm (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Public Art Maintenance and Implementation Details

65. No development of a reserved matters phase that contains an approved element of public art within it shall commence until such time as the following implementation and maintenance details have been submitted to and approved in writing by the Local Planning Authority:
- a) Phasing and dates for the installation of the approved public art.
 - b) Legal ownership and insurance details.

- c) Responsibility for implementation.
- d) Responsibility for maintenance and maintenance schedules.
- e) Details of decommissioning including timescales and reparation (if applicable).

Reason: To ensure that details of the maintenance and implementation of public art come forward at the appropriate stage in the planning process and that details surrounding subsequent ownership, maintenance, insurance and decommissioning are thoroughly considered (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Provision and Maintenance of Public Art

66. In relation to any reserved matters phase containing an approved element of public art, the public art as defined in the S106 agreement shall be provided and managed and maintained in accordance with the approved Public Art Strategy secured under the S106 agreement and the approved public art details and the approved public art implementation and maintenance details unless otherwise agreed in writing by the Local Planning Authority. The public art shall not be moved or removed once implemented either permanently or temporarily other than in accordance with the agreed details or other written approval of the Local Planning Authority.

Reason: To ensure that the public art is implemented at an appropriate stage in the phased development of the site and that the public art once provided is properly managed and maintained (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).

Tree Protection Addenbrookes Roundabout

67. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of the Addenbrooke's roundabout upgrade development required under condition 63 of this permission. The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made.

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

New Papworth Hospital Project Only – Construction Activities Permitted During Extended Hours

68. Only the construction activities listed below shall be carried out during the extended hours hereby approved.

- a) Painting & decorating
- b) Installation of internal doors and frames
- c) Installation and commissioning of lighting
- d) Installation of ductwork insulation
- e) Installation of riser ductwork
- f) Second fix ductwork
- g) Airside commissions
- h) Vinyl flooring and walls
- i) Construction of partition walls
- j) Installation of site transformers and fluorescent lighting
- k) Installation of modular wiring units
- l) Installation of modular power lighting cables
- m) Installation of distribution boards
- n) Electrical testing and inspection
- o) Installation of power and data cables
- p) Electrical wiring
- q) Fire alarm installation
- r) Installation of copper pipe work
- s) Installation of thermal insulation of pipes and services
- t) Bracketing installation to soffits and slabs
- u) Installation of pipework
- v) Installation of ETFE roof in atrium

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

Informatives

Section 73 approval

The original outline planning permission 06/0796/OUT continues to subsist, as well as this new outline approval granted under Section 73 of the Town and Country Planning Act 1990.

Environmental Health

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

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

In relation to environmental construction noise impact we recommend the developer uses the standard the City Council requires in relation to noise levels when letting contracts, known as clause 109 Noise Control.

The developer is advised to contact the Health & Safety Executive, 14 Cardiff Road, Luton, LU1 1PP: -Tel No: 01582 444200 concerning health and safety regulation requirements associated with the construction and operational phases.

To satisfy the condition relating to noise insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) 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), 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.

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. Noise levels shall be predicted at the boundary having regard to neighbouring residential 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.

To satisfy the standard condition relating to fume filtration/extraction, it is recommended that an effective and appropriate odour/fume extract system be installed to ensure an odour nuisance is not caused to the occupiers of neighbouring premises. The system will need to deal with the two main phases of contaminants within cooking emissions: the particulate (grease, small food and smoke particles) and gaseous (odour vapour/volatile organic compounds).

It is recommended that flue terminals do not impede the final discharge termination point.

The flue / duct height should terminate at least one metre above the roof ridge level to which it is attached and a minimum operating efflux velocity of 10 to 15 metres a second should be achieved. However, the effectiveness of this system is dependent on buildings nearby. If buildings nearby are likely to have an effect on the dispersion and dilution of odour, the flue height should be at least one metre above the ridge of those buildings.

It is not likely that any significant ground remediation will be required at the site, although if any deposited materials are encountered the Local Planning Authority should be informed and the materials should be dealt with in an appropriate manner.

The applicants are advised that the ES has identified that buildings should be subject to gas protection measures to ensure any risk from the build up of dangerous gases is adequately mitigated.

Waste Management

The applicants are advised to contact Cambridgeshire County Council Waste Management Team to discuss the content of any outline or detailed Waste Management Plan prior to submission.

S106

This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). References in the conditions to the S106 agreement are references to that associated deed.

Strategic and On-Plot Surface Water Drainage Strategies

The applicants are advised that notwithstanding the submitted Flood Risk Assessment, that strategic and on-plot surface water drainage strategies should demonstrate that the minimum discharge rate from any control structure is no less than 3 l/sec. The overall discharge rate for the site to remain unchanged. Site-specific strategies shall be within the management, maintenance and responsibility of a single site-wide management company. This is to ensure that drainage within the site is strategically managed and to minimise the risk of flooding to property and land. The discharge rates shown in Appendix C revision 29/05/07 with 5 flow controls for the site with varying flow rates are acceptable, in principle, to the Environment Agency.

Trees

The applicants are advised to appoint a competent arboriculturalist to oversee the project. The arboriculturalist should monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission. All arboricultural works should be carried out by a competent tree contractor, proficient in both root zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications. The applicants are advised to arrange a pre-construction site meeting between site agent, the developer's chosen arboriculturalist and the Council's delegated arboricultural officer.

Considerate Contractors

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

Cycle Parking

The level of staff cycle parking provision for a building that is estimated to have 2,778 staff would be calculated as follows: 2,222 (or 80%) of those staff would be assumed to be on site on a typical day. The 2006 cycling mode share from the Addenbrooke's Travel Survey for staff is 25%. 10% would be added (i.e. 35%) meaning that the number of staff cycle parking spaces that would have to be provided would be 778.

The level of patient and visitor cycle parking provision for a building which is estimated to have 526 patients and visitors would be calculated as follows: The 2006 cycling mode share for patients and visitors from the Addenbrooke's Travel Survey is 3%. 10% would be added (i.e. 13%). Given that it is assumed that cycle parking spaces will turn over 3 times per day, the number of patient and visitor cycle parking spaces that would have to be provided for would be 23.

Recommended Planting Mix

The following woodland planting mixes are recommended:

East and West of the Railway Line

(to be planted at 1.5m centres in groups of 5-7 of the same species)

Species	Planting size cm	% mix
Quercus robur	Feathered 125/150	10
Fraxinus excelsior	10-12	5
Tilia cordata	10-12	5
Prunus avium	10-12	5
Taxus baccata	100/125	15
Acer campestre	Feathered 125/150	15
Ilex aquifolium	60-80	15
Crataegus monogyna	60-80	20
Corylus avellana	60-80	10

Within the woodland belt to the east of the railway line (20/20 site) the mix should be supplemented with 14-16cm girth *Tilia cordata* and *Fraxinus excelsior* trees on a double planting grid of 15m north-south as shown on plan 1700/SK180707.01B (which may or may not be staggered depending on the final design) or a grid to coincide with the wider areas of the planting belt. Within the woodland belt to the west of the railway (Hobsons Brook GC) the mix shall be supplemented as above on a planting grid to be agreed.

N.B. The planting on the west of the railway must not be compromised by the spoil deposit from Clay Farm, i.e. the bunding adjacent to the railway.

Woodland Mix for South of 20/20 adjacent to Nine Wells

(to be planted at 1.5m centres in groups of 5-7 of the same species)

Species	Planting size cm	% mix
<i>Fagus sylvatica</i>	Feathered 125/150	10
<i>Sorbus torminalis</i>	10-12	5
<i>Quercus robur</i>	Feathered 125/150	5
<i>Prunus avium</i>	12-14	5
<i>Taxus baccata</i>	100/125	15
<i>Acer campestre</i>	Feathered 175/200	15
<i>Ilex aquifolium</i>	60-80	15
<i>Crataegus monogyna</i>	60-80	20
<i>Corylus avellana</i>	60-80	10

Appendix A – Activities permitted to occur outside of core hours

Activity	Company	Location on site: hospital/energy center, interior/exterior	Method of work – Brief description	Plant/equipment to be used	Risk of Noise/Vibration/Dust Pollution followed by reasoning (control measures)
Painting – plasterboard walls	F. Harvey	Hospital only – Interior only	Paint applied to walls by spray machine	Paint spraying machine	Low risk – non solvent based paint applied indoors and no ventilation needed
Internal doors and frame installation	Jim Monks Carpentry	Hospital only – Interior only	Installation of pre-fabricated door frames – fixed with screws	Battery powered hand drill only	Low risk – interior works and prefabrication of door frames results in no cutting needing to be done on site.
Fire stopping painting to risers	Kilnbridge	Basement, Ground Floor, First Floor, Fourth Floor	Painting of risers using an airless spray gun. Ventilation from work area will need to be directed outside of building	Airless paint sprayer, generator for ventilator	Medium Risk – ventilation needed due to noxious paint. Machinery noise low. Ventilation will be via a permitted route – drawings can be supplied
Lighting commissioning	Whitecroft	Site wide internally	Testing of lighting and emergency lighting systems	Test equipment	This system will not be operated until the acoustic shielding design control measures are in place. Systems will only operate under design conditions and within the bounds of planning consent
Installation of ductwork insulation	E & S	Internal only, hospital only	Galvanized pipes insulated with Rockwool. Insulation applied by hand	MEWP for access	Low – no plant or equipment being used
Riser Ductwork installation	E & S	Internal only, hospital only	Galvanized pipes insulated with Rockwool. Insulation applied by hand	MEWP for access	Low – no plant or equipment being used
Ductwork instantiation	E & S	Internal only, Hospital only	Installation of galvanized ducts. Fixed to internal walls and slab with handheld drill and brackets	MEWP for access and handheld drill	Low risk – internal works with medium noise level low on time equipment
Second fix ductwork	E & S	Internal only, Hospital only	Installation of ceiling grills to cover ventilation. Installed with battery operated drill.	MEWP for access and handheld drill	Low risk – internal works with medium noise level low on time equipment
Airside commissions	E & S	Internal only, Hospital only	Switching on internal fans to ensure compliance they operate effectively	Air flow meter	Low risk - As per design/planning permission fans are internally located and are acoustically treated.
Vinyl flooring and wall	AC flooring	Internal, Hospital only	Applying glue and fitting vinyl floor and wall coverings	Retractable knife and hand powered spray bottle	Low risk – Glue used is hospital grade non solvent/toxic with low V.O.C content. No ventilation needed.
Partitioning walls	Astins	Internal, Hospital only	Cutting plasterboard to size with retractable knife and fitting to metal	Retractable knife and	Low risk – All work is internal with low impact tools used the

Activity	Company	Location on site: hospital/energy center, interior/exterior	Method of work – Brief description	Plant/equipment to be used	Risk of Noise/Vibration/Dust Pollution followed by reasoning (control measures)
			stud work with screws and battery powered drill. Installation of metal studwork with screws and battery powered drills – some adjustment of studwork with saws may be needed	battery powered drill. chop saw/mitre saw	majority of the time. If metal studwork is required to be cut it will take place at a dedicated cutting station within an acoustic tent (internally).
Installation of site transformers & 110v fluorescent lighting	Wingate	Internal, Hospital only	Electrical installation works requiring battery powered drill only	Hand drill	Low risk – internal electrical works resulting in minimal noise
Installation of Modular wiring units.	RED Electrical	Internal, Hospital only	Electrical installation works requiring battery powered drill only	Hand drill	Low risk – internal electrical works resulting in minimal noise
Installation of Modular Power Lighting Cables	RED Electrical	Internal, Hospital only	Electrical installation works requiring battery powered drill only	Hand drill	Low risk – internal electrical works resulting in minimal noise
Distribution Boards	RED Electrical	Internal, Hospital only	Electrical installation works requiring battery powered drill only	Hand drill	Low risk – internal electrical works resulting in minimal noise
Electrical Testing and Inspection	RED Electrical	Internal, Hospital only	Electrical testing of systems requiring non noise emitting testing equipment	Cable cutters (pliers/bolt cutters)	Low risk – internal electrical works resulting in minimal noise
Cable Installation	RED Electrical	Internal, Hospital only	Pulling of cables along electrical distribution cable trays, hand cutting of cables	Cable cutters (pliers/bolt cutters)	Low risk – internal electrical works resulting in minimal noise
Cable installation	ICS	Internal, Hospital only	Pulling of cables along electrical distribution cable trays, hand cutting of cable	Cable cutters (pliers/bolt cutters)	Low risk – internal electrical works resulting in minimal noise
Data Cable installation	Konnect	Internal, Hospital only	Pulling of cables along electrical distribution cable trays, Hand cutting of cables	Cable cutters (pliers/bolt cutters)	Low risk – internal electrical works resulting in minimal noise
Electrical wiring	optima	Internal, Hospital only	Installation of security systems - Electrical wiring. Fixing cameras with screws and battery powered drill.	Hand tools (wire cutters/strippers etc.)	Low risk – internal with no power tools used.
Fire alarm installation	Static system	Internal, Hospital only	Installation of fire alarm systems, cable pulling	Battery powered drill and wire cutters	Low risk – internal works requiring only wire placement and electronic installation
Installation of copper pipe work	JA Brooks	Internal, Hospital only	Installing pipework throughout the building and fixing with brackets where needed. Pipes cut with tube cutter or hacksaw (low noise)	Hacksaw, tube cutter, MEWP and battery powered drill.	Low risk – Pipes cut with low noise methods and all work is internal.
Thermal insulation of pipes and services	JA Brooks	Internal, Hospital only	Adding insulation to pipes	Retractable knife, MEWP	Low risk – Very low impact.
Bracketry installation to soffit and slab	JA Brooks	Internal, Hospital only	Installation of brackets to hold pipe runs in place. MEWP needed to access some areas and battery powered drill and screws to secure.	Battery powered drill, MEWP	Low risk – All works are internal. Only battery powered drills used.
Installation of pipework	Fascal	Internal, Hospital only	Installing pipework throughout the building and fixing with brackets where needed. Pipes cut with tube cutter or hacksaw (low noise) if	Hacksaw, tube cutter, MEWP and battery powered drill.	Low risk – All internal works. Larger pipes cut off site or during core hours (rare occurrence). Smaller pipes altered with low
			possible.		noise methods.
Installation of ETFE roof in atrium	Novum	Internal, Hospital only	ETFE installation on atrium roof.		Low risk - Atrium roof will be significantly below the main building's roof level and so not visible from exterior.

PLANNING COMMITTEE

DATE: 30TH AUGUST 2017

Application Number	16/1873/FUL	Agenda Item	
Date Received	24th October 2016	Officer	Charlotte Burton
Target Date	23rd January 2017		
Ward	West Chesterton		
Site	Whichcote House Springfield Road Cambridge CB4 1HY		
Proposal	Change of use and conversion of Whichcote House from student accommodation to provide 10 no. C3 (dwelling house) units. Addition of a third floor extension to provide a further 1no. 3-bed flat. Associated cycle parking, bin store, car parking and landscaping.		
Applicant	Mr Dominic Anthony c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p style="padding-left: 40px;">The proposal would not cause significant harm to the street scene and the character of the area;</p> <p style="padding-left: 40px;">The proposal would not have a significant adverse impact on residential amenity or highway safety;</p> <p style="padding-left: 40px;">The units would provide a high quality living environment for the future occupants.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site comprises Whichcote House which is a three storey building fronting Springfield Road and open space at the rear of the site onto Milton Road. There is parking at the front of the site and landscaping along the boundaries.

- 1.2 The property comprises 8 no. flats, individual study rooms, a common room, utility room and laundry facilities. The last occupation was for students or members of King's College, however the property is currently vacant.
- 1.3 There is an extant consent on the site for demolition of the existing building and the erection of a student accommodation block providing 48 no. student rooms for graduates, which was granted consent in November 2015 (15/1302/FUL). The approved scheme was for a block up to three storeys high on the Springfield Road and Milton Road frontages.
- 1.4 The site includes the area to the west of Whichcote House which is currently used as open space associated with the property. There is a current planning application (17/0489/FUL) for the erection of 3 no. terraced dwellings with associated parking, access and landscaping arrangements fronting Milton Road. This application is also due for consideration at planning committee on 30 August.
- 1.5 Springfield Road is a narrow road off Milton Road with traditional terraced properties on either side. The site is located at the northern end where the road terminates at Springfield Terrace, which connects Milton Road to Herbert Street.
- 1.6 The northern boundary of the site runs along Springfield Terrace where this is a pedestrianized lane. Nos. 1-8 Springfield terrace are two storey properties with small front gardens.
- 1.7 To the south are Nos. 37 and 39 Springfield Road which share an access. No. 37 is a traditional two storey end of terrace. No. 39 is a more recent infill development set back from the road which is attached to the rear of No. 37. The properties share a courtyard. No. 37 has extant consent for change of use from residential property (C3 use) to a bed and breakfast (C1 use) (15/2362/FUL), however it is understood that this was never implemented. Planning permission has been granted for extensions and alterations to convert No. 37 into an extension to No. 39 to create a single dwelling (17/0435/FUL).

1.8 The site is not within the conservation area. The site is outside the Controlled Parking Zone. There are no other relevant site constraints.

2.0 THE PROPOSAL

2.1 The proposal is for change of use and conversion of Whichcote House from student accommodation to provide 10 no. C3 (dwelling house) units and the addition of a third floor to provide an additional 1 no. unit, with external alterations, cycle parking, bin store, car parking and landscaping. The units would comprise:

- 2 x 1-beds
- 7 x 2-beds
- 2 x 3-beds

2.2 The third floor would increase the height of the building from approximately 8m to 10.7m. The additional storey would be set back between 2.4-3.3m from the front and side elevations and 1.4m from the rear elevation. The external materials would be zinc cladding.

2.3 The external alterations to the building include the addition of balconies on the first and second floor front and rear elevations, which was included as an amendment to the application. The balconies on the rear include screens to obscure views.

2.4 The proposal also includes the resizing of windows and amendments to the fenestration, and the addition of elements of zinc cladding on the first floor front elevation and second floor rear elevation, as well as timber cladding around the main entrance on the ground floor front elevation.

2.5 The existing trees and hedge along the Springfield Road boundary would be retained, as would the trees along the northern and southern boundaries. The landscaping would be enhanced with planting beds around the edge of the building. The existing gravel area in front of the building would be hard surfaced.

2.6 The open space at the rear would remain as communal garden. Defensible space would be laid out at the rear for the ground floor units using soft landscaping.

- 2.7 6 no. car parking spaces (including one accessible space) would be provided at the front of the site. An accessible ramp would be provided from the front around the side of the building to the rear.
- 2.8 16 no. cycle parking spaces would be provided within the ground floor with access from the front elevation, and a further 10 no. cycle parking spaces would be provided in a cycle store at the rear adjacent to the southern boundary. 2 no. visitor spaces would be provided in front of the building.
- 2.9 The existing bin store to the side of the building on the northern boundary would be retained and extended to provide communal facilities.
- 2.10 During the course of the application, amendments were submitted which included:
- Revising the description of development to include change of use;
 - Revising the application site boundary to include the area to the west and the Milton Road frontage;
 - Internal rearrangements to allow access from the building to the communal space at the rear;
 - The addition of balconies and roof terraces to the front and rear elevations.
- 2.11 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Shadow Studies
 3. Visualisations
 4. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
17/0489/FUL	Proposed erection of 3No. terrace dwellings with associated parking, access and landscaping arrangements fronting Milton Road	Pending consideration
15/1302/FUL	Demolition of existing building and construction of a	Approved subject to

	replacement graduate student accommodation building including creation of new/altere	conditions
	pedestrian and vehicular accesses and landscaping including works to trees.	
C/70/0707	Erection of block of eight flats with playroom, pram store and six studies and parking facilities.	Approved subject to conditions
C/63/0135	Use of land for erection of flats.	Approved subject to conditions

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 3/6 3/7 3/11 3/14 4/4 4/13 5/1 8/2 8/6 8/10 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, the following policies in the emerging Local Plan are of relevance and are referred to in the assessment below:

- Policy 46 – Development of student housing

6.0 CONSULTATIONS

6.1 Cambridgeshire County Council (Highways Development Control)

The proposed development increases the number of residents of the site whilst reducing the amount of off-street parking provision. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Local Planning Authority may wish to consider when assessing this application.

6.2 Urban Design and Conservation team

No objection. The proposed third floor forms a subservient extension to the main building when viewed from street level. The additional levels of overshadowing are minor compared to the existing situation and are acceptable in design terms. The amendments to the external appearance are acceptable. The internal access to the communal amenity space is supported. The balconies are supported, although details of materials are required and recommend some internal rearrangement of living spaces.

Recommended conditions:

- Material samples
- Non-masonry walling systems
- Window and door details

Landscape Architect

6.3 Initial comment

Objection. The existing access to the communal garden provides direct access from the central core and common room. The proposed red line application boundary substantially reduces the area of communal garden and fails to establish a

direct and functional relationship with all of the proposed units. Furthermore alternative private amenity spaces are only provided for the ground floor units.

6.4 Comment on revised proposal

No objection. The revised proposals provide a more direct access to the rear communal area which is acceptable. In addition, the revised plan boundary allows for the fullness of the communal area to be available as amenity space for the development. Recommended conditions:

- Hard and soft landscaping
- Landscape maintenance and management plan

6.5 **Environmental Health**

No objection. Recommended conditions to control construction hours.

6.6 **Sustainable Drainage Engineer**

No objection. Recommended condition for a surface and foul water scheme.

6.7 **Growth and Economy (Cambridgeshire County Council)**

No objection.

6.8 **Environment Agency**

No objection.

6.8 **Access Officer**

Request a lift and conversion to Code 2 (formerly Lifetime Homes) standard.

6.9 **Designing Out Crime Officer (Cambridgeshire Policy Headquarters)**

No objection.

6.10 Policy Section

Policy 5/1 Housing Provision of the Cambridge Local Plan 2006 states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. There is no policy coverage of the loss of student accommodation in the Cambridge Local Plan 2006.

The emerging Local Plan is, as a matter of principle, a material consideration. Policy 46 of the emerging Plan (as proposed to be modified) concerns the development of student accommodation. This policy confirms that the loss of existing student accommodation will be resisted unless adequate replacement accommodation is provided or it is demonstrated that the facility no longer caters for current or future needs.

The proposed development is in conflict with that emerging policy, however, that emerging policy is the subject of objections that have yet to be resolved through the Local Plan examination process. As such, and in accordance with the NPPF, policy 46 of the emerging Local Plan can attract only limited weight. Therefore, there is no in principle objection to this proposal.

6.11 Developer Contributions Monitoring Unit

Community Facilities

The proposed development is within 1 mile of the Akeman Street Community House site.

Given the scale of the proposed development on this site, and in line with the funding formula set out in the Councils Planning Obligations Strategy 2010, a specific S106 contribution of £15,068 (plus indexation) is requested towards the provision of and / or improvement of community facilities and equipment as part of the Akeman Street Community House redevelopment.

So far, the council has not agreed any other specific contributions for this project. The council has proposed, but not formally agreed two further specific contributions for this project.

Indoor Sports

The proposed development is within 400m of the Chesterton Community College sporting facility, which is on the Councils 2016/17 target list of indoor sports facilities for which specific S106 contributions may be sought in order to mitigate the impact of development. This target list was agreed by the City Councils Executive Councillor for Communities in June 2016.

Given the scale of the proposed development on this site, and in line with the funding formula set out in the Councils Planning Obligations Strategy 2010, a specific S106 contribution of £6,187 (plus indexation) is requested towards the provision of blackout blinds to the main hall to enable the provision of activities to include glow sports and beats fitness at Chesterton Community College, Gilbert Road, Cambridge CB4 3NY.

So far, the council has not agreed any other specific contributions for this project. The council has proposed, but not formally agreed two further specific contributions for this project.

Outdoor Sports

This proposed development is within 700m of Chesterton Recreation Ground, which is on the council's 2016/17 target list of outdoor sports facilities for which specific S106 contributions may be sought.

Given the scale of the proposed development on this site, and in line with the funding formula set out in the council's Planning Obligations Strategy 2010, it is proposed that the council requests £5,474 (plus indexation) for the provision of and / or improvements with regard to the pavilion extension / pitch works at Chesterton Recreation Ground.

So far, the council has proposed only one specific contribution for this project (ref 14/0790/FUL former Cambridge City Football Ground) so there is still scope for this contribution (and up to three others) to be requested. The council has though proposed, but not formally agreed two further specific contributions for this project.

Informal Open Space

This proposed development is within 700m of Chesterton Recreation Ground.

Based on the funding formula set out in the council's Planning Obligations Strategy 2010, it is proposed that the council requests £5,566 (plus indexation) for the provision of and / or improvements to informal open space at Chesterton Recreation Ground.

So far, the council has agreed only one specific contribution for this project, and proposed two further contributions, so there is still scope for this contribution (and one other) to be requested.

Play provision for children and teenagers

This proposed development is within about 800m of Chesterton Recreation Ground play area. Chesterton Recreation Ground play area is on the council's target list of facilities for which specific S106 contributions will be sought. This highlights the scope for improving the play area equipment and facilities in order to mitigate the impact of local development.

Based on the funding formula set out in the council's Planning Obligations Strategy 2010, it is proposed that the council requests £6,320 (plus indexation) for improving the play area equipment and facilities at Chesterton Recreation Ground play area.

So far, the council has not agreed any specific contributions for these projects so there is still scope for this contribution (and up to four others) to be requested. The council has though proposed, but not formally agreed one further specific contribution for this project.

6.12 County Council contributions

Awaiting comments which will be reported as an update to the committee.

- 6.13 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:

- 12A Springfield Road
- 14 Springfield Road
- 24 Springfield Road
- 28 Springfield Road
- 29 Springfield Road
- 30 Springfield Road
- 31 Springfield Road
- 32 Springfield Road
- 33 Springfield Road
- 35 Springfield Road
- 38 Springfield Road
- 40 Springfield Road
- 42 Springfield Road
- 8 Springfield Terrace
- 29 Herbert Street
- 43 Herbert Street
- Grange Farm, Wheston Tideswell, Derbyshire

7.2 The representations can be summarised as follows:

Character

- The additional storey would result in a building out of character with the surrounding terraced houses;
- Sensible and sympathetic to existing dated building;
- 'Ugly, block-like' architecture;
- Retention of trees supported, concerned about any potential loss of trees.

Residential amenity

- Overshadowing, overbearing and overlooking of Springfield Road and Springfield Terrace properties, and loss of daylight and sky;
- Inadequate parking provision and increased demand for on-street parking;
- Additional demand for car parking spaces from private residents compared to existing students;
- Restriction on car ownership required;

- Proposed third floor windows and enlarged second floor windows excessively large and would result in unacceptable overlooking;
- Noise and disturbance from future occupants;
- Waste management arrangements inadequate;
- Increase in air pollution from additional occupants;
- Impact of construction traffic and contractor parking.

Highways

- Inadequate access arrangements;
- The proposal would add significantly to two-way traffic so Springfield Road should be made one-way;
- Implications for emergency vehicle access;
- Recommend closing off the southern entrance to the site leaving only the northern entrance, which would provide one additional off-street car parking space, additional on-street parking space and improved access arrangements.
- Recommend closure of Springfield Road entrances and creation of new access from Milton Road.

Other

- Loss of greenery and habitats resulting from potential future development on the western part of the site;
- Development has commenced on site with the construction of an access from Milton Road and demolition of a large section of wall.
- Capacity of existing drainage infrastructure and surface water drainage.

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

8.0 ASSESSMENT

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

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

6. Refuse arrangements
7. Third party representations
8. Affordable housing
9. Planning Obligations (s106 Agreement)

8.2 In assessing this application, the extant consent for student accommodation comprising a three storey block granted in 2015 (15/1302/FUL) is a material consideration that I have given appropriate weight to in my assessment below.

Principle of development

8.3 The existing use is for student accommodation, which was established through the previous application on the site. The proposal includes the change of use to residential C3 (dwelling house). Thus there is a loss of student accommodation on the site amounting to 8 no. flats and 4 no. studies.

8.4 There are no policies within the adopted Cambridge Local Plan (2006) to resist the loss of student accommodation. The emerging Cambridge Local Plan 2014 replacement draft policy 46 includes provision to resist such loss unless adequate accommodation is re-provided or it is demonstrated that the facility no longer caters for current or future needs.

8.5 The emerging local plan is a material consideration, however the National Planning Policy Framework (NPPF) (2012) makes it clear that the weight that can be given to policies within emerging plans depends upon the extent to which there are unresolved objections to the draft policy (paragraph 216). Policy 46 has been the subject of objections that have yet to be resolved through the examination process. As such, the Policy Team has advised that there are no policy grounds on which to resist the loss of student accommodation in principle, and I agree with this position.

8.6 There is an extant consent on the site for a graduate student scheme which would represent an increase in the number of student rooms on the site from 30 no. beds to 48 no. beds (15/1302/FUL). This consent could be implemented subject to discharge of pre-commencement conditions, however there is no obligation for the applicant to complete the scheme. Should consent be granted for the current application, the applicant would have the option of which consent to implement. The

potential lapsing of the student accommodation consent is not a material consideration that can be given weight in the assessment of the current application.

- 8.7 Cambridge Local Plan (2006) policy 5/1 supports residential development on windfall sites, subject to the existing land use and compatibility with adjoining uses. The site is already in residential use and is situated within an established residential area, and therefore I consider that C3 (dwelling house) use and additional units could be supported in principle.
- 8.8 Cambridge Local Plan (2006) policy 3/6 requires that development of part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate developments on the remainder of the site. During the course of the application, the applicant submitted a proposal for the western part of the site. I have taken this into consideration in my assessment below.

Context of site, design and external spaces

- 8.9 Whichcote House is an anomaly within the street scene along Springfield Road and is not currently visible from Milton Road due to its position on the eastern part of the site. The existing three storey building on a large site is contrary to the fine grain of the traditional terraced properties along Springfield Road and surrounding streets. The current building is slightly higher than the ridge height of the Springfield Road and Springfield Terrace properties. In my opinion, the building is outdated and makes a poor contribution to the street scene, except for the openness and planting on the frontage.
- 8.10 The proposed additional storey would increase the height, scale and massing of the building, however it would be set back a substantial distance from the outer edge of the floor below. The result would be that the building would taper upwards. Moreover, the third floor would be constructed in zinc cladding which would reinforce this as a subservient element. There would be screens around the roof terraces, however these would be relatively low and would not add to the bulk of the building. The approved scheme (15/1302/FUL) is for a three storey building that is closer to the front of the site. For these reasons, I share the view of the Urban Design team that the scale of the resulting building would be acceptable in design terms and

would not be unduly dominant in the street scene along Springfield Road. The additional storey would not be prominent in views from Milton Road.

- 8.11 The proposed alterations to the window openings and the addition of zinc and timber cladding would enliven the appearance of the building. In my opinion, the proportions, arrangement and materials would be appropriate for the building and would not harm the character of the street. The balconies that were added during the course of the application would relate well to the projections on the existing building and would not significantly increase the bulk of the building. I have recommended the conditions requested by the Urban Design team for materials samples, non-masonry walling details and window details, and subject to this, in my opinion the proposal will enhance the appearance of the building.
- 8.12 The proposal would retain important trees and landscaping along the boundaries, and would enhance the appearance of the site through new hard landscaping at the front and planting beds around the edge of the building to soften its appearance. I have recommended the conditions requested by the Landscape Officer for a detailed hard and soft landscaping scheme and management plan to be submitted for approval. The trees along the boundaries are important to the street scene and I have recommended a condition for tree protection details to be submitted for approval in order to ensure these trees are retained.
- 8.13 The site would function well in terms of providing good internal and external access to the communal space at the rear. The cycle parking would be in a convenient location for users, and the proposal would retain and extend the existing bin store, which is acceptable. No elevations of the cycle and bin stores have been provided, so I have recommended a condition for these details to be submitted for approval.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14 and 4/4.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.15 The nearest residential neighbours are Nos. 1-8 Springfield Terrace to the north, Nos. 37 and 39 Springfield Road to the south, and Nos. 46 to 44 Milton Road to the south west. The impact on Nos. 32-42 Springfield Road on the opposite side of the street is also considered. To the north-west is Mayfair Court which would not be affected. The existing situation and the extant consent is a material consideration when assessing the impact of the current proposal on these properties.

□ Nos. 1-8 Springfield Terrace

8.16 These are two storey properties fronting the pedestrianized link from Springfield Road to Milton Road. The front elevations are south-facing towards the application site. The properties have shallow front gardens and long gardens at the rear.

8.17 The existing building has some degree of visual enclosure on the Springfield Terrace properties, particularly those at the western end of the terrace which are closer to the site, due to the orientation of the terrace. The applicant has submitted sections showing relationship with No. 1 which is the closest property. The sections show that the additional storey would only be glimpsed from ground floor windows. The top part would be visible from the first floor windows, however I do not consider that this would be so overbearing as to have a significant adverse impact on residential amenity.

8.18 The applicant has submitted shadow studies which I am satisfied demonstrate that the additional storey would not have a significant overshadowing impact on these properties.

8.19 There would be one window on the side elevation of the additional storey which would face towards the terrace. This window would be set back approximately 3.5m from the outside edge of the floor below and would serve a landing area. Due to the separation distance and elevated position of the window as well as the boundary trees which provide some screening, I am satisfied that this would not result in significant overlooking. The windows on the first floor side elevation would be enlarged. The drawings indicate the lower panel would be obscure

glazed, however I have recommended a condition for details of obscure glazed panels to be submitted for approval, which I am satisfied would secure this. There could be some oblique views from the roof terrace and second floor terraces on the front and rear elevations looking towards the terrace, and I have recommended a condition for details of screens to be submitted for approval.

□ Nos. 32-42 Springfield Road

8.20 These are two storey terraced properties fronting onto Springfield Road. The front elevations face towards the application site. The properties are set back from the edge of the pavement behind low boundary walls.

8.21 The approved three storey block (15/1302/FUL) would be higher than the existing building and would be closer to the front of the site. The proposed additional storey would be higher than this, however would be set back at least 2.4m from the edge of the floor below. The sections show that the top of the additional storey may be glimpsed from the ground floor and first floor windows of these properties, however it would not be prominent, and would not have an unacceptable overbearing impact. In my opinion, the set-back additional storey would not have a significant impact compared to the approved scheme, and would be mitigated by the retention of the trees along Springfield Road.

8.22 There would be terraces on the first floor front elevation and a roof terrace on the third floor. Views towards the front elevation of the Springfield Road properties opposite would be over 15m and would be screened by the existing trees. This would not result in an unacceptable loss of privacy compared to the existing situation. Third parties have raised concerns about loss of privacy from the enlargement of windows on the front elevation, however views are screened by the existing trees and in my opinion this would not result in a significant loss of privacy compared to the existing situation.

8.23 Due to the scale of the proposal and the orientation to the west, there would not be unacceptable overshadowing or loss of light to these properties. The applicant's shadow study indicates a small increase in the amount of shadow at 5pm on the summer

solstice (21st June), however in my opinion this would not have a significant adverse impact on residential amenity.

□ Nos. 37 & 39 Springfield Road

- 8.24 No. 37 is a two storey end-of-terrace property fronting Springfield Road. There are two windows on the first floor side elevation serving bedrooms. The property has a part single storey, part two storey rear outrigger, which includes ground and first floor windows on the side elevations serving bedrooms. The extant consent for alterations and extensions (17/0435/FUL) would replace these windows with a larger living room window on the ground floor and bedroom window on the first floor in-line with the side elevation of the main house, therefore closer to the application site. The property has a large rear dormer, which has a large window on the side cheek serving a bedroom.
- 8.25 No. 39 is a two storey dwelling set back from the road with windows on the ground and first floor east elevation facing towards No. 37 and Springfield Road. The property was built hard-up against the boundary with Whichcote House. There are no windows on the north elevation facing towards the application site. Under the extant consent 17/0435/FUL, this property would be incorporated into the same unit as No. 37.
- 8.26 Whichcote House is set back from the road so building does not overlap the two storey element of No. 37. Thus, the proposal would have no impact on the first floor windows on the side elevation. The building is to the north of the courtyard and the outrigger, the side elevation of which is approximately 7m from the boundary. The consented extensions would bring the side elevation of the outrigger closer to the boundary separated by approximately 4m. I have assessed the overbearing impact using sections and in my opinion, the additional storey would only be glimpsed from the courtyard. The top of the extension would have some visual impact on ground and first floor windows as existing and consented, however due to the separation distance and the set-back, the additional storey would be at least 10m from any windows (taking account of the consented extensions) so would not have a significant adverse overbearing impact on these windows. The proposal would not have an overbearing impact on the ground and first floor windows on the front elevation of No. 39.

8.27 The proposal would introduce one window on the side elevation of the additional third storey which would face towards these properties. This window would be set back approximately 3m from the outside edge of the floor below and behind a buffer screen and planting, so I am satisfied that this would not result in significant overlooking towards these properties or No. 35 further to the south. There would be a terrace on the second floor front elevation and I have recommended a condition for the screen to be erected on the side elevation in order to prevent views towards these properties.

8.28 Due to the orientation, there would be no additional overshadowing of these properties.

□ Nos. 46 to 44 Milton Road

8.29 These are two storey properties at the northern end of a terrace along the eastern side of Milton Road. No. 46 forms the end of the terrace and has a long rear garden which runs along the part of the southern boundary of the application site.

8.30 The balcony on the proposed first floor rear elevation would have the potential to afford views into rear gardens of Nos. 46 and 44. These views would be oblique and would be towards the rearmost part of the gardens, which are general considered to be less sensitive to overlooking. However, due to the proximity of the balcony to the site boundary, I consider some mitigation is necessary. The applicant has proposed screens to direct views away from the gardens, and I have recommended a condition for the screens to be installed prior to occupation.

8.31 There would be some oblique views from the rear window on the third floor extension, however this would be set back from the boundary and would be from a bedroom, so I am satisfied this would not result in an unacceptable loss of privacy.

8.32 I am not concerned about enclosure or loss of light to these properties resulting from the proposal.

Relationship with Milton Road units

8.33 The current proposal shows communal open space on the western part of the site, however in accordance with policy 3/6 it is necessary to consider the relationship with future potential

development on the site. The application for 4 no. residential units on the western part of the site shows private amenity spaces that would back onto Whichcote House. The distance from the rear elevation of Whichcote House to the boundary would be approximately 10m. I am satisfied that although there would be direct views from windows and balconies on the rear elevation of Whichcote House, this would not have an unacceptable degree of overlooking. The relationship in terms of enclosure and overshadowing would also be acceptable. In my opinion, this demonstrates that the current proposal would not prejudice development on the western part of the site.

Wider area

- 8.34 Third parties have raised concerns about the impact of additional demand for car parking on residential amenity. The proposal includes the retention of 6 no. car parking spaces which is the same as the existing provision, however is less than one per unit. The proposal includes 9 no. units that are either 2-bed or 3-bed so could be occupied by families, who are more likely to be use cars. This could generate additional demand for on-street car parking within the vicinity compared to the current student use. However, the car parking provision is in accordance with the Council's adopted maximum standards which seek to encourage the use of sustainable transport modes. The site is close to the city centre, to shops and services in Milton Road, and to public transport and cycle routes, so the future occupants would not be car dependent. Moreover, the existing car parking situation on surrounding streets is likely to dissuade car-ownership. For these reasons, in my opinion, the demand for on street parking would not have a significant adverse impact on residential amenity compared to the existing situation.
- 8.35 Third parties have raised concerns about the impact of noise and disturbance during construction. The Environmental Health team has recommended a condition to control construction hours. I accept this advice and have also recommended a condition to control delivery hours to the construction site, due to the constraints of the site.
- 8.36 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I

consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/13.

Amenity of future occupiers

- 8.37 The future occupants would have convenient access to an area of communal amenity space at the rear of the site. This would provide a generous amount of amenity space. In addition, the units would have access to generous balconies or terraces, except for the one-bed units. In my opinion, this would provide an acceptable level of amenity. The occupants of the one-bed units are less likely to be families who generally have more need for private amenity space. The occupants would have access to the communal amenity space, which is acceptable. I am satisfied that the proposed living space would provide an acceptable level of amenity for the future occupants.

Highway Safety

- 8.38 Third parties have raised concerns about the suitability of the existing access and the impact on Springfield Road as a result of an increase in the number of occupants on the site. The existing accesses from Springfield Road would be retained. These would provide vehicular access to the same number of car parking spaces. Thus the number of car movements to and from the site is likely to be similar to the existing situation. The Highways Authority has advised that the proposal would have an acceptable impact on highway safety, and I accept their advice. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.39 The existing 6 no. car parking spaces would be retained, including one to be converted to an accessible space. While this would be less than one car parking space per unit, this is in accordance with the adopted maximum car parking standards. I have assessed the car parking provision in terms of highway safety and residential amenity in the relevant sections above. In my opinion, there would be no policy grounds or other material considerations to recommend refusal on these grounds.

Cycle parking

- 8.40 The proposal includes 16 no. cycle parking spaces within the ground floor and a further 10 no. cycle parking spaces in a cycle store at the rear adjacent to the southern boundary. 2 no. visitor spaces would be provided in front of the building. This is in accordance with the adopted cycle parking standards. The cycle parking for residents would be secure and covered. No elevations for the cycle store at the rear have been submitted, so I have recommended a condition for these details to be submitted for approval.
- 8.41 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Refuse arrangements

- 8.42 Third parties have commented that the existing provision is inadequate and results in bins being left near to the front of the site creating an eyesore. The refuse storage and collection arrangements use the existing bins store on the northern boundary of the site, which would be extended. The stores show capacity for approximately 4760l capacity, which is in accordance with guidance. The store would meet the guidance in terms of the distance for residents, however would exceed the drag distance to the highway. The applicant has stated that the bins would be moved to and from the kerb for collection by a management company. This is a common arrangement for developments of this scale. I have some concerns about the width of the path from the bin store alongside the car parking space, however I am satisfied that this can be resolved through the landscaping condition. I have recommended a condition for management details to be submitted for approval.

Affordable housing

- 8.43 The affordable housing requirements have been considered taking the proposed development together with the application for the western part of the site which is with this same ownership. The two schemes together would provide 14 no. units on a site 0.14ha. This would be below the threshold for affordable housing set out in Cambridge Local Plan (2006) policy 5/5 and thus affordable housing is not required.

Planning Obligations (s106 Agreement)

- 8.44 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is
- (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.

- 8.45 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new 'pooling' restrictions were introduced from 6 April 2015 and relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.
- 8.46 The planning obligations have been considered taking the proposed development together with the application for the western part of the site which is with this same ownership. Should permission be granted for both schemes, then a joint S106 Agreement would be prepared. Our Legal Officer has advised there is a mechanism for this. In the event that permission is granted for the current scheme but not the proposal on the western part of the site, then only the contributions relation to this application can be sought.

City Council Infrastructure

- 8.47 The Developer Contribution Monitoring team has recommended that contributions be made to the following projects:

	Projects	Current application	Combined schemes
		16/1873/FUL	16/1873/FUL

			& 17/0489/FUL
Community Facilities	Towards the provision of and / or improvement of community facilities and equipment at part of the Akeman Street Community House redevelopment, Cambridge.	£15,068 (plus indexation)	£20,714 (plus indexation)
Indoor Sports	Towards the provision of blackout blinds to the main hall to enable the provision of activities to include glow sports and beats fitness at Chesterton Community College, Gilbert Road, Cambridge CB4 3NY.	£6,187 (plus indexation)	£9,415 (plus indexation)
Outdoor Sports	For the provision of and / or improvements with regard to the pavilion extension / pitch works at Chesterton Recreation Ground.	£5,474 (plus indexation)	£8,330 (plus indexation)
Informal Open Space	For the provision of and / or improvements to informal open space at Chesterton Recreation Ground.	£5,566 (plus indexation)	£8,470 (plus indexation)

Play provision for children and teenagers	For improving the play area equipment and facilities at Chesterton Recreation Ground play area.	£6,320 (plus indexation)	£10,112 (plus indexation)
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County Council Infrastructure

8.48 Contributions sought from the County Council will be reported as an update to the committee.

8.49 I agree with the reasoning set out in the DCMU comments that contributions towards these projects meet the requirements of the CIL regulations. 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. Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridge Local Plan (2006) policy 10/1 and the Planning Obligation Strategy 2010.

Third Party Representations

8.50 I have addressed third party concerns as follows:

Representation	Response
Context	
The additional storey would result in a building out of character with the surrounding terraced houses;	The Urban Design team supports the scale and massing in design terms and I accept their advice.
Sensible and sympathetic to existing dated building;	Noted.
'Ugly, block-like' architecture;	The scale and proportions relate well to the existing building and would enhance its appearance. The materials and details can be controlled through conditions.
Retention of trees supported,	I have recommended a

concerned about any potential loss of trees.	condition for tree protection measures to be submitted for approval in order to minimise harm to the trees.
Residential amenity	
Overshadowing, overbearing and overlooking of Springfield Road and Springfield Terrace properties, and loss of daylight and sky;	See paragraphs 8.15-8.32.
Inadequate parking provision and increased demand for on-street parking;	See paragraphs 8.34 and 8.39.
Additional demand for car parking spaces from private residents compared to existing students;	See paragraphs 8.34 and 8.39.
Restriction on car ownership required;	This is not required for the reasons set out in paragraphs 8.34 and 8.39.
Proposed third floor windows and enlarged second floor windows excessively large and would result in unacceptable overlooking;	See paragraphs 8.19, 8.22, 8.27, 8.30-8.31.
Noise and disturbance from future occupants;	Whichcote House sits within a large plot and there is ample space between the building and neighbours so that it would not result in unacceptable noise at the boundaries. Due to the limited car parking, I am satisfied that the noise and disturbance from additional trips generated to and from the site would not have a significant harmful impact on residential amenity.
Waste management arrangements inadequate;	I am satisfied with the capacity of the bin provision and that the details of the bin store and access to the kerb

	can be controlled through conditions. The applicant has confirmed that a waste
Increase in air pollution from additional occupants;	The Environmental Health team has not raised a concern in this regard. I do not consider that the impact from the additional occupants would have a significant impact compared to the existing situation.
Impact of construction traffic and contractor parking.	The Highways Authority has not recommended a condition for a construction management plan for highway safety reasons. Due to the scale of the proposed works and the fact that there is access into the site, I do not consider it to be necessary to impose a condition for amenity reasons. I have recommended the condition to control construction and delivery hours, which in my opinion is sufficient.
Highways	
Inadequate access arrangements;	The access arrangements would be the same as existing and the same number of car parking spaces would be retained, so there would be no additional highway safety impact. The Highways Authority has not objected to the proposal.
The proposal would add significantly to two-way traffic so Springfield Road should be made one-way;	As above, the Highways Authority has not recommended that this would be necessary in order to mitigate any impact on highway safety, and I accept this advice.
Implications for emergency	Any additional demand for on-

vehicle access;	street parking resulting from the proposed development would be unlikely to have a significant additional impact that would affect access along Springfield Road compared to the existing situation.
Recommend closing off the southern entrance to the site leaving only the northern entrance, which would provide one additional off-street car parking space, additional on-street parking space and improved access arrangements.	I must assess the plans as submitted which do not include the closing off of one of the entrances. The Highways Authority has not recommended that this would be necessary in order to mitigate any impact on highway safety, and I accept this advice.
Recommend closure of Springfield Road entrances and creation of new access from Milton Road.	I must assess the plans as submitted which do not include the closing off of the Springfield Road accesses. The Highways Authority has not recommended that this would be necessary in order to mitigate any impact on highway safety, and I accept this advice.
Other	
Loss of greenery and habitats resulting from potential future development on the western part of the site;	The current application does not include development on the western part, although a separate application has been submitted. This is a matter relevant to that application.
Development has commenced on site with the construction of an access from Milton Road and demolition of a large section of wall.	This does not affect my assessment of the application.
Capacity of existing drainage infrastructure and surface water drainage	The Sustainable Drainage Engineer has recommended a condition for a surface and foul water drainage scheme to be submitted for approval.

9.0 CONCLUSION

- 9.1 The change of use to residential is acceptable in principle. I acknowledge that the additional storey would have some visual impact on the street scene and visual enclosure on neighbouring properties, however I consider that the set-back mitigates this impact to an acceptable level. The car parking provision is in accordance with adopted standards and would not cause significant harm the amenity of the neighbourhood. In my opinion, the proposal would enhance the appearance of the building and the site, and would be acceptable in terms of its relationship with neighbours.

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 construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

5. Prior to commencement of development a scheme for the disposals of surface water and foul water shall be provided to and agreed in writing with the Local Planning Authority.

Reason: In the interests of water management (NPPF).

6. 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. Thereafter, 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 and 3/14).

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

Reason: To ensure that the materials selected are of a high quality and appropriate to the context of the building
(Cambridge Local Plan 2006 policies 3/4 and 3/14).

8. Full details of all windows and doors, as identified on the approved drawings, including materials, colours, surface finishes/textures are to be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: To ensure that the window and doors are appropriate to the context of the building (Cambridge Local Plan 2006 policies 3/4 and 3/14).

9. Prior to first occupation for the use hereby permitted and notwithstanding the approved plans, obscure glazed panels within window openings to be identified shall be installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The obscure glazing shall be 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. The glazing shall be installed in accordance with the approved details and thereafter retained.

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

10. Prior to first occupation for the use hereby permitted and notwithstanding the approved plans, screens to the balconies and roof terraces shall be provided in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The details shall include the positioning, height and materials for the proposed screens. The screens shall be installed in accordance with the approved details and thereafter retained.

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

11. 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. 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 and 3/11).

12. A landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas 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. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: 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 and 3/11).

13. Prior to first occupation for the use hereby permitted, cycle and bin store facilities shall be provided in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities shall be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 4/13 and 8/6).

14. Prior to first occupation, details of waste and refuse management arrangements shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the management arrangements for the collection and return of bins to and from the highway. Thereafter the development shall be carried out in accordance with the approved details.

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

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

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

Agenda Item 8

PLANNING COMMITTEE

DATE: 30TH AUGUST 2017

Application Number	17/0489/FUL	Agenda Item	
Date Received	24th March 2017	Officer	Mairead O'Sullivan
Target Date	19th May 2017		
Ward	West Chesterton		
Site	Whichcote House Springfield Road Cambridge Cambridgeshire CB4 1HY		
Proposal	Proposed erection of 3No. terrace dwellings with associated parking, access and landscaping arrangements fronting Milton Road		
Applicant	Mr Dominic Anthony c/o agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed design is considered acceptable.- The proposal is not considered harmful to the amenity of the surrounding occupiers.- The revised proposal would provide adequately high-quality accommodation to future occupiers of the site and Whichcote House.- The revised parking arrangement is considered acceptable in terms of highway safety.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site relates to land to the west of Whichcote House. Whichcote House is in use as student accommodation. There is an extant permission on the site (15/1302/FUL) for the

demolition of the building and construction of a large block which occupies the majority of the site. This would accommodate graduate student accommodation. There is a further application which will also be heard at 30 August Planning Committee (16/1873/FUL). This application seeks to extend the existing building and change the use to provide 11 no. flats (C3 use class). The officer recommendation on this application is for approval subject to conditions.

- 1.2 The part of the site which forms this application fronts onto Milton Road. The site is in close proximity to the Mitchams Corner District Centre. To the west of the site on the opposite side of the road is the Cambridge Manor Care Home; a three storey timber clad building. Adjacent to this there are extant permissions on the former Milton Road County Primary School site (14/0052/FUL 7 16/1966/S73). If implemented, this will create a mixed use development including an Aparthotel, residential townhouse, a community space and cycle/car parking. To the south of the site are terraced residential properties which are marginally set back from the street. These are two storeys but do not have a regular height. The houses have a mixed character; some are rendered or painted whilst others are brick. To the north of the site is Mayfair Court; a three storey red brick residential building. This building is set on a large plot with off-street parking and planting along the boundary with Milton Road.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the erection of 3 no. terraced dwellings with associated car parking, access and landscaping arrangements. The proposal has been amended since submission to remove turntable car parking and address comments from the Urban Design team. The building has also been moved further forward (west) on the plot to allow a greater amount of amenity space for the residents of Whichcote House in relation to application 16/1873/FUL.
- 2.2 The proposed terrace is three storeys and is to be finished in a light coloured brick with zinc cladding and grey composite doors and windows. The original proposal included a sawtooth roof element. This has been amended and a uniform roof line is now proposed. Additional detailing has been added including some perforated brickwork on the corners and zinc projecting bays at

first floor. The upper floors of the building overhang the ground floor. Three off-street car parking spaces are proposed to the front one of which would be located under the overhanging first floor.

- 2.3 Plots 1 and 2 would accommodate 6 no. bedrooms. Plot 3 would contain 5 no. bedrooms. Bike and bin storage is to be provided in the rear garden. The gardens can be accessed from a passage which runs along the northern end of the site. Many of the trees along the northern boundary are to be retained and some additional planting is proposed on the Milton Road frontage. None of the trees on site are protected by TPO.

3.0 SITE HISTORY

Reference	Description	Outcome
16/1873/FUL	Change of use and conversion of Whichcote House from student accommodation to provide 10 no. C3 (dwelling house) units. Addition of a third floor extension to provide a further 1 no. 3-bed flat. Associated cycle parking, bin store, car parking and landscaping.	Pending consideration
15/1302/FUL	Demolition of existing building and construction of a replacement graduate student accommodation building including creation of new/altered pedestrian and vehicular accesses and landscaping including works to trees.	Permitted

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annexe A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cambridge and Milton Surface Water Management Plan (2011)

	Cycle Parking Guide for New Residential Developments (2010)
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5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

First comment

- 6.1 Objection: The proposal creates additional vehicular crossing of the footway and none of the space allow a vehicle to turn within the site. Milton Road is a busy primary route and therefore it is essential for vehicles to enter and leave in forward gear. The objection could be overcome by provision of turning facilities within the site.

Additional comment

- 6.2 No objection: The amended plan provides sufficient space to allow a vehicle to turn to enter and leave the site in forward gear, thus addressing the previous objection. A number of conditions are recommended.

Environmental Health

- 6.3 No Objection: The proposal is acceptable subject to conditions. These relate to contaminated land, construction hours, collections/deliveries during construction, piling, dust and building noise insulation.

Refuse and Recycling

- 6.4 No comments received.

Urban Design and Conservation Team

- 6.5 No objection: The principle of introducing three town houses to front Milton Road is acceptable subject to addressing a number of design concerns. Consider that the boundary wall should be retained. Recommend the roof form is amended to remove sawtooth detail. The roof form of plot 3 should also be mirrored. Also suggest amendments to downpipes and the brick piers. Suggest the use of roof cowls to add rhythm. There appears to be an under provision of cycle parking. Need to understand details of front bin structures. A condition regarding material details is recommended.

Head of Streets and Open Spaces (Landscape Team)

- 6.6 Additional secure cycle parking provision must be required. Concerned trees may interfere with vehicle turntables. Further information needed regarding turntables and bin stores. Question the removal of the northern boundary wall. Concerned that ground floor planting would not be viable and this space should be given over to the house.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.7 Further information is needed regarding surface water drainage.

Developer Contributions Monitoring Unit

- 6.8 Contributions are requested in conjunction with the application on the other part of the site (16/1873/FUL). Details of contributions are included in the paragraphs relating to planning obligations below (paragraph 8.32).

6.9 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/occupier of the following address has made a representation:

- 4 Mayfair Court

7.2 The representation can be summarised as follows:

- Cramped/overdevelopment
- Wall fronting onto Milton Road has been partially demolished and trees were removed from the site prior to submission of the previous application (15/1302/FUL)
- Too tall and sawtooth roof profile is incongruous
- Zinc is inappropriate and out of keeping
- Rooms are small and likely to be used as micro-bedsits rather than family homes
- The turntables to the front will prevent any viable planting
- The demolition of the historic wall will result in loss of privacy to Whichcote House gardens
- The plans on the application for the conversion of Whichcote House to flats (16/1873/FUL) were amended to allow the full site as amenity spaces. The proposal sits on an area which was proposed as gardens to these residents.
- Request that this application and 16/1873/FUL are re-submitted as a single cohesive scheme as the current arrangement is not transparent for member of the public.

7.3 The above representation is a summary of the comment that has been received. Full details of the representation can be inspected on the application file.

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligations (s106 Agreement)

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development of windfall sites will be permitted, subject to the existing land use and compatibility with adjoining uses. Therefore, the development of housing is acceptable, however, considerations should be taken into account e.g. impact on neighbour amenity and visual aesthetics.
- 8.3 Policy 3/10 of the 2006 Local Plan 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.
- 8.4 Parts d and f are not of relevance to this application. Parts a, b, c and e are considered in further detail in this report.
- 8.5 There is an extant consent on the site for a graduate student scheme which would represent an increase in the number of

student rooms on the site from 30 no. beds to 48 no. beds (15/1302/FUL). This consent could be implemented subject to discharge of pre-commencement conditions, however there is no obligation for the applicant to complete the scheme. Should consent be granted for the current application, the applicant would have the option of which consent to implement. The potential lapsing of the student accommodation consent is not a material consideration that can be given weight in the assessment of the current application.

Context of site, design and external spaces

- 8.6 The proposal has been amended since submission. The building has been moved further forward on the site and the red edge of the site has been moved to allow a larger amount of space to the future residents of Whichcote House. The original proposal was set back from Milton Road with the turntable parking to the front. The turntable car parking spaces have been removed and the building has been moved forward. It now sits in a similar position to the previously approved graduate accommodation building (15/1302/FUL). Given the extant permission on the site, the revised siting is considered acceptable and is not considered to appear unduly prominent in the streetscene.
- 8.7 The Urban Design Officer raised concerns regarding the sawtooth roof profile which was originally proposed. There were also concerns regarding the bulk of the roof when viewed from the street and 46 Milton Road. Both of these elements have been amended. The revised roof form is uniform with two dormer windows on both front and rear elevations of each property. The amendments to the roof form are welcomed and considered to address the Urban Design Officer's concerns.
- 8.8 The building is to be finished in light coloured brick with zinc cladding to the roof and around protruding bays on the first floor. The area has a mixed character with a range of different materials being used in the surrounding area. The proposed palette is considered acceptable in principle. A condition is recommended requiring detail of materials to be agreed prior to construction.
- 8.9 There are concerns that the proposed planting to the front of the property would not be viable with the revised car parking layout.

However I am satisfied that a revised treatment such as a wall could be agreed through the recommended boundary treatment condition. Urban Design and Landscape Officers raised concerns regarding the loss of the boundary wall along the northern boundary of the site. The revised plans show a close boarded fence to replace the wall. I consider this to be an adequate solution in principle and am satisfied that details can be agreed through the boundary treatment condition.

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

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The closest residential dwelling is no.46 Milton Road which is located due south of the site. The impact of the proposal would be similar to that of the extant permission 15/1302/FUL. The site is located due north of no.46 and as a result I do not consider there would be any significant loss of light to this property. The previously approved scheme (15/1302/FUL) was somewhat set off the boundary whereas the current application has been moved further south and would sit hard on this boundary. Whilst this may result in some additional enclosure of the immediate garden of no. 46, I do not consider this would be significantly harmful. I consider that the benefit of having less of a built up area in comparison to the extant consent would outweigh any additional harm from moving the building closer to this boundary.
- 8.12 The proposal would result in upper floor windows which would look toward the garden of no.46 Milton Road. However, these would be set forward of the immediate garden area and would only result in views of the end of the rear garden. This space is already overlooked by Whichcote House and as a result I am satisfied that this impact would be acceptable.
- 8.13 The proposal is significantly set away from Mayfair Court with the passage leading to Springfield Road and the car park surrounding Mayfair Court providing a significant amount of separation distance. As a result I am satisfied that the proposal would not impact on the amenity of these occupiers.

- 8.14 The proposal would be built in former garden land of Whichcote House. There would be a distance of approx. 18m building to building between the proposal and Whichcote House. As a result I am satisfied that there would be no significant inter-looking between the properties. The windows would also look toward the private amenity space to the rear of the property. This is communal space which is already overlooked by Whichcote house and as a result this impact is considered to be acceptable. The additional building will result in some enclosure of the garden space however given the terrace would be set back approx. 9m from the boundary, I am satisfied that this impact would not be significant.
- 8.15 There is a large amount of glazing in both side elevations. This is shown to be obscured and as a result would not give rise to any overlooking. A condition is recommended to ensure that all windows shown as obscure glazed are provided prior to occupation of the units and maintained thereafter.
- 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, 3/7 and 3/10.

Amenity for future occupiers of the site

- 8.17 When application 16/1873/FUL was submitted there were concerns that the outdoor amenity space proposed was not adequate for the number of occupiers of the site. As a result the site edged red was amended to include the whole of the site. This application was later submitted and, due to the amended site plan, was shown to be located on land proposed as amenity space for 16/1873/FUL. The case officers of both applications discussed the issue and the current application was revised to move the building further forward on the site. This allows a larger amenity space for the occupiers of Whichcote House which is considered acceptable and as a result this application is recommended for approval at 30 August Committee.
- 8.18 Plots 1 and 2 are to be 6 bedroom dwellings. Plot 3 accommodates 5 bedrooms. As the dwellings are quite large the proposed garden space is relatively small. Plots 2 and 3 have approx. 50sqm of outdoor amenity space. Plots 1 has a

marginally larger garden which is in the realms of 60sqm. This space also incorporates cycle and bin storage. Whilst the space provided is relatively small for such large houses I am satisfied that it would be acceptable given the proximity of the site to protected open space at Midsummer Common and Jesus Green; both of which are approx. a 5 minute walk from the site. A curtilage condition is recommended to ensure the plots are provided with the amenity space as shown.

- 8.19 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, 3/10 and 3/12.

Refuse Arrangements

- 8.20 A bin store is to be provided in the rear garden and bins are to be moved along the passage to the north to the street for collection. This arrangement is considered acceptable. Details of secure structures for the bins are required via condition.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.22 The original proposal incorporated turntable car parking. The Highway Engineer did not support this approach as turntables may break and require maintenance. The application has been amended and the turntables have been replaced with three off street car parking spaces which run parallel to the road. One of the spaces to be provided is a disabled parking bay. The Highway Engineer is satisfied that the revised parking arrangement allows all vehicles to enter and leave the site in forward gear and as a result would not be harmful to highway safety. A number of conditions are requested and are recommended.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.24 Three off-street car parking spaces are to be provided; one of which is to be a disabled bay. This provision is considered acceptable given the sustainable location of the site.
- 8.25 Secure cycle parking is to be provided in the rear gardens. This would be accessed along the northern side of the site. I note that the Urban Design and Landscape Officers have raised that there is an under provision of secure cycle storage. Plot 3 has provided adequate secure cycle storage. Plots 1 & 2 require one additional space. Whilst the gardens are relatively small, I am satisfied that they are adequately large to provide an additional cycle parking space. Details of cycle parking, including elevations for the cycle stores, could be required via a recommended condition.
- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/10, 8/6 and 8/10.

Drainage

- 8.27 The Sustainable Drainage Engineer has a holding objection as the applicant has not demonstrated that satisfactory surface water drainage measures for the proposal. I have recommended that this is submitted via a pre-commencement condition. However, I await confirmation from the Sustainable Drainage Engineer that this approach will be acceptable. If he is not satisfied with this result then the applicant will need to submit further information prior to determination. This may result in the need to change the recommendation slightly to include a request to deal with this drainage element under delegated powers. I will provide an update via the amendment sheet.

Third Party Representations

- 8.28 I have addressed the majority of the issues raised by the representation within the body of my report. Please see the below table for further detail and response to any outstanding matters.

Representation	Response
Cramped/overdevelopment	The proposal is considered acceptable in terms of design, is not considered to have any significant adverse impact on neighbouring amenity and is considered to provide adequately high-quality accommodation to future occupiers of the whole site. As a result the proposal is not considered overdevelopment of the site.
Wall fronting onto Milton Road has been partially demolished and trees were removed from the site prior to submission of the previous application (15/1302/FUL)	Noted.
Too tall and sawtooth roof profile is incongruous	This has been amended. Please see paragraph 8.7
Zinc is inappropriate and out of keeping	Please see paragraph 8.8
Rooms are small and likely to be used as micro-bedsits rather than family homes	I can only assess the application on the basis of what has been applied for. The rooms are considered to be of an adequate size to provide adequately high quality living accommodation to future occupiers.
The turntables to the front will prevent any viable planting	These have been removed. There are concerns regarding the viability of planting along the frontage at Milton road. Further detail is to be provided via boundary treatment condition. See paragraph 8.9 in relation to planting and 8.22 in relation to the turntables
The demolition of the historic wall will result in loss of privacy to Whichcote House gardens	The wall is proposed to be replaced by a fence. This will be controlled via boundary treatment condition. See paragraph 8.8

The plans on the application for the conversion of Whichcote House to flats (16/1873/FUL) were amended to allow the full site as amenity spaces. The proposal sits on an area which was proposed as gardens to these residents.	Please see paragraph 8.17
Request that this application and 16/1873/FUL are re-submitted as a single cohesive scheme as the current arrangement is not transparent for member of the public.	Both applications are to be heard consecutively at the 30 August planning committee. The Local Planning Authority cannot require that the proposal be submitted as a single application.

Planning Obligations (s106 Agreement)

8.29 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is

- (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.

8.30 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new 'pooling' restrictions were introduced from 6 April 2015 and relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.

8.31 The guidance states that contributions should not be sought from developments of 10-units or fewer, and which have a maximum combined gross floorspace of no more than

1000sqm. The application proposes 3 units so would fall below this threshold. However, when taken with the proposal on the other part of the site, which falls under the same ownership, there would be a total of 14 units. This would therefore trigger the requirement for infrastructure provision to be required via S106.

City Council Infrastructure (Open spaces and Community facilities)

8.32 The Developer Contribution Monitoring team has recommended that contributions be made to the following projects:

Community Facilities:

- The proposed development is within 1 mile of the Akeman Street Community House site. Given the scale of the proposed development on this site, and in line with the funding formula set out in the Councils Planning Obligations Strategy 2010, a specific S106 contribution of £5,646 (plus indexation) is requested towards the provision of and / or improvement of community facilities and equipment at part of the Akeman Street Community House redevelopment, Cambridge.

Indoor Sports:

- The proposed development is within 400m of the Chesterton Community College sporting facility, which is on the Councils 2016/17 target list of indoor sports facilities for which specific S106 contributions may be sought in order to mitigate the impact of development. This target list was agreed by the City Councils Executive Councillor for Communities in June 2016.

Given the scale of the proposed development on this site, and in line with the funding formula set out in the Councils Planning Obligations Strategy 2010, a specific S106 contribution of £3,228 (plus indexation) is requested towards the provision of blackout blinds to the main hall to enable the provision of activities to include glow sports and beats fitness at Chesterton Community College, Gilbert Road, Cambridge CB4 3NY.

Outdoor Sports:

- This proposed development is within 700m of Chesterton Recreation Ground, which is on the councils 2016/17 target list of outdoor sports facilities for which specific S106 contributions may be sought.

Given the scale of the proposed development on this site, and in line with the funding formula set out in the councils Planning Obligations Strategy 2010, it is proposed that the council requests £2,856 (plus indexation) for the provision of and / or improvements with regard to the pavilion extension / pitch works at Chesterton Recreation Ground.

So far, the council has proposed only one specific contribution for this project (ref 14/0790/FUL former Cambridge City Football Ground) so there is still scope for this contribution (and up to three others) to be requested. The council has though proposed, but not formally agreed two further specific contributions for this project.

Informal Open Space:

- This proposed development is within 700m of Chesterton Recreation Ground. Based on the funding formula set out in the Council's Planning Obligations Strategy 2010, it is proposed that the council requests £2,904 (plus indexation) for the provision of and / or improvements to informal open space at Chesterton Recreation Ground. So far, the council has agreed only one specific contribution for this project, and proposed two further contributions, so there is still scope for this contribution (and one other) to be requested

Play provision for children and teenagers:

- This proposed development is within about 800m of Chesterton Recreation Ground play area. Chesterton Recreation Ground play area is on the councils target list of facilities for which specific S106 contributions will be sought. This highlights the scope for improving the play area equipment and facilities in order to mitigate the impact of local development.

Based on the funding formula set out in the Council's Planning Obligations Strategy 2010, it is proposed that the council requests £3,792 (plus indexation) for improving the play area equipment and facilities at Chesterton Recreation Ground play area.

So far, the council has not agreed any specific contributions for these projects so there is still scope for this contribution

(and up to four others) to be requested. The council has though proposed, but not formally agreed one further specific contribution for this project.

8.33 The above contributions should be read in conjunction with the contributions for the remaining part of the site (16/1873/FUL). The below table breaks down the recommended contributions between the sites:

Heading	16/1873/FUL	17/0489/FUL	Combined amount:
Outdoor Sports Facilities	£5,474	£2,856	£8,330
Indoor Sports Facilities	£6,187	£3,228	£9,415
Provision for Children and Teenagers	£6,320	£3,792	£10,112
Informal Open Space	£5,566	£2,904	£8,470
Community Facilities	£15,068	£5,646	£20,714

8.34 I agree with the reasoning put forward by the Developer Contributions Monitoring Unit and set out in the above paragraphs comments paragraphs, that contributions towards these projects meet the requirements of the CIL regulations. Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8, 5/14 and 10/1 and the Planning Obligation Strategy 2010.

8.35 In the absence of a S106 planning obligation to secure this infrastructure provision, the proposal is contrary to Cambridge Local Plan (2006) policies 5/5 and 10/1.

Planning Obligations Conclusion

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

9.0 CONCLUSION

- 9.1 The proposed new terrace is considered acceptable in design terms and is considered to positively contribute to the streetscene. The proposal would create adequately high-quality living accommodation for future occupiers. The proposal would not have a significant adverse impact on the amenity of the surrounding occupiers. The revision to the site of the building and boundary would allow adequate amenity space to future occupiers of Whichcote House.

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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

a) Include details of the volumes and types of material proposed to be imported or reused on site

b) Include details of the proposed source(s) of the imported or reused material

c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.

d) Include the results of the chemical testing which must show the material is suitable for use on the development

e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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)

10. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

11. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

12. 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: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

13. Prior to the commencement of development/construction, a noise assessment of internal noise levels and a noise insulation / attenuation scheme as appropriate, 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) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

14. Prior to the commencement of development, full details of all materials including the proposed brick (bonding, coursing, type of jointing), windows and doors, non-masonry walling systems, cladding panels or other external screens, infill panels, edge, coping details, colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: In the interests of visual amenity and to ensure that the appearance of the external surfaces is appropriate to accord with Cambridge Local Plan 2006 policies 3/4, 3/12, 3/14.

15. 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)

16. 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)

17. No development shall take place until full details of the bin stores, including elevations and details of materials, 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 policy 3/4)

18. No development shall take place until full details of secure cycle storage, including elevations and materials, for the three dwellings 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 policy 3/4)

19. The curtilage (garden) of the proposed dwellings as approved shall be fully laid out and finished in accordance with the approved plans prior to the occupation of the proposed dwelling or in accordance with a timetable otherwise agreed in writing by the Local Planning Authority and thereafter remain for the benefit of the occupants of the proposed property.

Reason: To avoid a scenario whereby the property could be built and occupied without its garden land, which is currently part of the host property (Cambridge Local Plan 2006 policies, 3/4, 3/7, 3/10)

20. The windows identified as having obscured glass on drawing number PL-3-01 A, shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation of the dwellings 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)

21. No building hereby permitted shall be occupied until details of surface water drainage works have been submitted to and agreed in writing by the Local Planning Authority. Surface water drainage will be implemented in accordance with these agreed details.

Reason: To ensure the development will not increase flood risk in the area in accordance with the National Planning Policy Framework (2012)

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

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy 8/2 of the Cambridge Local Plan (2006)

23. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved vehicular access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with policy 8/2 of the Cambridge Local Plan (2006)

24. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with policy 8/2 of the Cambridge Local Plan (2006)

25. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.

Reason: To prevent surface water discharging to the highway in accordance with policy 8/2 of the Cambridge Local Plan (2006)

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

Reason: In the interests of highway safety in accordance with policy 8/2 of the Cambridge Local Plan (2006)

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

Reason: In the interests of highway safety in accordance with policy 8/2 of the Cambridge Local Plan (2006)

28. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority.

Reason: in the interests of highway safety in accordance with policy 8/2 of the Cambridge Local Plan (2006)

INFORMATIVE: Before the details of the surface water drainage are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- ii. provide a management and maintenance plan for the lifetime of the development.
- iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

INFORMATIVE: The principle areas of concern that should be addressed by the traffic management plan are:

- i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases (wherever possible all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

INFORMATIVE: 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.

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

Application Number	17/0847/FUL	Agenda Item	
Date Received	19th May 2017	Officer	Sav Patel
Target Date	14th July 2017		
Ward	West Chesterton		
Site	57 Highworth Avenue Cambridge CB4 2BQ		
Proposal	Demolition of Bungalow and construction of 2No 4 Bedroomed semi-detached houses, car and cycle parking and landscaping proposals.		
Applicant	Mr & Mrs Kevin Handley 57, Highworth Avenue CAMBRIDGE CB4 2BQ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The principle of residential development on the site is acceptable 2. The proposal would not materially harm the character and appearance of the area 3. The proposed development would not have a significant impact on neighbour amenity
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is currently occupied by a white rendered detached hipped bungalow adjacent to the northern boundary with no.59. There are also two detached pitched roof outbuildings. The bungalow has been extended at the rear with two single storey flat roof extensions. The site is bound by a combination of a 1.8 metre high timber fence and small trees and shrubs. The flank elevation of the outbuilding to no.55 defines part of the southern boundary.

- 1.2 The bungalow (no.57) is set back from the road and located within a large plot. However no.57 is the only single storey dwelling within this part of the cul-de-sac. The most notable features in this part of the cul-de-sac are the two mature street trees (Horse Chestnut) located within the footpath either side of the road. The trees dominate the site and frame no.57 and no.59 from the road, which are white rendered dwellings. The built form of the area is characterised mainly by two and two ½ storey detached dwellings, which are set back from the road with verdant frontages. To the rear of the site are the properties in Hurst Park Avenue which are mainly two storey semi-detached dwellings with narrow deep gardens. The site is located within a predominantly residential context.
- 1.3 The site is not within a Conservation Area and there are no listed buildings within close proximity to the site.

2.0 THE PROPOSAL

- 2.1 The proposal is for the demolition of the existing bungalow and construction of 2no. four bed semi-detached dwellings. The proposal also includes car and cycle parking, bin storage and landscaping.
- 2.2 Plot 1 would be a 2 ½ storey dwelling and plot 2 would be a 1 ½ storey dwelling. Plot 1 would be located on the footprint of the existing bungalow and plot 2 would be located adjacent to the common boundary with no.55 Highworth Avenue.

Background

- 2.3 This is the third planning application submitted for this site for two dwellings on this site. The proposals in both previous applications, which were for two, 2 ½ storey dwellings (detached in the 1st application and semi-detached in the 2nd application) were considered unacceptable due to the scale and cramped form and impact on the residential amenity of the adjoining neighbours. However no formal decision was made on the two previous applications, as the applicant appealed to the Inspectorate against non-determination. Both appeals were dismissed by the Inspector. I have attached a copy of both appeal decisions in Appendix 2.

2.4 The first planning application (15/2157/FUL) was for two 2 ½ storey detached dwellings. The main reasons the Inspector dismissed the appeal was due to:

- The form and mass of the proposal would be at odds with the spacious setting of its neighbours;
- Appear cramped on the narrow frontage of the site;
- The awkward front elevation of plot 2 which appears shoe horned into the site behind plot 2;
- Scale and form of the proposal would appear cramped and detract from the overall spacious appearance of the neighbouring properties and attractive street scene;
- Harmful impact on the character and appearance of the area;
- The flank wall of plot 2 would appear imposing from the rear garden of no.55 Highworth Avenue;
- Significantly harm the living condition of no.55 by loss of outlook from the garden area;

The Inspector did not consider the proposal would have a harmful impact on the residential amenity of no.59 Highworth Avenue

2.5 The second planning application (16/1521/FUL) was for two 2 ½ storey semi-detached dwellings. The main reasons the Inspector dismissed the appeal was due to:

- The Inspector gave significant weight to the previous appeal decision due to there being no changes to the development plan;
- The proposal would introduce a significant additional bulk of development to the street scene;
- The narrow frontage, angled windows on the front elevation and complicated stepped roof of Plot 2 would draw attention to the dwelling;
- The dwellings would appear noticeably cramped within their setting and harm the spacious character and appearance of the area;

The Inspector concluded that the revised flank elevation of Plot 2 would not harm the living conditions of the occupiers of no.55 Highworth Avenue, and did not raise any concerns with the impact on the occupiers of no.59;

2.6 Following the dismissal of the previous schemes the applicant applied for pre-application advice to work with the Officers to try and agree an acceptable solution. As a result of the pre-application discussion the proposed scheme was conceived. The issues raised in the previous appeal decisions were material to the consideration of the proposed scheme.

2.7 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
15/2157/FUL	Demolition of bungalow and construction of 2No detached houses.	Non-determination – Appeal dismissed
16/1521/FUL	Demolition of Bungalow and construction of 2no 4 bedroomed semi-detached houses, car and cycle parking and landscaping proposals.	Non-determination – 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 3/7 3/10 3/11 3/12 4/13 5/1 8/2 8/6 8/10

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

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

5.4 Status of Proposed Submission – Cambridge Local Plan

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

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No adverse impact on the operation of the highway network.

Landscape

6.2 It is not possible to comment on the proposed development and the following additional information is required:

- The side passage of Plot 1 must be 1.5 metres wide to comply with the cycle parking standards;
- Cycle store for plot 2 should be located closer to the access gate;
- Details of the surface treatment for the front drives need to take into consideration use of wheelie bins, cycles and wheelchairs – could be provided as part of a condition.
- Bin storage for plot 1 would constrain the use of the side access gate so it should be moved to allow better access/circulation;
- All other matters could be provided as part of conditions

Drainage

- 6.3 The proposed development is acceptable subject to a surface water drainage condition.

Waste - Shared Service

- 6.4 No objections to the proposal.

Environmental Services

- 6.5 The proposal is acceptable subject to the following conditions:

- Construction hours;
- Demolition/construction collection and delivery hours;
- Piling
- Dust and dust informative

No concerns regards to the potential for contaminated land.

- 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:

- 22 Highworth Avenue;
- 30 Highworth Avenue;
- 51 Highworth Avenue;
- 53 Highworth Avenue;
- 55 Highworth Avenue;
- 59 Highworth Avenue;
- 61 Highworth Avenue;
- 63 Highworth Avenue;
- 42 Hurst Park Avenue;
- 46 Hurst Park Avenue;
- Cambridge Cycling Campaign;

The owners/occupiers of the following addresses have made representations on the amended plans:

- 55 Highworth Avenue;
- 61 Highworth Avenue;

7.2 The representations can be summarised as follows:

Design, scale and layout;

- Sub-division of this irregular shape plot would appear out of character with the area and set an unwelcome precedent;
- Poor design and unsympathetic to the area;
- Overdevelopment of the site due to the size of the dwellings and also with regards to the site frontage in terms of cycle parking, bin storage, car parking and landscaping;
- The proposed dwellings located so close to the side boundaries and would appear as a very large out of scale property, jammed in against the neighbouring properties;
- The development is unsympathetic to the existing nature of the cul-de-sac which is of well-spaced detached dwellings;
- The openness adjacent to no.55 will be closed down and dominated by a large south side elevation of Plot 2;
- Would not object to a single substantial family home being built on the site away from the side boundaries with sufficient garden space and off street parking;
- The proposed dwellings due to their design and garden sizes could make them suitable for HMO use which could have an impact on the character of the neighbourhood and cause car parking congestion;
- The previous inspectors acknowledged the spacious and verdant character of the area;

Residential amenity

- Clarification on the precise position and glazing nature of the north facing windows on plot 1 particularly the living room and laundry room;
- Clarification on the type and height of the fence between the proposed properties and neighbours;
- The revised scheme reduces the overbearing appearance in terms of its vertical form but does nothing to reduce the horizontal form;
- Due to the proximity of Plot 1 to the boundary, it will obscure some southern sunlight from no.59 and will impact the amenity, privacy and openness of their garden;

- Loss of outlook due to Plot 2 running almost full length along the garden boundary;
- Overlooking of bedroom window in the side elevation from the first floor windows in Plot 2
- Overlooking of the gardens in Hurst Park Avenue and Orchard Avenue;

Car and cycle parking

- Object on the grounds of inadequate cycle parking and storage provision and no details of the access routes;
- Width of side access below that recommended in the cycle parking standards;
- The car parking arrangement would make access difficult for bikes, pushchairs, wheelchairs to squeeze past parked cars;
- Size of dwellings will increase car parking and likely to lead to on street parking;

Representations to amendments

- Only addresses one problem with the proposal and does little to enhance the appearance of the development;
- The alterations to the dormer windows in Plot 2 do not prevent direct line of sight into our house it simply narrows the field of vision;
- The angled bay window serving Bedroom 4 in Plot 2 would directly face the side wall of Plot 1 introducing a very contrived design

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

8.0 ASSESSMENT

8.1 The site has been the subject of two previous appeal decisions for two 2 ½ storey 4bed dwellings in a detached and semi-detached arrangement, respectively. The Inspectors' decisions on both appeals are therefore material to the consideration of this proposal. The assessment of the current proposal is based upon the issues raised by the Inspectors of the two previous appeal decisions (15/2157/FUL and 16/1521/FUL) which were both dismissed. The appeal decision letters are attached as Appendix 2 for convenience of reference. The main issues

raised by the Inspector were with the character and appearance and living conditions. I therefore have assessed the current proposal against these two issues.

Character and appearance

- 8.2 The Inspector acknowledged that the residential cul-de-sac contained a mix of semi-detached and detached dwellings of varied styles set back from the road and space between the buildings. With regards to the previous scheme, the Inspector raised concerns with the introduction of significant bulk into the street scene in place of the existing single storey dwelling.
- 8.3 The proposed development is for two 4bed dwellings in a semi-detached arrangement. Plot 2 has been materially altered and is now proposed to be set back from the frontage of plot 1 and has been reduced in height and bulk. Plot 2 has been reduced to a single storey dwelling with rooms in the roof space (1 ½ storey). Plot 1 is maintained as a 2 storey dwelling with rooms in the roof space. The variation in height and scale between the two gives Plot 2 a subservient appearance in context with Plot 1. Plot 2 reads more as a subservient addition to Plot 1, particularly from the front elevation. Both dwellings have been designed so that front elevations are regular in appearance with no prominent awkward angles. The dormer windows in the roofscape of Plot 2 have been revised so that they angle away from the side elevation of no.55. However, the angled windows are not considered to adversely affect the external appearance of the overall development. The proposal has addressed the Inspector's concerns and due to the revisions made from the previous scheme would fit comfortably within the site and would appear as a sympathetic addition to the street scene.
- 8.4 The appeal Inspector for both previous proposals raised concerns about the scale of the development on such a narrow frontage creating a cramped form of development. Whilst the current proposal would extend the width of the frontage with approx 1 metre gaps each side, the revised design and reduced scale of Plot 2 and setting back from the frontage of Plot 1 contributes towards reducing the cramped appearance of the frontage. The layout of both proposed dwellings fit more comfortably within the narrow frontage without appearing as a cramped form of development. The proposal also allows views through the site towards the trees at the rear of the site. The

hipped roof of Plot 2 helps to create a wide gap between no.55 which maintains a sense of spacing between properties.

- 8.5 The proposed development has addressed the main concerns raised by the inspector in the previous appeal scheme. The proposal would appear as a positive addition to the street scene and maintain the spacious character of the area.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12 and 5/1.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The Inspector of the previous appeal proposal (16/1521/FUL) did not raise any concerns with regards to residential amenity of the adjoining neighbours. However the proposal has been amended to try and address the Inspector's principal concern which was with the cramped scale and form of development on the site. The applicant has reduced the scale of Plot 2 by reducing its height, hipping the roof and setting it back from the front elevation of Plot 1 giving it a more subservient appearance from the street scene. The Inspector did not raise any concerns with the potential impact of Plot 1 on occupiers of no.59. As a result Plot 1 has not been materially altered from the previous scheme.
- 8.8 Due to the alterations to Plot 2, concerns were raised regarding the potential impact from overlooking and the window to window distance from the two dormer windows in the front elevation of Plot 2 on the side elevation of no.55. The first floor dormer windows would face two windows in the side elevation of no.55 at ground and first floor. The ground floor window serves as a second window into an open plan kitchen dining room. The first floor window serves a bedroom and is the only window serving the bedroom. Having visited no.55 to assess the potential impact from both windows, I raised concerns with the applicant over this potential overlooking and window to window distance (less than 10 metres) issue. I requested the applicant response to this issue. The applicant submitted amended plans which showed the proposed dormer windows angled away from the side elevation so that they face the road. Whilst very oblique views of the side elevation of no.55 may still be visible, I do not

consider the impact from this to be significant enough to warrant refusal. This amendment has in my opinion overcome the overlooking impact and is therefore an acceptable solution. The revised plans were consulted on.

8.9 Plot 1 is the same design and scale as in the previous appeal scheme. The Inspectors for both appeal schemes (15/2157/FUL and 16/1521/FUL) did not raise any concerns with the potential impact on residential amenity of the occupiers of no.59. Therefore I do not consider the development would have any significant adverse impact on the residential amenity of the adjoining neighbour at no.59 Highworth Avenue. The two storey element would not conflict with the 45 degree line from the first floor window in no.59 and there are no windows that would cause direct overlooking.

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, 3/10 and 3/12.

Third Party Representations

8.11 I have addressed some of the issues raised in the third party representations in the above assessment. I set out below my response to the issues I have not directly referenced:

Representations	Response
<i>Design, scale and layout;</i>	
Sub-division of this irregular shape plot would appear out of character with the area and set an unwelcome precedent;	The revised scheme would in my opinion sit comfortably within the site when viewed from the road. The design and scale of the proposed development would reasonably integrate into the site without appearing unduly out of character. In terms of precedent, each planning application is considered on its own merits.
Poor design and unsympathetic to the area;	The design of the proposed development would reflect character of the existing built

	form. The Inspector did not raise any design concerns with the previous appeal.
Overdevelopment of the site due to the size of the dwellings and also with regards to the site frontage in terms of cycle parking, bin storage, car parking and landscaping;	The amended scheme has in my opinion addressed the concerns of the previous schemes. The proposal would fit better into the site in terms of layout and appearance. There is enough space within the site to accommodate the ancillary provisions.
The proposed dwellings located so close to the side boundaries and would appear as a very large out of scale property, jammed in against the neighbouring properties;	The proposed dwellings would be located approx. 1 metre off the side boundaries. No.59 is located a similar distance to the side (north) boundary and side elevation of Plot 2 would taper away from the side boundary with no.55.
The development is unsympathetic to the existing nature of the cul-de-sac which is of well-spaced detached dwellings;	The proposed development in my opinion would not have a significantly adverse impact on the character of the cul-de-sac such that it would warrant refusal of the application.
The openness adjacent to no.55 will be closed down and dominated by a large south side elevation of Plot 2;	The side elevation of Plot 2 has been reduced in height and tapers away from the side boundary with no.55 by between 1 metre at its nearest to 8.5 metres at its furthest.
Would not object to a single substantial family home being built on the site away from the side boundaries with sufficient garden space and off street parking;	The proposed development has been designed to appear as a single dwelling with an ancillary side element.
The proposed dwellings due to their design and garden sizes could make them suitable for HMO use which could have an impact on the character of the neighbourhood and cause car	My assessment of the proposal is based upon two private dwellings. I do not consider it appropriate to speculate on alternative uses which may require a separate

parking congestion;	application in any event. Any alternative use will be assessed on its own merits.
The previous inspectors acknowledged the spacious and verdant character of the area;	The applicant has proposed to introduce landscaping at the front of the site which would contribute towards the verdant character of the area. the reduced height of Plot 2 also increases the level of spacing with no.55.
<i>Residential amenity</i>	
Clarification on the precise position and glazing nature of the north facing windows on plot 1 particularly the living room and laundry room;	The windows in the north elevation of Plot 1 serve a utility, w/c and sitting room on the ground floor and an en-suite at first floor. I do not consider any of the ground floor windows are required to be obscure glazed. Whilst the en-suite window would face the side gable of no.59 there may be some oblique views of the rear garden of no.59. I have therefore recommended a condition for this window to be obscure glazed.
Clarification on the type and height of the fence between the proposed properties and neighbours;	I have recommended a boundary treatment condition so that details of the type and height of the side boundary treatment are provided for consideration.
The revised scheme reduces the overbearing appearance in terms of its vertical form but does nothing to reduce the horizontal form;	The reduced vertical scale of the proposed development and set back of Plot 2 has in my opinion addressed the concerns of the proposal appearing a cramped.
Due to the proximity of Plot 1 to the boundary, it will obscure some southern sunlight from no.59 and will impact the amenity, privacy and openness	The previous Inspector did not raise any concerns with the proposal in terms of its impact on the residential amenity of no.59. I therefore do not

of their garden;	consider it necessary to reassess the impact as part of this proposal as Plot 1 has not been amended.
Loss of outlook due to Plot 2 running almost full length along the garden boundary;	The previous Inspector did not consider the outlook of the occupiers of no.55 would be adversely affected by the previous proposal which was for a much larger dwelling. I have addressed the impact of Plot 2 on no.55 in the above assessment.
Overlooking of bedroom window in the side elevation from the first floor windows in Plot 2	See para 8.8
Overlooking of the gardens in Hurst Park Avenue and Orchard Avenue;	The previous Inspectors did not raise any concerns with the impact of overlooking on the occupiers in Hurst Park Avenue and Orchard Avenue. In my view, the proposal would not have any overlooking impact due to the level of separation.
<i>Car and cycle parking</i>	
Object on the grounds of inadequate cycle parking and storage provision and no details of the access routes;	The applicant has revised the cycle parking provision for both plots. Two cycle stands are now proposed at the front of Plot 1 so as to avoid having to travel along the side passage. For Plot 2 the cycle store has been brought closer to the side access gate. These amendments are acceptable.
Width of side access below that recommended in the cycle parking standards;	The side access width (1 metre) for both plots is 200mm below that recommended in the cycle parking standards. The standards recommend a minimum of width of 1.2 metres over 10 metres for an

	access. The applicant has relocated the cycle parking for Plot 1 to the front and the cycle store for Plot 2 is located approx. 3.5 metres from the side gate. Therefore, the cycle parking provision is acceptable.
The car parking arrangement would make access difficult for bikes, pushchairs, wheelchairs to squeeze past parked cars;	There is enough space at the front of each plot to ensure access for all is provided.
Size of dwellings will increase car parking and likely to lead to on street parking;	The proposal includes two on plot car parking spaces for each plot which is compliant with the car parking standards

9.0 Conclusion

- 9.1 The proposal is for the redevelopment and sub-division of an existing residential plot on which is located a single storey bungalow. The proposal is for two 4bed dwellings in a semi-detached arrangement. The site has been subject to two previous schemes for residential development both for two 2 ½ storey detached and semi-detached dwellings (respectively). However, both schemes were dismissed at appeal by the Inspector. The previous appeal scheme was dismissed solely based upon the impact on the character and appearance of the area in terms of introducing significant bulk into the street scene and creating a cramped frontage setting.
- 9.2 The proposed scheme is for two dwellings in a semi-detached arrangement. Plot 1 would be a traditional two ½ storey with matching eaves and ridge height to the neighbouring dwelling at no.59. Plot 2 would be a 1 ½ storey hipped roof dwelling set back from the frontage of Plot 2. Plot 2 has been designed to appear as a subservient addition to Plot 1 so as to reduce the bulk of the development from within the street scene. The reduced height of Plot 2 has also increased the size of the gap between it and no.55 Highworth Avenue. Therefore, the form and layout of the proposed development would in my opinion better integrate into the site than the two previous schemes and would be in keeping with the character and appearance of the

area. The proposal has in my opinion addressed the concerns that were raised by the previous Inspectors.

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 samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

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

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

5. No development shall take place until 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)

6. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

9. 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: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

10. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the approved drawing and retained free of obstruction thereafter.

In the interests of highway safety in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

11. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

12. Prior to occupation of the development hereby approved, the cycle parking and bin storage provision shall be implemented in accordance with the details shown on drawing no.29723/12 Rev B unless otherwise agreed in writing. The provision shall be retained in accordance with the approved details thereafter.

Reason: To ensure sufficient cycle and bin storage provision for both plots (Cambridge Local Plan 2006 policies 3/7, 3/10 and 8/6).

13. Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (National Planning Policy Framework 2012).

14. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.
Reason: for the safe and effective operation of the highway in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

15. The window on the north elevation of Plot 1 at first level shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use 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, 3/10 and 3/12).

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":
<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

Appeal Decision

Site visit made on 7 June 2016

by Elizabeth Pleasant DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 July 2016

Appeal Ref: APP/Q0505/W/16/3144142

57 Highworth Avenue, Cambridge, Cambridgeshire CB4 2BQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr & Mrs Kevin Handley against Cambridge City Council.
 - The application Ref 15/2157/FUL, is dated 17 November 2015.
 - The development proposed is demolition of bungalow and construction of 2No detached houses.
-

Decision

1. The appeal is dismissed and planning permission for demolition of bungalow and construction of 2No detached houses is refused.

Procedural Matters

2. The Council has advised that had it been in a position to determine the application, it would have refused planning permission for reasons relating to, (1) the failure of the proposed development to sympathetically integrate into the site and respond to the character of the area, (2) loss of outlook and overshadowing to the neighbouring properties, Nos. 55 and 59 Highworth Avenue, and (3) failure to provide a high quality, attractive and accessible living environment for future occupiers of the development.
3. As part of the appeal submission the appellant has submitted amended drawings, Ref, 29723/2A & 29723/3A and additional drawings Ref: 29723/4; 29723/5; 29723/6 & 29723/7. The Council has had an opportunity to comment on these amended and additional drawings. It is only appropriate to take the amended drawings into account if no party would be disadvantaged. Having regard to *Wheatcroft (Bernard) Ltd v Secretary of State for the Environment (1982) JPL 37*, it is necessary for me to consider whether the proposed changes would represent a substantial difference compared to the original application. It was held in this judgement that one of the main criteria is whether the development would be so changed by such amendments that to grant permission would deprive those who should have been consulted of the opportunity of consultation.
4. The amended drawings show a revised design to the window of bedroom 5 in Plot 2 and provide supporting information illustrating the car parking provision. The additional drawings have been provided to support the Daylight and Sunlight Assessment that has accompanied the appeal. The amended window

design is a minor alteration to the original scheme and the additional information with regard to the car parking provision does not alter the original site layout. The additional plans are for information only to accompany the Daylight and Sunlight Assessment. I do not consider that either party would be prejudiced by my determining the appeal with regard to the amended drawings Ref, 29723/2A & 29723/3A and I have done so on this basis.

Main Issues

5. The main issues in this case are the effect on the:
- Character and appearance of the area;
 - Living conditions of the occupiers of 55 and 59 Highworth Avenue, with particular regard to outlook, and loss of daylight and sunlight; and
 - Living conditions of the future occupiers of the proposed dwellings with particular regard to outlook and access.

Reasons

Character and appearance

6. Highworth Avenue is an attractive residential cul-de-sac characterised by a mix of predominantly detached and semi-detached dwellings which are set back from the road with front gardens and driveways enclosed by low walls and hedge planting. There are a few bungalows interspersed between the houses and the properties vary considerably in their design and form.
7. The appeal site is situated in a prominent location fronting onto the end of the cul-de-sac and framed with its neighbour, No 59 by the two mature trees that are located on either side of the street. The neighbouring properties occupy modest plots with relatively open front gardens and overall there is a spacious and verdant character to this secluded part of the street scene.
8. Although the existing bungalow is positioned close to the site boundary, by reason of its single storey form and the open side garden/driveway, it does not appear cramped. In contrast the proposed dwellings would extend across the full width of the site and their consolidated form and mass would be at odds with the more spacious setting of their neighbours. Their cramped appearance would be reinforced by the narrow frontage to Plot 2 and the awkward front elevation the proposed dwelling would display, as a result of it being shoe-horned into the site behind Plot 1.
9. I accept that the intrinsic design of the proposed dwellings would not be out of character in this location, and I noted on my visit to the site that other properties in the street display similar roof forms, including flat roofed front dormer windows. However, by reason of the scale and form of the proposed development, it would appear cramped and detract from the overall more spacious appearance of the neighbouring properties which provide an attractive street scene set around the head of the cul-de-sac.
10. I have taken into consideration the nature of other properties that have been developed in the street where they may be positioned close to site boundaries. However, in the case of No 51a, this property is a bungalow with a low profile, and its appearance is more reflective of an ancillary building rather than a single dwelling. Furthermore its wide frontage ensures that the spacious

quality of the street is retained. I did not see any examples of development close by that had such a constrained frontage or cramped form as that proposed in this appeal and in any event I have considered the appeal on its own merits.

11. I conclude that the appeal proposal would harm the character and appearance of the area and conflict with Saved Policies 3/4, 3/7, 3/10 and 3/12 of the Cambridge Local Plan, 2006 (Local Plan) which seek to ensure, amongst other things, that new development responds to local context and integrates successfully into the existing character of an area. I also find conflict with the paragraphs 56 and 64 National Planning Policy Framework which promote good design that improves the character and quality of an area.

Living conditions of neighbours

12. The proposed dwelling on Plot 2 would be positioned close to its common boundary with No 55 and with its flank wall adjoining the boundary of their rear garden area. I have had regard to the Daylight and Sunlight Assessment (DSA) submitted with the appeal, and given the position of the proposed dwelling to the north of No 55, I agree that the proposal would not result in any significant overshadowing of this property. However, the presence of the proposed dwelling's flank wall, extending along a considerable length of No 55's rear garden boundary would be imposing. The existing garage adjacent to this boundary has a low profile and would not mitigate the mass of this wall. I accept that the hipped roof design would provide some relief; however by reason of its overall scale and siting, I consider that Plot 2 would have an enclosing impact and dominate the garden area of No 55. The living conditions of No 55 would therefore be significantly harmed by a loss of outlook from their garden area.
13. The DSA also considers the impact the proposed dwelling on Plot 1 would have on the daylight and sunlight available to No 59. I have had regard to the observations made by the Council on the methodology adopted in the DSA; however it seems to me to provide a full appraisal and uses the BRE report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' as a basis for the assessment. Plot 1 would lie to the south of No 59 with the main two-storey dwelling sited adjacent to flank wall of No 59, and with the proposed single storey projection adjoining No 59's patio area. The DSA illustrates that as a result of the proposed development there would be some impact on No 59's adjacent first floor bedroom and ground floor living room window. However, both of these windows would retain adequate amounts of daylight and sunlight with very little change to the existing situation. Whilst there would be some limited overshadowing of the bedroom window and living room window during the late afternoon period, it would not be significant and the living room is also served by a further set of patio doors which provide additional light to this room.
14. The proposed ground floor extension would also be positioned close No 59's patio area. There is an existing fence along the common boundary which is approximately 1.8m high. The proposed extension has been designed with a hipped roof and less than a metre of the proposed flank wall would therefore be visible above the boundary fence. Even though the single storey addition would extend along the depth of the patio area, I am satisfied that given its height and design, coupled with the presence of the existing fence and extensive patio area available to No 59, the proposed development would not

have a significantly overbearing or enclosing effect on the outlook of the occupiers of No 59.

15. No 59 has a full length narrow window with obscure glass in its southern elevation which serves a study area. This room also opens out into the living room where there are two sets of patio windows facing the rear garden. Although this window does provide some day and sunlight to the room, its obscure nature and proximity to the flank wall of the existing bungalow severely restrict this. Plot 1 would be no closer to this window than the existing bungalow and although its flank wall would be higher, in view of the existing situation I do not consider that any further reduction in the overall daylight and sunlight that would be attributable to Plot 1 would be significant.

Living conditions of future occupiers

16. The proposed dwellings would be positioned in close proximity to each other with only a narrow passageway between their facing flank walls. I accept that the windows and door in the flank wall of Plot 1 would have a restricted outlook; however with the exception of the kitchen window, they do not serve habitable rooms. Furthermore the kitchen would have a dual aspect, with an unrestricted outlook towards its rear garden and borrowed light from the through living room. For these reasons I do not consider that the outlook for future occupiers would be unacceptable.
17. The appellant has provided an amended drawing Ref: 29723/3A which illustrates that each property would have two parking spaces available to it. Although the driveway to Plot 2 would be narrow, it would provide adequate space to park two cars without restricting pedestrian access. I am also mindful that the Highway Authority did not raise any objections on highway safety or access grounds. The site frontages are constrained, and whilst I have found that this would have a harmful effect on the appearance of the development, I do not consider that it not have a harmful effect on the living conditions of the future occupiers of the proposed development.

Conclusions on living conditions

18. I conclude that the living conditions of the future occupiers of the proposed development would be acceptable and the living conditions of the occupants of No 59 Highworth Avenue would be safeguarded. I therefore find no conflict with Policies 3/7, 3/10, 3/11 or 3/12 of the Local Plan which seek, amongst other things, to protect the amenities of neighbouring properties and create well designed buildings and spaces that are convenient, safe and accessible for all users. However, I conclude that the living conditions of the occupants of No 55 Highworth Avenue would be significantly and demonstrably harmed through loss of outlook. The proposed development would therefore conflict with Policy 3/10 of the Local Plan which seeks to ensure, amongst other things, that residential development does not have a significant adverse impact on the amenities of neighbouring properties through an overbearing sense of enclosure.

Overall Conclusion

19. Although I have found that the proposed development would not have a harmful effect on the living conditions of its future occupants nor the living conditions of the occupants of No 59 Highworth Avenue, I have found that it would have a significant and harmful effect on the living conditions of No 55

Highworth Avenue, and cause harm to the character and appearance of the area. Therefore, for the reasons given above and taking into account all other matters raised, I conclude that the appeal should be dismissed and planning permission refused.

Elizabeth Pleasant

INSPECTOR

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Appeal Decision

Site visit made on 28 March 2017

by **L Fleming BSc (Hons) MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 06 April 2017

Appeal Ref: **APP/Q0505/W/16/3161250** **57 Highworth Avenue, Cambridge CB24 2BQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr & Mrs Kevin Handley against Cambridge City Council.
 - The application Ref 16/1521/FUL is dated 15 August 2016.
 - The development proposed is demolition of bungalow and construction of 2No 4 Bedroomed semi-detached houses, car and cycle parking and landscaping proposals.
-

Decision

1. The appeal is dismissed and planning permission for demolition of bungalow and construction of 2No 4 Bedroomed semi-detached houses, car and cycle parking and landscaping proposals is refused.

Procedural Matters

2. The Council resolved that had it been in a position to determine the application, it would have refused planning permission for reasons relating to (1) the effects of the proposal on the character and appearance of the area and (2) the impact on the living conditions of No 55 Highworth Avenue (No 55) with regard to outlook.
3. An amended plan (Drawing No 29723/9B) was submitted with the appeal. As the amendment only shows dropped kerbs to Plot 1 and does not directly relate to the main issues I am satisfied that interested parties would not be prejudiced, thus I have considered it accordingly.

Main Issues

4. The main issues are the effect of the proposed development on the:
 - character and appearance of the area;
 - the living conditions of the occupants of No 55 with particular regard to outlook.

Reasons

Character and appearance

5. Highworth Avenue is a residential cul-de-sac, with a mix of semi-detached and detached dwellings of a variety styles set back from the road with space

- between the buildings. Thus the area has mixed and relatively spacious character and appearance.
6. A scheme involving the erection of two detached houses on the appeal site was dismissed at appeal in July 2016¹, since that time there have been no changes to the development plan and my attention has not been drawn to any developments nearby which have significantly altered the character or appearance of the area. I therefore attach significant weight to the previous appeal decision.
 7. The Inspector in 2016 found that the existing bungalow although positioned close to the site boundary, through its single storey form and open frontage did not appear cramped. Whereas it was found the dwellings proposed in 2016 would extend across the full width of the site and their consolidated mass would be at odds with the more spacious setting of their neighbours and their cramped appearance would be reinforced by the narrow frontage of Plot 2 and its awkward front elevation.
 8. Turning my attention to the scheme before me. I note that the dwelling proposed on Plot 2 would be set back from the proposed front elevation of the adjoining dwelling. I also note that it would be set off the boundary with No 55 by a short distance. However, the proposed development would involve the erection of two substantial four bedroom semi-detached properties that would extend almost the full width of the plot. The proposed tall two storey building in place of the relatively modest single storey dwelling would introduce a significant additional bulk of development into the street scene.
 9. Plot 2 would have a much narrower frontage than other dwellings in the area. This together with the proposed angled windows to the front elevation and the complicated stepped roof would draw attention to two dwellings positioned close to their boundaries and neighbouring properties such that they would appear noticeably cramped within their setting. Thus harming the spacious character and appearance of the area.
 10. In reaching these conclusions I acknowledge that Nos 55 & 59 Highworth Avenue have been extended. I also note that the proposed dwellings would be constructed using materials and would incorporate features which would match those of dwellings nearby. However, these matters would not outweigh the harm to the character and appearance of the area. I have also noted the other examples of development nearby. However, these are some distance from the appeal site such they have no influence on the character or appearance of the immediate area which is relevant to this case.
 11. For these reasons the proposed development would be in conflict with Policies 3/4, 3/7, 3/10 and 3/12 of the Cambridge City Council Local Plan (2006) (LP) which, taken together, seek to ensure good design which responds to its context and creates successful places.

Living Conditions

12. The scheme before the Inspector in 2016 proposed the introduction of a flank wall which followed the line and the majority of the length of the appeal site boundary with No 55. Thus, the Inspector found it would have an enclosing impact and would dominate the garden of No 55.

¹ Appeal ref: APP/Q0530/W/16/3144142

13. However, the flank elevation of the dwelling proposed on Plot 2 would not follow the line of the appeal site boundary with No 55 and would be angled away from it. I am told by the Council that the distance of the flank elevation from the shared boundary with No 55 would range from approximately one metre to seven metres.
14. I acknowledge that the proposed building would be taller and of an overall greater mass than the proposed development which formed the subject of the 2016 appeal decision. However, I find the proposed flank wall would be a sufficient distance away from the shared boundary with No 55, particularly at the point closest to No 55's rear garden, for it not to generate any sense of enclosure or be overbearing.
15. Thus, I find the proposed development would not harm the living conditions of the occupants of No 55 with particular regard to outlook. In this regard the proposed development would therefore accord with Policies 3/7, 3/10 and 3/12 of the LP which seek to ensure good design and protect the amenities of residents living nearby.

Other Matters

16. I note that the appellant is dissatisfied with the Council's handling of the planning application. However, I have assessed the appeal on its planning merits and have found harm to the character and appearance of the area.
17. I also note the appeal scheme would provide new homes in a location where services and employment can be easily accessed which benefits from good public transport. However, these matters or any others raised do not outweigh the harm I have identified.

Conclusion

18. For the reasons set out above, whilst I have found no harm to the living conditions of nearby residents I have found harm to the character and appearance of the area. Thus on balance the proposed development would be in conflict with the development plan. Therefore with regard to all other matters raised, I therefore conclude that planning permission is refused and the appeal is dismissed.

L Fleming

INSPECTOR

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PLANNING COMMITTEE

DATE: 30TH AUGUST 2017

Application Number	17/0675/FUL	Agenda Item	
Date Received	26th April 2017	Officer	Sav Patel
Target Date	21st June 2017		
Ward	East Chesterton		
Site	Land To The Rear Of 1 Fen Road And Rear Of 179 - 183 Water Street Cambridge CB4 1PB		
Proposal	Demolition of existing garages and erection of three 2bed dwellings with associated landscaping and access arrangements.		
Applicant	Fallowfield Property Ltd c/o Unit F1 4 Station Road Swavesey Cambridgeshire CB24 4QJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The principle of residential development on the site is acceptable 2. The proposal would not materially harm the character and appearance of the area 3. The proposed development would not have a significant impact on neighbour amenity
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site lies on the west side of Fallowfield and comprises a block of eleven concrete garages that are accessed via Fallowfield, as well as part of the rear gardens of Nos. 179, 181 & 183 Water Street. The access from Fallowfield serves a further four garages that lie outside the site area adjacent to the road.

- 1.2 On the south-east side of the site, and directly abutting Fallowfield, is a recently constructed detached 2-bedroom dwelling for which consent was granted in 2015 (Ref: 15/0818/FUL). Further to the south is No. 1 Fen Road, a semi-detached Victorian dwelling that lies at the eastern end of a row of similar Victorian properties. To the north is Hodge House, a modern two-storey development of seven flats, beyond which is an estate of predominantly semi-detached and terraced two-storey houses. Opposite the site are the gardens of 3 and 5 Fen Road, another pair of semi-detached Victorian properties.

2.0 THE PROPOSAL

- 2.1 The application proposes to demolish the existing garages and to erect three no. 2-bedroom detached dwellings on the site.
- 2.2 The dwellings would be 1.5 storeys in scale, standing 5.7m high to the ridge and 4.1m high to the eaves. They would be contemporary in design, incorporating brick walls and zinc roofs to match the recently constructed house at the rear of No.1 Fen Road. The dwelling on Plot 1 would be located at the northern end of the site and positioned gable end to the road. The other two properties (Plots 2 and 3) would be located in the southern part of the site, in a staggered formation relative to the recently constructed dwelling adjoining Fallowfield. The central area between Plots 1 and 2/3 would be predominantly block paved and laid out to provide three off-street car parking spaces for the dwellings. Some landscaping is proposed to the side of Plot 1 and front of Plots 2 and 3.
- 2.3 The application has been amended since submission and following a Development Control Forum, to increase the height of the rear boundary treatment and to add an evergreen tree to the south-west corner of the site.
- 2.4 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Design Report Rev A
 3. Flood Risk Assessment
 4. Shadow study

3.0 SITE HISTORY

Reference	Description	Outcome
16/1573/FUL	Demolition of existing garages and erection of three 2 bed dwellings with associated landscaping and access arrangements	Withdrawn
16/0573/FUL	Demolition of existing garages and erection of four 2 bed dwellings with associated landscaping and access arrangements	Withdrawn
15/0881/FUL	Erection of a dwelling and associated works on land to the rear of 1 Fen Road, fronting Fallowfields	Approved
10/0532/FUL	Erection of 2 three bed dwellings	Refused. Appeal dismissed
09/1132/FUL	Erection of 5 new 1 bedroom apartments	Refused
09/0847/FUL	Erection of 5 new 1 bedroom apartments	Withdrawn
C/72/0385	Erection of 5 new 1 bedroom apartments Erection of two garages	Approved

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/10 3/11 3/12 4/13 5/1 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	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

5.4 Status of Proposed Submission – Cambridge Local Plan

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

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

6.1 The proposal should have no significant impact on the public highway subject to the following conditions being included within any planning permission:

- No unbound material within 6m of the highway boundary
- Removal of permitted development rights for gates
- Access to be laid out to County specification before commencement of first use of the access
- Provision of adequate drainage for the access
- Retention of access free of obstruction

Head of Environment

6.2 No objections providing the following conditions are added to any planning permission:

- Plant noise insulation
- Construction hours
- Collection during construction
- Piling
- Dust

- Contaminated land

Urban Design and Conservation Team

- 6.3 No objections providing conditions requiring samples of materials and details of cycle parking are added to any consent.

Movement and access

Access into the site utilises and extends the access approved as part of the adjacent scheme. The proposal can adequately accommodate all the requirements of the development with regards to bikes, bins and car parking, although further details of the bin and bike stores would need to be secured by condition, and details of the location of the refuse collection point confirmed.

Layout

The overall layout is compatible with the finer grain of the surrounding context. The staggered layout of plots 2 and 3 along the southern boundary provides south facing gardens for future occupiers and creates a sense of distance between the proposal and existing properties that back onto the site. Plot 1 defines and overlooks the landscaped parking court. However, the shadow study suggests Plot 1 would overshadow the garden space for an apartment to the north and a minor adjustment to this plot by moving the dwelling to the east and relocating the entrance to the southern façade.

Scale and massing

The 1.5 storey scale mirrors the height of the barrel roof of the adjacent consented scheme, and is appropriate to the site's context. The staggered layout and shallow pitched roofs provides a pleasing broken form along the southern boundary and is unlikely to be overbearing to houses along Water Street.

Elevations and materials

The architectural language is similar to the adjacent consented scheme. Projecting, angled windows provide articulation and visual interest to the elevations, and the use of matching materials, as confirmed in the Design and Access Statement, would ensure the development would be compatible with the adjacent site.

Sustainable Drainage Engineer

Original comments

- 6.4 Sufficient surface water drainage details proving the principle of draining the site have not been provided. An assessment should be carried out of the potential for disposing of surface water by means of a sustainable drainage system. Based on the estimated flood level identified in the submitted Flood Risk Assessment (FRA), the access from Fallowfield will actually suffer approximately 360mm of flooding rather than the 100mm suggested in the report. As such, this would be classified as a 'Danger for some', namely a danger to vulnerable individuals such as children, the elderly and infirm. An alternative emergency access/egress route should be considered or a Flood Action Plan where appropriate.

Comments following additional information from the applicant

- 6.5 The proposed development is acceptable subject to the following conditions:
- Finished ground level no lower than 5.85 metres AOD;
 - Surface water drainage details prior to development
 - No development until infiltration testing results have been submitted;
 - Drainage details in case test result show unfeasible to connect to adopted sewers.

Environment Agency

- 6.6 This application falls within Flood Risk Standing Advice and, in line with current government guidance, the Council would be required to respond on behalf of the Environment Agency in respect of flood risk and/or surface water drainage issues.
- 6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- 1 Hodge House, 80 Fallowfield
- 3 Hodge House, 80 Fallowfield
- 7 Hodge House, Fallowfield
- 1 Fen Road
- 3 Fen Road
- 5 Fen Road
- 169 Water Street
- 171 Water Street
- 173 Water Street
- 177 Water Street

7.2 Their concerns can be summarised as follows:

- The problems with the previously withdrawn applications have not been addressed.
- If approved, this would set a precedent for similar developments in rear gardens of Water Street properties.
- The proposal represents an overly dense form of development for the site.
- Three dwellings of this height and scale in a backland location would be harmful to the character of the area.
- The grey roofing would be drab and detract from the area. The adjacent house could be considered to create an interesting contrast but a cluster of four would look like an industrial complex.
- Any development should be restricted to the location of the garages and no higher than nearby backland/infill precedents at 163/165 Water Street and 23a Fen Road.
- It would result in overshadowing/loss of light to flats at Hodge House, including the deck of No.1.
- Overlooking of flats at Hodge House, and of the gardens and rear windows of properties in Fen Road and Water Street, resulting in a loss of privacy to these neighbouring residents.

- Similarly, the rear windows and gardens of Plots 2 and 3 would be overlooked by properties in Fen Road and Water Street.
- The plans are inconsistent and unclear as to whether adjacent properties will be overlooked.
- Overlooking from ground floor kitchen to first and second floor bedrooms in 177 – 183 Water Street.
- The trees denoted as 'existing' along the fence line rear of No.183 Water Street do not exist.
- Unacceptable loss of garden to properties fronting Water Street, with only 20% of their plot length remaining.
- Unlike the approved house to the rear of 1 Fen Road, there are no established trees along the boundary of the proposed site to soften the views from properties in Water Street.
- The impact of the development on surrounding properties should be shown within visuals. These should also show 177 Water Street's rear extension, which is missing on many drawings.
- The proposed dwellings would benefit from little light and future occupiers would have a poor level of amenity.
- The garages currently on site provide valuable off-road parking space for residents. Their loss will increase on-street parking in the area where there are already significant issues due to the popularity of the river/tow-path in this location. There is also inadequate parking provision for the proposed new properties, and this will further exacerbate on-street parking problems in the area.
- The resultant increase in on-street parking in Fen Road would make it more dangerous for pedestrians to cross the road. Residents' off-road parking bays and a pedestrian crossing on Fen Road or Water Street should be provided to mitigate the impact.
- Would result in noise problems to Hodge House.

- The ratio of hard to soft landscaping would exacerbate existing flood risk issues. Local drains already overflow into back gardens of Water Street properties during heavy rain.
- If the development would be dug down, as per the recently constructed adjacent house, the reduced level will be very close to the water table which lies just 2.3m below the ground surface.
- The FRA is incorrect as the underlying geology is actually gault clay, which is impermeable, and not chalk.
- There is no mains sewer in Fallowfield and, as with the adjacent new house, the dwellings are likely to have tanks installed and to require regular emptying. This would result in more noise, smell and disturbance to local residents.
- The dark roofs would absorb solar radiation and contribute to global warming.

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

- 56 Metcalfe Road (owner of 2 of 179-183 Water Street)

7.4 Their comments can be summarised as follows:

- The design of the houses would be in-keeping with the design of the barrel house at the end.
- The development would improve the appearance of the area.
- The garages are underused, and some are used purely for storage purposes.

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

Development Control Forum

7.6 Residents from the following addresses signed a petition requesting that the application be considered at a Development Control Forum (DCF) due to issues relating to: a lack of privacy; overbearing sense of enclosure; noise nuisance; loss of parking; and impact on character of area, all conflicting with adopted Policy 3/10.

- 78 Fallowfield
- 1, 2, 3 Hodge House, 80 Fallowfield
- 1, 3, 5, 11, 17, 27 Fen Road
- 11 Kimberley Road
- 11 Storeys House
- 167, 173, 177, 179, 183 Water Street

The following changes were requested:

- There should be fewer, lower dwellings restricted to the site of the garages only.
- Alternative parking arrangements should be provided for the local residents that currently store cars in their garages.
- The properties should be constructed using materials in sympathy with neighbouring properties.

7.7 The DCF was held on 14 June 2017 and the minutes of this meeting are attached as an Appendix.

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. Flood risk and drainage
7. Third party representations

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses.
- 8.3 Policy 3/10 of the 2006 Local Plan 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.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1. The site is not near a listed building or BLI, would not affect protected trees/wildlife features and would not prejudice the comprehensive development of the area. Issues relating to residential amenity impacts and the character of the area, as set out in Policy 3/10, are assessed in further detail below.

Context of site, design and external spaces

- 8.5 Policy 3/10, part c, of the 2006 Local Plan states that residential development within the garden area of existing properties will not be permitted if it will detract from the prevailing character and appearance of the area.

- 8.6 The prevailing character of the area is of mainly low density housing in the form of two storey semi-detached and detached dwellings that are set back from the road and with deep rear gardens. There are also examples of two and three storey blocks of flats nearby. Many of the gardens contain ancillary structures in the form of single storey sheds and outbuildings. There are also three examples (including to the rear of 1 Fallowfield) of back-land development nearby.
- 8.7 The proposed site consists of two main areas; the lock up garage blocks and parts of the rear gardens of nos.179 to 183 Water Street. The garage blocks consist of 11 single storey flat roof garages and an open parking space. The gardens of the properties in Water Street are laid to lawn and circa 25 metres deep. The character of this part of the Fallowfield has been changed by the introduction of a two storey new detached dwelling which faces onto Fallowfield. The dwelling is located to the rear of no. 1 Fen Road and is known as no. 79 Fallowfield.
- 8.8 The two storey dwelling to the rear of no.1 Fallowfield has established a new character and appearance to Fallowfield. It has done this by introducing a new type and appearance of dwelling, which contrasts with the more traditional forms of dwellings in the locality. The contrasting features consist of the use of a barrel roof, metal cladding and bay window. The proposed dwellings have been designed as a composition of the existing dwelling at no.79. However, the barrel roof form has not been continued across. Instead the proposed dwellings have been designed with a traditional pitched roof but maintain the metal clad roof. The first floor accommodation would be located within the roofscape to keep the height low and in keeping with no. 79. The use of metal cladding and modern design features such as the projecting angled bays, gives the overall scheme an ancillary appearance. In these terms and in my view, the proposed dwellings would make a positive contribution to the street scene.
- 8.9 In terms of layout, the P1 is proposed to be located on the footprint of one of the garage blocks adjacent to the gable end of Hodge House. P2 and P3 would be located adjacent to the new dwelling and in a stepped arrangement. This stepped arrangement is important for two reasons. 1; It allows P2 and P3 to address Fallowfield with the introduction of angled bay windows at first floor, and 2; Increases the level of separation

between the existing host dwellings on Water Street. The proposal also includes general spacing between each dwelling of approx. 2 metres, the side boundary with no.177 of 2 metres and no. 79 of 2.3 metres

- 8.10 Therefore the proposed development due to its contrasting and modern design, low height, general spacing and stepped layout would enhance the existing garage site and make a positive contribution to the character and appearance of Fallowfield.
- 8.11 In my opinion, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12.

Residential Amenity

- 8.12 Impact on amenity of neighbouring occupiers
- 8.13 The proposed scheme has received several objections concerning issues such as overlooking/loss of privacy, overshadowing and poor living conditions for future occupiers. I set out below my response to each issue below.

Overlooking/loss of privacy

Water Street

- 8.14 The proposed dwellings have been designed with most of the glazing on the ground floor. The first floors would be served by an obscure panel window in the southern elevation and an angled bay window, to address Fallowfield, on the north elevation. There would also be a small flat roof dormer in the side of the roof which would serve the en-suite and living room. Therefore, no windows are proposed that would cause direct overlooking of neighbouring gardens. Furthermore, the rear elevations of the proposed units would be located between 17.7 metres and 24 metres from the rear elevation of the properties directly adjacent (nos.179 to 183). Therefore, the combination of no clear pane windows at first floor in the southern elevation and level of separation to adjacent properties would mean the proposed dwellings would not cause any adverse levels of overlooking over neighbouring gardens. There is currently a mutual sense of overlooking between neighbours over the rear gardens and the proposed dwellings would not in my view make this situation any worse. However, the proposal would introduce

dwelling in a location that would enable future occupiers to look towards the rear elevations of existing dwellings. In this urban context and level of separation I do not consider this inter-visibility relationship would cause significant harm to privacy. The applicant has proposed to plant two trees along the rear gardens of P2 and P3 in order to mitigate the impact inter-visibility. This was a matter that was discussed at the Development Control Forum. The planting of trees rather than a physical structure attached to the fence or increasing the height of the rear fence is in my opinion a much more sympathetic option.

- 8.15 P1 would be located adjacent to the side gable end of Hodge House and the rear elevation would be set off the side boundary with no.177 by 5 metres. The dwelling would not have any overlooking impact on the occupiers of no.177 or neighbouring occupiers due to not having any clear pane windows at first floor and its location at the bottom of the garden (over 40 metres away).
- 8.16 P2 and P3 would be located approx. 25 metres from no.177. P2 would be located 2 metres off the side boundary. I do not consider the form of P2 would have any adverse overbearing impact on the residential amenity of no.177. Also due to the distance from the host dwellings and main gardens, I do not consider P2 and P3 would result in an unacceptable degree of enclosure to these properties.

Overshadowing

- 8.17 The site is located north of the dwellings within Water Street and therefore would not cause any adverse levels of overshadowing. Furthermore, the proposed dwellings would be set off the boundary by between 6.9 and 9.6 metres and have a consistent ridge height of 5.7 metres. This would match the height of no.79 Fallowfield. Therefore the proposal would also not in my opinion appear overbearing on the residents in Water Street.
- 8.18 The applicant has produced a shadow study to demonstrate the existing and potential shadowing during December (winter solstice), March/Sept (Equinox) and June (Summer solstice). These are the times that are accepted in the BRE guidance. Having compared the differences between the existing and

potential overshadowing, I am satisfied that the proposal due to its height and layout would not cause any adverse levels of overshadowing.

- 8.19 There is a small terrace/deck area serving a flat in Hodge House that is located close to the northern boundary of the site. The terrace area is largely set behind (north) of a two storey rear extension, which links to a smaller hipped roof element. Both elements are adjacent to the boundary of the application site. In terms of impact, P1 is proposed to be located along the blank gable end of Hodge House and would project approx. 700mm beyond the rear elevation of the main two storey extension. P1 would not cause any adverse levels of overshadowing over this external terrace area. Also P1 would not have any adverse impact on the outlook of the two storey rear extension as it would fall behind the 45 degree line.
- 8.20 The proposed development would not have any adverse impact on the residential amenity of the surrounding neighbours in terms of overlooking/loss of privacy and overshadowing. The proposal also would not appear overbearing on any of the surrounding neighbours.

Living conditions of future occupiers

- 8.21 The proposed development would provide private amenity space, cycle parking and bin storage for each unit. Each unit would also include an off street car parking space. I am satisfied that the external arrangement of the proposed development would provide future occupiers with a high quality living environment. In terms of internal space, the proposed dwelling would provide on the ground floor a spiral staircase in the kitchen/diner area, the main bathroom and a bed/study. On the first floor would be a separate living room and main bedroom within en-suite. The proposal would also include a vaulted ceiling, which sets the living room area 1.8 metres away from the panel window in the rear elevation. The panel window is proposed to be obscure glazed to mitigate overlooking of the gardens/properties to the south but also to protect the privacy of future occupiers. The ground floor is proposed to include bi-fold doors and combined with the floor to ceiling panel window would allow natural light to flood into the main living areas. Therefore, in my opinion the future occupiers of the proposed dwellings would be provided with a high quality living conditions.

8.22 In my opinion the proposal adequately respects the residential amenity of its neighbours and would secure an appropriate level of amenity for future residents, and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/10.

Refuse Arrangements

8.23 Adequate bin storage has been shown within the drawings and, in my opinion, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.24 No specific concerns have been raised by the Highway Authority regarding highway safety. However, concerns have been raised locally regarding the loss of the garages and potential increase of on street parking.

8.25 The garages are mostly used for storage as they are not of a sufficient size to accommodate a family car. Therefore they are unlikely to materially increase levels of on street parking. The garage blocks are also in poor condition such that they have a detrimental impact on the character and appearance of the street scene. Therefore, the redevelopment of the site to accommodate a small housing development such as that proposed would outweigh the harm from the loss of the garages.

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

Car and Cycle Parking

8.27 Adequate car and cycle parking is shown for both the existing and proposed dwellings and, in my opinion, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Flood Risk and Surface Water Drainage

8.28 The applicant has submitted a Flood Risk Assessment which has been assessed by the City Council's Drainage Officer. The Drainage Officer initially raised concerns regarding site

drainage and the flood action plan. The applicant responded to this through their drainage consultant and submitted additional information. This additional information was considered acceptable subject to conditions.

- 8.29 Some concerns have been raised locally as to the nature of the underlying geology and water table levels. According to the applicant drainage consultant, the underlying ground is based upon British Geological Survey Mapping shows that the site is underlain by chalk. Although no intrusive testing has been carried out, the mapping survey is accurate. In terms of the water table and potential impact caused by reducing the levels, the Drainage Officer has recommended a condition on the external ground level not being raised below a level of 5.55 metre AOD and the finished ground floor level of the proposed development not being lower than 5.85 metres.

Foul Water Drainage

- 8.30 Concerns have been raised about the lack of foul sewer in the area and the potential impact caused by on-site tanks such as noise/smell associated with regularly emptying tanks. I have requested comments from the Drainage Officer on this specific matter which I have not received to date. I will update the amendment sheet with the Officer's comments or orally report them to members in my presentation.

Third Party Representations

- 8.31 The majority of third party representations have been addressed in the main body of this report.
- 8.32 In terms of the external materials, I have recommended a materials condition so that samples of the external materials are submitted for consideration and approval.
- 8.33 The proposed development is unlikely to cause adverse levels of noise disturbance mainly due to the amount of the development and size of the units.

9.0 CONCLUSION

- 9.1 In conclusion, I consider that the proposed development is acceptable and would comply with the provisions of the relevant

Development Plan Policies. As such, approval subject to conditions is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. 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)

10. 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)

11. 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)

12. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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)

13. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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)

14. No air source heat pumps shall be installed unless a scheme for insulation in order to minimise the level of noise emanating from the said 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 of any air source heat pumps commences.

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

15. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

16. 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: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

17. The finished ground floor level of the proposed development should be no lower than 5.85m AOD and there should be no raising of any existing external ground below a level of 5.55m AOD, as identified in the submitted FRA (MTC Engineering Aug 2016).

Reason: To mitigate against flood risk. (Cambridge Local Plan 2006 policy 4/16)

18. Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

19. No development hereby permitted shall be commenced until infiltration testing results and hydraulic calculations in accordance with BRE Digest 365 have been undertaken and submitted in writing to the local planning authority.

If infiltration is demonstrated unfeasible and a connection to the adopted surface water sewer is proposed, the drainage details should also be submitted to Anglian Water and their written acceptance of the scheme submitted to the local planning authority. A maximum discharge of 2l/s will be accepted unless justification is provided to and accepted by the local planning authority. The development shall be carried out in accordance with the approved drainage details.

Reason: To ensure adequate surface water drainage of the site.

20. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

21. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway.

22. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the approved drawing and retained free of obstruction thereafter.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

23. Prior to occupation of the development hereby approved, the cycle parking and bin storage provision shall be implemented in accordance with the details shown on drawing no.PL-1-01 Rev P5 unless otherwise agreed in writing. The provision shall be retained in accordance with the approved details thereafter.

Reason: To ensure sufficient cycle and bin storage provision for the development (Cambridge Local Plan 2006 policies 3/7, 3/10 and 8/6).

24. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse(s), including the insertion of any dormer windows, shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties and to preserve the character of the area (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

25. 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: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

INFORMATIVE: To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and 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 sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable 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 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" 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.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound 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: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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DEVELOPMENT CONTROL FORUM14 June 2017
12.30 - 1.25 pm**Present****Planning Committee Members:** Councillors Bird, Blencowe, Hart, Hipkin, Holt, Page-Croft, Nethsingha, Sarris, Smart and Tunnacliffe**Officers:**

Principal Planner: Toby Williams

Senior Planner: Sav Patel

Committee Manager: James Goddard

For Applicant:

Tim Dane (Applicant)

Chris Senior (Agent)

For Petitioners:

Quentin Gueranger

Anne-Claire Vergnaud

FOR THE INFORMATION OF THE COUNCIL**17/3/DCF Introduction by Chair to the Forum**

The Chair outlined the role and purpose of the Development Control Forum. He stated no decisions would be taken at the meeting.

17/4/DCF Apologies

No apologies were noted.

17/5/DCF Declarations of Interest

No declarations were made.

17/6/DCF Application and Petition Details 17/0675/FUL Land to the rear of 1 Fen Road and 179 - 183 Water Lane, Cambridge CB4 1PB

Description: Demolition of existing garages and erection of three x2 bed dwellings with associated landscaping and access arrangements

Applicant: Fallowfield Property Ltd

Agent: PIP Architecture

Lead Petitioner: Resident of Water Street, Cambridge

Case Officer: Sav Patel

Text of Petition:

1) Lack of Privacy

The 2006 Cambridge Local Plan states:

310 Subdivision of Existing Plots

Residential development within the garden area or curtilage of existing properties be permitted if it will have a significant adverse impact on the amenities of neighbouring properties through loss of privacy...

The Cambridge Local Plan 2014 proposed submission states:

Policy 50: Residential space standards

In providing appropriate amenity space, developments should:

F. Address issues of overlooking an enclosure, which may otherwise impact detrimentally proposed dwelling and any neighbouring dwellings:

The application conflicts with the local plan as follows:

- a) The ground for back windows of P and P3 are only 17 to 24m from the back windows of 177, 179, 181 and 183 Water Lane.
- b) The garden of P1 has a direct inside Hodge house flats which are only 7m away.

2) Overbearing sense of enclosure

3/10 Subdivision of Existing Plots

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... an overbearing sense of enclosure

The application conflicts with the local plan and follows:

- a) The scheme is still completely out of scale for small enclosed plot and is not the general character of the surrounding. The outlook from opening on the elevation of Water Street dwelling, particularly the first and second floors, will be dramatically altered with the addition of the proposed development.
- b) Proposed buildings are significantly taller than the two most recent precedents of new buildings behind the road frontage: i) the studio behind 163/165 Water Street was limited to 1.5 storeys.
ii) 23a Fen Road was required to be dug 1m below the surface to limit it to 1.5 storeys and prevented overlooking neighbours.

3) Noise nuisance

The 2006 Local Plan states:

3/10 Subdivision of existing plots

Residential development within the garden area or curtilage of existing properties not be permitted will:

a. *have a significant adverse impact on the amenities of neighbouring properties through... The generation on traffic or noise nuisance;*

The application conflicts with the local plan as follows:

- a) The creation of three new two bed dwellings will generate noise levels in the garden and the parking spaces in disproportion with the scale in the enclosed nature of the plot.

4) Loss of Parking

The 2006 local plan states:

3/10 Subdivision of existing plots

Residential development within the garden area or curtilage of existing properties will:

b. *provide accessory parking spaces for the proposed and existing properties;*

The application conflicts with the local plan as follows:

it proposes to replace 12 garages with three two-bedroom houses and three parking. Each house will require parking for two cars (possibly if house is let to multiple co-tenants) which creates loss of 15 parking spaces. There is not

space to accommodate 15 extra vehicles on Fallowfield. Nine extra cars are likely to be parked on Fen Road and Water Street. Existing parking on Fen Road and Water Street is regularly fully occupied.

5) Aesthetics out of Character

The 2006 Cambridge Local Plan states:

3/10 Subdivision of Existing Plots

Residential development within the garden area or curtilage of existing properties will not be permitted if it will:

c. Detract from the prevailing character and appearance of the area:

3.29...While new residential accommodation is welcomed, the development of existing gardens or curtilages needs to be handled carefully in order to avoid creating new developments, which adversely affect the amenities of local residents or the character of the area.

Changes that could be made to overcome concerns

We would suggest building fewer, lower dwellings. The scheme should be restricted to the brown field only.

Alternative parking arrangements should be provided nearby for the local residents currently storing their cars in the garages.

Properties should be constructed using materials in sympathy with neighbouring properties.

Case by Applicant's Agent

Chris Senior made the following points:

- 1) Described the current scheme, context of the site and how the current iteration differed from the previous scheme.
- 2) Responded to concerns raised by the Petitioners as follows:
 - a) Lack of Privacy.
 - The distance between the proposed property and existing neighbouring properties met Local Plan guidance. It was similar to other (existing) properties in the area.
 - Trees would provide some screening.
 - No overlooking was expected as properties would be set back.
 - b) Overbearing sense of enclosure.

- Statutory consultees supported the scheme.
 - The design complimented existing buildings in the area, as did scale and massing in the new scheme.
 - The height of the new dwelling was appropriate for a new build, no negative impacted was expected on the character of the area.
- c) Noise nuisance.
- The application would replace garages with houses. It was hard to tell if this would increase noise in the area.
- d) Loss of Parking.
- Information was being sought on whether the (existing) garages were being used. The Applicant was liaising with the Planning Officer to determine this.
 - The maximum number of parking spaces were being applied for through 17/0675/FUL.
- e) Aesthetics out of character.
- Properties in the application matched the boundaries, size and scale of (existing) neighbouring properties. Gardens in this application maybe bigger.

Case by Petitioners

Quentin Gueranger spoke on behalf of local residents. He made the following points:

- 3) 3 planning applications had been made in 13 months. Neighbours objected to all 3.
- 4) Specific objections:
- a) Invasion of privacy due to overlooking from proposed development and lack of screening through trees in gardens.
- b) Overdevelopment of a small plot.
- Garden grabbing.
 - Sense of enclosure.
 - Noise concerns.
 - “Bunker feel” to the design.
 - Overbearing.
- c) Residents wanted fewer, lower buildings.
- d) Design not in keeping with the character of the area.
- e) Parking space and traffic issues.
- Parking provision recently reduced in Water Street.
 - The application would exacerbate existing issues eg Cambridge North Station commuter traffic.

- f) The application would set a precedent for inappropriate development in the area.
- g) Waste water evacuation.
- h) Increased risk of flooding by covering the site with buildings and a sealed driveway.

Case Officer's Comments:

- 5) Summarised the process to date and consultee responses. No objections had been received to date from statutory consultees, subject to planning conditions being met. The Case Officer was awaiting some information from the Drainage Officer.
- 6) The Applicant had submitted revised plans due to concerns over accuracy. 15 July 2017 was the consultation deadline. 15 objections from residents had been received to date. Due to this, the application would go to Planning Committee for consideration.
- 7) The Case Officer would liaise with the Applicant and Petitioners/Objectors prior to writing his report.

Members' Questions and Comments:

The Principal Planner and Case Officer answered as follows in response to Members' questions and comments:

- 8) The application met car parking standards in the Local Plan by providing 1 car parking space for a 2 bedroom dwelling.
- 9) There were no standard distances between habitable rooms and new developments in the adopted Local Plan. Each application would be judged on its merits.

Chris Senior answered as follows in response to Members' questions and comments:

- 10) Would be happy to liaise with the Petitioners on options to mitigate overlooking through screening on the boundary, such as trees or a trellis on the wall/fence. Neighbour support was required for high screening.

Anne-Claire Vergnaud said she would prefer trees to trellises to prevent a higher wall effect and sense of overbearing. She would also prefer houses on the development to be orientated north/west rather than south/east to prevent overlooking. Re-iterated that screening and building orientation were important.

- 11) 70% of the plot being developed was hard standing ie covered with concrete.
- 12) There were national standards on distances between habitable rooms and new developments for first floor windows, but not ground floor ones. First floor windows were obscured in the development due to this.

Quentin Gueranger said that the drive and garages were unsealed.

- 13) Details on why the scheme design was appropriate for a back garden development as opposed to a front of street development were set out in the design report.
 - Materials, scale and massing were inspired by adjoining buildings.
 - The design was contemporary.
 - High quality materials were used.

Summing up by the Applicant's Agent

- 14) Waste water disposal:
 - Historically this fed into a septic tank.
 - A mechanism for the new scheme was to be determined, but a septic tank may not be suitable. Clarification would be sought.
 - A flood risk assessment had been undertaken for the site. Petitioners had stated the site contained a lot of clay, so the impact of this could be checked as drift maps had been used for assessment information. It would be verified if these were up to date. Sustainable Drainage Officer comments were still pending.
- 15) The Agent could ask the Applicant if the scheme scale and massing could be reduced, but could not predict the response.
- 16) Invited petitioners to liaise regarding screening and types of trees to use in landscaping, this may result in the bike store being moved.
- 17) A tracking assessment had been included in the last application to assess parking provision. This could be done again to ensure standards were met.

Summing up by the Petitioners

- 18) This iteration was similar to previous schemes. Neighbours' objections had generally not been taken to account.

- 19) The main issue was lack of privacy, this could be addressed through building re-orientation and screening.
- 20) This was an overdevelopment of site, 3 houses were too many on a small plot

Final Comments of the Chair

- 21) The Chair observed the following:
- Notes of the Development Control Forum would be made available to relevant parties.
 - Application to be considered at a future Planning Committee, probably August.

The meeting ended at 1.25 pm

CHAIR

PLANNING COMMITTEE

DATE: 30TH AUGUST 2017

Application Number	17/0898/FUL	Agenda Item	
Date Received	22nd May 2017	Officer	Charlotte Burton
Target Date	17th July 2017		
Ward	Newnham		
Site	111 Grantchester Meadows Cambridge CB3 9JN		
Proposal	Extension of garage roof including installation of solar panels.		
Applicant	Mrs Barbara Tuchel 111 Grantchester Meadows Cambridge CB3 9JN		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p style="padding-left: 40px;">The proposal would not harm the character and appearance of the conservation area;</p> <p style="padding-left: 40px;">The proposal would not have a significant adverse impact on residential amenity of neighbouring properties.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is within the curtilage of No. 111 Grantchester Meadows which is on the northern side of the road and has an 'L' shaped plot. The existing garage is within the rear garden and fronts onto South Green Road. The garage is located on the north western boundary.
- 1.2 To the north is the property known as 'Innisfree' fronting South Green Road. To the south is the rear garden of No. 113 Grantchester Meadows which has a single storey outbuilding referred to as a 'consulting room' which also fronts onto South Green Road.

- 1.3 The existing garage is single storey with a flat roof. There is a garage opening on the western end. It is constructed of brick.
- 1.4 The site is located within the Newham Croft Conservation Area. The property is not listed and there are no listed buildings within the vicinity. The site is outside the controlled parking zone. There are no other relevant site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal is for a roof extension to the existing garage to incorporate the installation of solar panels on the southern roof slope.
- 2.2 During the course of the application, revised plans were submitted which changed the mono-pitched roof to an asymmetric pitched roof and removed the roof overhang onto Innisfree. The height of the building would be increased from a maximum of 2.61m to 4.13m high.
- 2.3 The materials would be timber cladding on the end elevations and slate on the roof, with solar panels on the south-facing roof slope. The garage doors would remain on the western elevation fronting South Green Road. The existing openings on the southern and eastern elevations would remain.
- 2.4 The plans show a roof overhang onto No. 113 Grantchester Meadows. I am expecting an update from the applicant on this issue to report on the amendment sheet.

3.0 SITE HISTORY

Reference	Description	Outcome
05/1100/FUL	Installation of dormer window and terrace.	Approved
05/0088/FUL	Erection of ground floor rear bay window and rear 1st floor extension.	Approved
13/0221/FUL	Study in the garden for personal use.	Approved
13/0614/FUL	Installation of dormer window and terrace.	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 3/14 4/11 4/13

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 (Conditions)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
Material Considerations	<u>City Wide Guidance</u> Roof Extensions Design Guide (2003)
	<u>Area Guidelines</u> Newnham Croft Conservation Area Appraisal (2013)

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5.4 Status of Proposed Submission – Cambridge Local Plan

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection.

Urban Design and Conservation Team

6.2 No objection. The revised proposals have introduced a dual pitch roof which has reduced the height and the area of roof slope which have mitigated its impact. The application is supported as it will not affect key views in 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 objecting to the proposal:

- Innisfree, South Green Road

- 1 South Green Road
- 2 South Green Road
- 3 South Green Road
- 4 South Green Road
- 5 South Green Road
- 6 South Green Road
- 7 South Green Road
- 8 South Green Road
- 104 Grantchester Meadows
- 106 Grantchester Meadows
- 109 Grantchester Meadows
- 113 Grantchester Meadows
- St Catharine's College
- South Newnham Neighbourhood Forum (16 Grantchester Road)

7.2 The representations can be summarised as follows:

Character/context/conservation

- Out-of-keeping with the character of the area
- Scale of the structure and excessive height
- Steeply sloped roof
- Number of panels
- Glare from panels
- Suitability of felt roof
- Visual impact on South Green Road and harm to its rural character.
- Negative impact on views across Grantchester Meadows and the playing field to South Green Road
- Unsightly and obtrusive solar panels would be contrary to the Council's 'Micro Renewable Energy Guidance for Householders' (July 2010).
- Drawings are partial, lack detail including regarding materials, inaccurate and do not show the impact looking from Grantchester Meadows.
- Other examples of solar panels within the Conservation Area are on first floors, and are either not visible or unobtrusive from the street.
- The revised proposal is an improvement, but has not gone far enough.

Residential amenity

- Overshadowing and enclosure of Innisfree front garden amenity space, and loss of light to sitting room
- Height of the building prejudices re-development of adjacent derelict consulting room of more than one storey.
- Use of extended building potentially for residential and access to the building.
- Overhanging roof onto Innisfree is unacceptable.
- Overhanging roof onto No. 113 Grantchester Meadows.

Other

- Support renewable energy technologies
- Disappointment that the applicant did not consult the South Newnham Neighbourhood Forum nor any neighbours, contrary to paragraph 66 of the NPPF
- The disbenefits are to the residents of South Green Road and only the applicants will benefit who do not live on the road.

7.3 The application has been called-in to planning committee by Councillor Cantrill on the following grounds:

- The proposal fails to meet policy 4/11 as the height of the proposed roof and the location of the solar panels would not preserve or enhance the character and appearance of the Conservation Area.

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 and impact on the conservation area
2. Residential amenity
3. Third party representations

Context of site, design and external spaces and impact on the conservation area

- 8.2 The site is located to the south of the traditional terrace of properties along South Green Road in a position between the 1960s dwelling known as 'Innisfree' and the outbuilding at the rear of No. 113 which is referred to as a 'consulting room'. The latter is a single storey structure which is currently derelict and identified within the Newnham Croft Conservation Area Appraisal (2013) as detracting from the conservation area. It is the traditional terrace to the north which is identified within the appraisal as making a positive contribution to the character and appearance of the conservation area.
- 8.3 The garage is stepped forward of the front elevation of Innisfree on a building line similar to the boundary of No. 113 on which the consulting room sits. The building is visible in views along South Green Road. Looking north, due to the positioning adjacent to Innisfree, the building is viewed within the context of the two storey side elevation of this property, albeit stepped forward. Looking south, only the part of the building that projects forward of Innisfree is visible. The existing flat-roof building is not considered to make a positive contribution to the character and appearance of the conservation area, albeit the scale and positioning results in a relatively modest building.
- 8.4 During the course of the application, the proposal was amended to reduce the height of the roof extension from 5.65m high to 4.13m. The steep monopitched roof was changed to an asymmetric pitched roof. As a result, the overall increase in height compared to the existing 2.61m high flat roof building is 1.52m. The highest part of the asymmetric roof would be on the northern side which is adjacent to the two storey side elevation of Innisfree. I accept that the scale and massing of the building would be increased so that it would be more prominent in views along South Green Road, however it would be viewed in the context of the two storey building of Innisfree and the pitched roof breaks up the mass of the building. In my opinion, it would appear as a subservient outbuilding which would be appropriate within the street scene.
- 8.5 The solar panels would cover the extent of the south-facing roof slope and would be black panels. The revised proposal has reduced the area of solar panels and has lowered the slope of

the roof so that the panels would be less prominent. While I accept that the solar panels would be visible, in my opinion they would be similar in colour to traditional slate tiles. The shallower roof pitch is likely to reduce the amount of glare from the panels.

- 8.6 I accept that the building would be more prominent than the existing garage in views along South Green Road, both as a result of the increase in height and the addition of solar panels to the roof. However, I share the view of the Conservation Team that this would not harm the character and appearance of the conservation area. When assessing applications within conservation areas, the National Planning Policy Framework (2012) makes it clear that not all elements necessarily contribute towards its significance (paragraph 138). The Newnham Croft Conservation Area Appraisal assesses the conservation area as a whole and has identified features that are important or make a positive contribution to the character of the conservation area, which is a material consideration.
- 8.7 The existing garage is not identified as making a positive contribution and thus the alteration would not directly affect an important building. The views along South Green Road and from Grantchester Meadows are not identified as important views and are towards a mixture of traditional and late C20 development, which in my opinion is not characteristic of the conservation area. It is the views from South Green Road looking out over the playing fields that are marked as being important and the proposal would not impact on these. The proposal also would not impact on the terrace to the north of the site, which is identified as making a positive contribution. For these reasons, while the building and the solar panels would be visible, in my opinion the proposal would not harm the character and appearance of the conservation area when assessed against the conservation area appraisal.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.9 The neighbouring properties are Innisfree along South Green Road to the north and No. 113 Grantchester Meadows to the south.

□ *Innisfree*

8.10 Third parties have raised concerns about the overshadowing and enclosing impact on the front garden, and loss of light to the ground floor sitting room window on the front elevation. There are no windows on the side elevation of this property. Innisfree is set back from the general building line along South Green Road so that the existing garage is forward of the front elevation. The existing garage has some enclosing impact on the front garden.

8.11 The revised proposal would have the same eaves height and northern elevation as the existing garage. The asymmetric pitched roof would be a maximum of 4.61m high. I accept that this would have a greater enclosing impact on the front garden than the existing flat-roof garage, however in my opinion, this would not have a significant adverse impact on residential amenity.

8.12 The front garden of Innisfree is laid out as lawn with some planting beds and bench. The occupants have advised that this area is important for their residential amenity. While I accept this, I also note that this property has a rear garden which provides more private amenity space. The side elevation extends only part of the southern side of the amenity space and in my opinion, the additional enclosure as a result of the increase in height would not have a significant adverse impact on residential amenity.

8.13 Regarding overshadowing, the garage is to the south of Innisfree. The increase in height would have an additional overshadowing impact on the front garden, however in my opinion, this would not have a significant adverse impact on residential amenity as it would not overshadow the whole of the front garden, and there is alternative amenity space available.

8.14 In terms of loss of light to the sitting room, the ground floor window is wide, being almost half the width of the frontage. I have applied the 45 degree tests in accordance with BRE guidance, which are used as a 'rule of thumb'. Due to the width

of this window, the centre point of the window would not be within 45 degrees taken from the north western corner of the building. As a result, I am satisfied that the increase in height would not result in an unacceptable loss of light.

□ *No. 113*

8.15 No. 113 sits on the southern side of a large plot and is currently being extended following the granting of planning permission. The consulting room is on the northern part of the site, however is currently derelict, and is understood not to be used for residential accommodation. I am satisfied that due to the size of this property's plot, the orientation of the proposal to the north, and the scale of the proposed extensions, this would not have an unacceptable impact on the amenity of the occupants of this property.

8.16 In my opinion the revised 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.

Third Party Representations

8.17 I have addressed the third party representations as follows:

Representation	Response
Out-of-keeping with the character of the area	See paragraphs 8.2-8.7
Scale of the structure and excessive height	The scale of the roof extension has been reduced during the course of the application, and in my opinion, would be a subservient outbuilding which is appropriate to the street scene. See paragraphs 8.2-8.7
Steeply sloped roof	The roof slope changed from a steep mono-pitch to a shallower asymmetric roof, which in my opinion would be acceptable. See paragraphs 8.2-8.7

Number of panels	The area of solar panels was reduced during the course of the application and in my opinion would be acceptable. See paragraphs 8.2-8.7
Glare from panels	See paragraph 8.5.
Suitability of felt roof	This is not proposed.
Visual impact on South Green Road and harm to its rural character.	I have assessed this in paragraphs 8.2-8.7.
Negative impact on views across Grantchester Meadows and the playing field to South Green Road	I have assessed this in paragraphs 8.2-8.7.
Unsightly and obtrusive solar panels would be contrary to the Council's 'Micro Renewable Energy Guidance for Householders' (July 2010).	This document is guidance and recommends discussing proposals for micro renewable energy projects in conservation areas with the Conservation Team.
Drawings are partial, lack detail including regarding materials, inaccurate and do not show the impact looking from Grantchester Meadows.	I am satisfied that the information submitted meets validation requirements and provides the detail necessary to assess the application. Materials have been annotated on the revised plans. The applicant is not required to provide streetscene views.
Other examples of solar panels within the Conservation Area are on first floors, and are either not visible or unobtrusive from the street.	Each application must be assessed on its own merits.
The revised proposal is an improvement, but has not gone far enough	Noted.
Overshadowing and enclosure of Innisfree front garden amenity space, and loss of light to sitting	See paragraphs 8.10-8.14

room	
Height of the building prejudices re-development of adjacent derelict consulting room.	The application must be assessed on the basis of the situation on the ground today and with regard to other material planning matters. There is currently no planning consent for redevelopment of the consulting room, so this is not a material consideration.
Use of extended building potentially for residential and access to the building.	The applicant could use the garage for accommodation ancillary to the main house without the need for planning permission. The proposed roof extension does not affect this.
Overhanging roof onto Innisfree is unacceptable.	The overhang was removed through the submission of revised drawings.
Overhanging onto No. 113 Grantchester Meadows.	The applicant is aware of this issue and I am expecting an update to report on the amendment sheet.
Support renewable energy technologies	Noted.
Disappointment that the applicant did not consult the South Newnham Neighbourhood Forum nor any neighbours, contrary to paragraph 66 of the NPPF.	There is no requirement for applicants to consult third parties prior to a submitting planning application.
The disbenefits are to the residents of South Green Road and only the applicants will benefit who do not live on the road.	This is not a relevant planning matter.

9.0 CONCLUSION

- 9.1 I acknowledge the objections from third parties raising concerns primarily on visual impact and amenity terms. In my opinion, the revised proposal would have an acceptable impact in this regard. It must be acknowledged that not all elements of the conservation area contribute towards its significance and, in my opinion, the proposal would preserve the character and appearance of the conservation area when taken as a whole.

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 construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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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PLANNING COMMITTEE

DATE: 30TH AUGUST 2017

Application Number	17/0732/FUL	Agenda Item	
Date Received	30th May 2017	Officer	Charlotte Burton
Target Date	25th July 2017		
Ward	Romsey		
Site	Land To The East Of 37 And To The Rear Of 27-37 Romsey Terrace Cambridge Cambridgeshire CB1 3NH		
Proposal	Erection of two new dwellings with associated car parking, landscaping, and infrastructure.		
Applicant	Robinson College C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p style="padding-left: 40px;">The proposal would have an acceptable impact on the residential amenity of neighbouring properties;</p> <p style="padding-left: 40px;">The proposal would not harm the street scene or the setting of the conservation area.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is located to the rear of Nos. 27-35 Romsey Terrace. It comprises part of the garden space of these properties and a car parking area to the south east adjacent to No. 37 Romsey Terrace. The site has an existing access from Romsey Terrace.

- 1.2 Romsey Terrace is a modest and compact residential cul-de-sac characterised mainly by two storey terrace dwellings on the back edge of the pavement and on street parking. Nos. 27-35 and 37 are latter additions to the street. Nos. 27-35 are a two storey terrace fronting Romsey Terrace, while Nos. 37 is a two storey detached property orientated side-on to the street.

- 1.3 There are no boundaries between the gardens at the rear of Nos. 27-35, instead this area is currently laid out as communal open space, which was used as such by the students who previously occupied the properties. The communal space includes a grass area at the rear of the properties and an area of hardstanding on eastern part of the site. There is a covered cycle shelter along part of the south-east boundary.
- 1.4 There is a timber fence which defines the side boundary of the communal space and runs along the northern side of the access. The car parking area to the south east adjacent to No. 37 is laid out as a large area of hardstanding, which is used as a private car parking area.
- 1.5 At the southern end of Romsey Terrace is an earlier residential housing complex consisting of 17 dwellings; single storey and two storey compared to Romsey Terrace. This development is less formal than the original terraces and consists of bungalows and two storey terraces properties.
- 1.6 To the east of the site are the properties in Coleridge Road which are mainly two storey semi-detached dwellings with generous rear gardens in terms of depth. Many of the rear gardens contain ancillary outbuildings but to the rear of no.6 & 8 Coleridge Road is a pair of single storey pitched roof bungalows known as 6a and 6b Coleridge Road.
- 1.7 The site is located outside the Conservation Area which skirts along the south-west boundary of no.25 Romsey Terrace. There are no Listed Buildings or Buildings of Local Interest within close proximity of the site such that would be affected. The site is outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is for the erection of 2 no. dwellings with associated car parking, landscaping, and infrastructure. The units would be 3-bed and would be market housing.
- 2.2 The dwellings would be located on the southern part of the site facing towards the north, and would be stepped forward of No. 37 Romsey Terrace. The dwellings would be two storeys with an asymmetric pitched roof, constructed of grey brick with timber cladding on the ground floor, and zinc cladding on the

first floor and roof. The properties would have rear gardens including bike and bin storage accessed via a side passage.

2.3 The car parking would be at the rear of Nos. 27-35 Romsey Terrace on the eastern part of the site adjacent to the boundary with Nos. 6a and 10-16 Coleridge Road. There would be 10 no. spaces including 2 no. visitor spaces, one of which would be an accessible space. Soft landscaping would include a planting bed on the northern boundary and 2 no. trees on the eastern part of the site.

2.4 During the course of the application, revised plans were submitted which included:

- The existing 1.8m high brick wall on the northern, eastern and southern boundaries to be retained or rebuilt depending on stability, and an additional 0.6m high trellis to be erected on the southern boundary.
- Amendments to the cycle parking arrangements to provide access and storage facilities in accordance with standards and in response to Landscape Officer's comments.

3.0 SITE HISTORY

3.1 The planning history for the site consists of the following:

Reference	Description	Outcome
15/2355/FUL	Proposed development of four dwellings - two semi-detached three-bedroom dwellings and two semi-detached two bedroom dwellings and associated amenity space and facilitating development.	APPEAL DISMISSED
14/0476/FUL	Proposed development of five dwellings - two semi-detached three-bedroom dwellings and three terraces two-bedroom dwellings and associated amenity space and facilitating development.	WITHDRAWN
C/95/0809	Erection of 6 houses.	APPROVED

Guidance	2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

5.4 Status of Proposed Submission – Cambridge Local Plan

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 Initial comment

The transport statement states that one car parking space will be allocated to each of the new dwellings, presumably from the ten private car parking spaces within the site. As the application form states that there are 10 existing spaces and that this level of provision is retained, this would, effectively reduce the level of provision for existing demand.

As a result 2 spaces would be displaced from the site and it would seem likely that, as this is existing demand and there is no reason to believe that this demand will disappear as a result of the proposal, the demand for two displaced cars would be likely to reappear elsewhere, most likely on the nearest uncontrolled street.

The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

6.2 Additional comment re. construction management plan

The Highway Authority has an obligation to provide reasonable access to users of the public highway, including the developer. The issue arising is that construction operations, access particularly, may have amenity impacts upon the residents and so, if that is the case, you may want to impose a requirement for a construction management plan, but the right to reasonable access will also impact upon what can reasonably be achieved. Such a requirement may, however, focus the contractor's attention on the issue and prompt a reasonable, considerate solution.

Environmental Health

6.3 No objection. Recommend conditions/informatives:

- construction hours
- collection during construction
- piling
- contaminated land conditions (all 6)
- site investigation informative
- remediation works informative
- materials chemical testing informative

Urban Design and Conservation Team

- 6.4 No objection. The proposal responds well to the surrounding context. The proposed scale and massing is considered appropriate to the site's context. The proposal adequately accommodates the functional storage requirements of the development. The scheme has the potential to create a contemporary addition to the southern area of Romsey Terrace that will enhance the street. The proposed smoky grey brickwork provides a good base to the dwellings and is complemented by the Anthra zinc cladding. Well placed timber accents provide warmth around entrances. Recommend conditions for materials samples and cycle parking facilities.

Head of Streets and Open Spaces (Landscape Team)

- 6.5 Initial comment

Additional information / amendments required regarding the side access passageways to the rear gardens, size of the cycle stores and visitor cycle parking.

- 6.6 Revised comment

Acceptable. Recommend condition for boundary treatments.

Head of Streets and Open Spaces (Tree Team)

- 6.7 No comments received.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.8 No objection. Recommend condition for a surface water drainage scheme.

Cambridgeshire County Council (Archaeology)

- 6.9 The site lies within an area of high archaeological potential. Recommend a condition for a programme of site investigation and recording.
- 6.10 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

Objection

- 28 Romsey Terrace

Neutral

- 25 Romsey Terrace
- 2 Greville Road
- 10 Coleridge Road

- 7.2 The Romsey Road Residents Association has also commented on the proposal (32 Romsey Terrace).

- 7.3 The representations can be summarised as follows:

- Current scheme is more appropriate in terms of scale, massing, layout, form and parking provision compared to previous scheme;
- Applicant/agent has taken a positive approach to consultation with neighbours.
- Design, construction and materials (grey bricks and zinc cladding) is out of character with the surrounding area and adjacent Conservation Area;
- Timber cladding likely to deteriorate if not well maintained.
- Existing boundary walls should be retained. The revised plans showing landscaping and boundary treatments welcomed, however repairs to boundary wall should be discussed with local residents beforehand.

- Loss of garden (green space) and mature trees should be mitigated in terms of landscaping and biodiversity. Loss of gardens to car parking is regrettable but it is accepted it is necessary for the development as there is already a major problem with parking in the street.
- Barrier protection should be erected along the boundary wall to protect against damage and injury.
- Existing houses have been boarded up demonstrating lack of need for new houses.
- Impact of traffic and parking.
- Noise and disturbance and general disruption to the surrounding area during construction.
- Request a specified completion date and condition for details of construction hours, waste disposal, delivery and collection hours.
- Request public consultation on materials, landscaping and construction management details to be approved through conditions.

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. Principle of development
2. Context of site, design and external spaces / Impact on the setting of the conservation area
3. Residential amenity
4. Highway safety
5. Car and cycle parking
6. Refuse arrangements
7. Third party representations

8.2 The Inspector's decision on the previous appeal on the site is a material consideration which I have given appropriate weight to in my assessment below. A copy of the appeal decision is provided within the appendix to this report.

Principle of Development

- 8.3 Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development on windfall sites, subject to the existing land use and compatibility. The existing site comprises part of the gardens of Nos. 27-35 and an area of private car parking. The loss of these uses would be acceptable. The surrounding area is residential and thus the proposed use is compatible. I have assessed the impact on residential amenity in the relevant section below. In summary, I find this to be acceptable.
- 8.4 The Inspector's decision on the previous appeal did not raise an issue with the principle of development. The current proposal is for a lower number of units than the previous proposal. The proposed car parking area would be a re-provision of existing car parking. In my opinion, the principle of development is acceptable in accordance with policy 5/1.

Context of site, design and external spaces / Impact on setting of the conservation area

- 8.5 The site is outside the conservation area, however is adjacent to it on the northern boundary, where the conservation area encompasses the northern part of Romsey Terrace. This area is characterised by the original terraced properties on either side of the road, which are identified as 'Positive Unlisted Buildings' in the Mill Road Conservation Area Appraisal (MRCAA). At the southern end of Romsey Terrace (beyond Nos. 24 and 25), are more recent developments including Robinson Terrace (Nos. 27 - 35 and No. 37), and Romsey Mews, which consist of a mixture two storey and single storey properties. The pattern of development south of Nos. 24 and 25, particularly on the western side is arranged in a less formal and uncharacteristic layout. Whereas Robinson Terrace (Nos.27 to 37), which is a later development, has tried to continue the line of the existing terrace which is characteristic of the street pattern.
- 8.6 The proposed dwellings would be orientated to front the access road and would be read as a continuation of No. 37. The Urban Design team has commented that this would positively define the entrance into the site and provide surveillance towards the proposed car parking to the rear Nos. 27-35. The units would step forward of the frontage of No 37 by 1.4m, however this is

not considered harmful in townscape terms and will provide interest from views into the site. The width of the plots would be similar to No. 37 and the grain of the conservation area. The Urban Design team has commented that the overall layout is considered compatible with the surrounding context. The eaves and ridge height of the proposed units would be similar to No. 37, so in my opinion the scale and massing would be acceptable.

- 8.7 Third parties have raised concerns about the contemporary design and materials for the proposed units. The units would have an asymmetric pitched roof and projecting bay windows, with grey bricks on the ground floor and zinc cladding on the first floor and roof. The Inspector for the previous scheme concluded that as the units would be outside the conservation area and there would be no significant views from the public realm, 'the development would be in a location able to accommodate some variation in the appearance of buildings and would not therefore result in significant harm to the character of the existing street scene' (appeal decision paragraph 28). The units have been redesigned since the previous scheme, and in my opinion, the design would be high quality. The Urban Design team supports the proposal and I have accepted their recommended condition for materials samples to be submitted for approval.
- 8.8 With regard to the impact in the setting of the conservation area, the Inspector goes on to say that the key aspect of the character of the conservation area is the neat traditional terraced frontages and that this is essentially experienced from the public realm within the conservation area. From outside the conservation area, this is experienced from further along the street to the south. The Inspector concludes that development on this site would not interrupt views towards the conservation area, and thus the proposal would not harm its setting (paragraphs 29-31). I have no reason to come to a different conclusion to the Inspector.
- 8.9 The layout of the car parking area to the rear of Nos. 27-35 would be a functional arrangement. In terms of landscaping, the proposal includes hard landscaping of the parking area with some planting on the northern boundary, tree planting on the eastern side of the site and buffer planting in front of the units, including enhancing the landscaping in front of No. 37. The

boundaries have been shown on the drawings as retaining the existing walls along the northern, eastern and southern site boundaries, with additional trellis on the southern boundary. A close boarded fence would be erected along the rear of Nos. 27-35. The Landscape Officer supports the proposal and I have recommended conditions for details of boundary treatments to be submitted for approval. Third parties have raised an interest in the soft landscaping for visual and amenity reasons, and I have recommended a condition for a soft landscaping scheme to be submitted for approval.

- 8.10 In summary, the Inspector for the previous scheme did not consider that the southern units and a contemporary approach to the design of the units would harm the character and appearance of the conservation area in principle. The Urban Design team and Landscape Officer support the current proposal subject to conditions. I share this view and in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The nearest residential properties are Nos. 25-37 Romsey Terrace to the west, Nos. 6-20 Coleridge Road (including Nos. 6a and b) to the east, and Nos. 2-6 Greville Road to the south.
- 8.12 The previous scheme on the site was refused on the grounds that the units proposed on the northern side of the site would have an unacceptable impact on the amenity of neighbouring properties. The impact of the units on the southern part of the site was not a reason for dismissing the appeal. The current proposal removes the northern units and in my opinion, resolves the amenity concerns from the previous scheme.
- 8.13 The nearest properties to the southern units are Nos. 2-6 Greville Road which have long rear gardens approximately 35m deep. The two storey rear elevation would be a minimum of approximately 3.9m from the boundary and a maximum of approximately 6m. There would be one unobscured bedroom window on the first floor rear elevation. The revised plans include retention of the existing 1.8m wall with an additional 0.6m high trellis. I have recommended a condition requiring this

boundary treatment to be installed prior to first occupation of the unit. Subject to this, in my opinion, there would be no significant loss of privacy for the occupants of Greville Road properties.

- 8.14 There would be two first floor windows on the front elevation facing northwards towards the rear garden of No. 35. The separation gap would be approximately 5m. There would be some views into the rear garden, however as these are bedroom windows, in my opinion the degree of overlooking would not have a significant loss of privacy. This is a similar arrangement to the previous scheme, and this was not considered by the Inspector to be unacceptable. I have no reason to come to a different conclusion to the Inspector on this matter. Similarly, in terms of overshadowing, while the proposed units would be to the south of the garden of No. 35, the applicant's shadow diagrams show that there would not be significant overshadowing of the amenity space. Moreover, this was also not a reason for dismissing the previous scheme.
- 8.15 The proposed parking would be at the rear of Nos. 25-35 and would adjoin the rear garden of No. 27. These properties would retain a garden approximately 3.8-5.6m deep. The eastern boundary of the parking along the eastern boundary would adjoin the rear gardens of Nos. 10-14 Coleridge Road approximately 30m deep, with the exception of the bungalow at No. 6a which is within a smaller plot. I do not consider that the parking area would have a significant adverse impact on the residential amenity of the occupants of the Romsey Terrace or Coleridge Road properties due to the limited number of spaces. I have recommended a condition for details of external lighting to be submitted for approval prior to installation.
- 8.16 The occupants of Nos. 27-35 currently have access to communal gardens. The proposal would reduce the area of garden available. This area is currently used for cycle parking, so in my opinion, the loss of this area would not have a significant impact on their residential amenity. The plans show the communal garden would be subdivided, however this is outside the application site boundary, so does not form part of the proposal. Nonetheless, should the garden be subdivided in this way, in my opinion there would be an acceptable amount and quality of amenity space for the future occupants.

- 8.17 There is a first floor window on the side elevation of No. 37. This appears to serve a bedroom or study and is the only window serving this room. I do have some concerns about loss of light and enclosure of this window due to the proximity of the proposed units. However, the impact would be similar to the previous scheme, and this was not raised as an issue in the Inspector's decision. For this reason, in my opinion, the impact on this window would not be reasonable grounds to refuse the application. Moreover, I do not consider this would have a significant impact on the residential amenity of the occupants of this property, considering the proposal would not harm their amenity in other regards.
- 8.18 Third parties have raised concerns about the impact on traffic and parking within Romsey Terrace. The proposed units would be allocated one car parking space each, which is in accordance with the adopted car parking standards. The site is outside the controlled parking zone, so the future residents could park on street along Romsey Terrace. However, given the small number of units proposed and the sustainability of the location, this is likely to generate only a small additional demand for parking. In terms of traffic, the number of car parking spaces would be the same as existing and in my opinion is likely to generate a similar number of traffic movements to and from the site. The Inspector concluded that the previous scheme which proposed more units with fewer car parking spaces than the current proposal would not harm parking availability (paragraphs 23-26), and I have no reason to come to a different conclusion.
- 8.19 I have recommended conditions to control the construction and delivery hours as requested by the Environmental Health team. Third parties have raised concerns about the impact of construction deliveries on residential amenity due to the constrained access along Romsey Terrace, which is narrow and typically densely parked with cars. I have recommended a condition for a construction management plan to be submitted for approval in order to mitigate the impact on residential amenity.
- 8.20 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

- 8.21 The 3-bed houses would have private rear gardens between approximately 3.9-6m deep with bin and cycle storage at the rear. There would be a screen on the lower part of the ground floor living room window on the front elevation and some buffer planting. I am satisfied that the proposal provides a good level of amenity for the future occupants, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Highway Safety

- 8.22 The proposal would use the existing access from Romsey Terrace. The Highways Authority has not objected to the proposal on highway safety grounds and I accept their advice. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.23 There are 10 no existing car parking spaces on the site. The proposal includes the retention of the same number of spaces. Of these, 2 no. spaces would be allocated to the proposed units and 2 no. spaces would be provided for visitors (including one accessible space). The number of spaces provided for the proposed units would be in accordance with the adopted maximum standards. The remaining spaces would replace existing spaces so would be acceptable.

Cycle parking

- 8.24 The proposal includes cycle stores in the rear garden of the proposed units. During the course of the application, the proposed site plan was amended to widen the side passageway to 1.2m. No elevations of the cycle stores have been provided. I have recommended a condition for details to be submitted prior to installation.
- 8.25 The cycle stores shown in the rear gardens of Nos. 27-37 Romsey Terrace are outside the application site boundary and do not form part of the current application. The existing cycle

parking for these units would be lost as a result of the current proposal, however I am satisfied that adequate cycle parking could be re-provided for these units.

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

Refuse Arrangements

8.27 The proposal includes bin stores at the rear of the proposed units. I am satisfied that the access provides the width required for bins to be brought to the kerb for collection. No elevations of the cycle stores have been provided. I have recommended a condition for details to be submitted prior to installation.

8.28 The bin stores shown in the rear gardens of Nos. 27-37 Romsey Terrace are outside the application site boundary, however in my opinion, demonstrate an acceptable arrangement could be provided for these units.

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

Third Party Representations

8.30 I have addressed the third party representations as follows:

Representation	Response
Current scheme is more appropriate in terms of scale, massing, layout, form and parking provision compared to previous scheme;	Noted.
Applicant/agent has taken a positive approach to consultation with neighbours.	Noted.
Design, construction and materials (grey bricks and zinc cladding) is out of character with the surrounding area and adjacent Conservation Area;	The Inspector concluded that the site would be able to accommodate some variation in the appearance of buildings without harming the setting of the conservation area. The Urban Design team supports the proposal and has

	recommended that the materials are agreed through a condition requiring submission of samples. I accept this recommendation.
Timber cladding likely to deteriorate if not well maintained.	The recommended materials condition would require a sample of the timber cladding to be submitted for approval, which would be reviewed by our Urban Design team, who would take this into consideration.
Existing boundary walls should be retained. The revised plans showing landscaping and boundary treatments welcomed, however repairs to boundary wall should be discussed with local residents beforehand.	The revised plans show the existing boundary walls to be retained and this would be secured through a condition. The Council cannot require the applicant to discuss the repairs to the wall with local residents, however would recommend this as good practice.
Loss of garden (green space) and mature trees should be mitigated in terms of landscaping and biodiversity. Loss of gardens to car parking is regrettable but it is accepted it is necessary for the development as there is already a major problem with parking in the street.	The proposed site plan shows replacement planting. I have recommended a condition for a detailed soft landscaping scheme to be submitted for approval.
Barrier protection should be erected along the boundary wall to protect against damage and injury.	In my opinion, this is not necessary or reasonable from a planning perspective; however, should the applicant consider it to be appropriate, this could be included within the landscaping scheme to be submitted for approval under the recommended condition.
Existing houses have been boarded up demonstrating	This comment refers to Nos. 27-35 Romsey Terrace which

lack of need for new houses.	are outside the application site. The use of these properties is not relevant to the current application.
Impact of traffic and parking.	See paragraph 8.18.
Noise and disturbance and general disruption to the surrounding area during construction.	I have recommended a condition to control construction hours in line with the Environmental Health team's advice.
Request a specified completion date and condition for details of construction hours, waste disposal, delivery and collection hours.	A specified completion date cannot be required. I have recommended conditions to control the construction matters.
Request public consultation on materials, landscaping and construction management details to be approved through conditions.	The Council does not normally formally publicly consult on applications to discharge planning conditions, however submissions are available to view on the public file and third parties are able to submit representations which would be taken into consideration.

9.0 CONCLUSION

- 9.1 The current proposal has removed the northern units compared to the previous scheme and therefore, in my opinion, has removed the element that was unacceptable. The appeal Inspector did not raise issues with development on the southern part of the site which was acceptable in terms of the principle of development, impact on the character of the area and impact on residential amenity. The southern units have been redesigned since the previous scheme and I have assessed the current proposal, however I have no reason to come to a different conclusion to the Inspector on these matters. The design would be high quality and the materials, landscaping and boundaries could be agreed through conditions. The impact on residential amenity during construction could be managed through standard 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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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)

10. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

11. No demolition or construction works shall commence on site until a Construction Management Plan has been agreed with the Planning Authority. Development shall be carried out in accordance with the approved details.

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

12. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

13. No demolition/development shall take place until a written scheme of investigation (WSI) for a programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- a) the statement of significance and research objectives;
- b) the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- c) the programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

Thereafter, the agreed WSI shall be fulfilled prior to commencement of demolition/development, or in accordance with an alternative programme set out in the agreed WSI.

Reason: In the interests of archaeology (Cambridge Local Plan 2006 policy)

14. Prior to commencement of the development hereby permitted (apart from demolition and site clearance), a surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. This shall include the results of the assessment of the potential for disposing of surface water by means of a sustainable drainage system, in accordance with the principles set out in the National Planning Policy Framework and associated Guidance. The scheme should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:
- a. include the results of the assessment of the potential for disposing of surface water by means of a sustainable drainage system, in accordance with the principles set out in the National Planning Policy Framework and associated Guidance. The scheme should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change
 - b. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
 - c. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Prior to occupation of the development hereby permitted, the surface water drainage scheme shall be implemented in accordance with the agreed details, and managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: In the interests of surface water management.

15. No development shall take place (apart from demolition, site clearance and enabling works) 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, 3/17 and 3/12).

16. Prior to first occupation of the development hereby permitted, a hard and soft landscaping scheme shall be implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority prior to installation. Thereafter the landscaping scheme shall be retained in accordance with the approved details. This shall include:
- i) details of boundary treatments to include retention of walls;
 - ii) soft landscaping details, including planting plans;
 - iii) hard surfacing materials;
 - iv) detailed arrangements for covered secure bicycle parking;
 - v) detailed arrangements for bin storage.

Reason: In the interests of visual and residential amenity (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12 and 8/6).

17. Prior to the installation of any external lighting, a detailed lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the headgear cowling, the spacing and height of lighting columns), the extent/levels of illumination over the site and on adjacent land and measures to be taken to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved details and shall thereafter be maintained as such.

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

INFORMATIVE: The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request

INFORMATIVE: 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.

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.



Appeal Decision

Hearing held on 23 August 2016

Site visit made on 23 August 2016

by Roy Merrett BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27 October 2016

Appeal Ref: APP/Q0505/W/16/3145912

Land to the rear of 27 - 37 Romsey Terrace, Cambridge CB1 3NH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Robinson College against Cambridge City Council.
 - The application Ref 15/2355/FUL, is dated 1 August 2014.
 - The development proposed is four dwellings – two semi-detached three bedroom dwellings and two semi-detached two bedroom dwellings and associated amenity space and facilitating development.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. Although the Council did not reach a formal decision on this application, it has nonetheless indicated in its statement its putative reasons for refusal. These are firstly that the development would fail to preserve and enhance the setting of the Mill Road Conservation Area (CA) and would harm views of the site from the CA; secondly that it would cause harm to the living conditions of existing residents resulting from an overbearing presence and overshadowing with specific locations failing to be assessed and thirdly that it would harm the living conditions of future occupiers due to overlooking.
3. An updated version of the Daylight Sunlight and Overshadowing Assessment (Revision 6) was submitted as late evidence by the appellant. It was explained that this sought to address corrections and omissions in the previous version of the Assessment. Prior to discussing this matter, the consultant responsible for the report provided a summary of the revisions. I allowed some time at the Hearing for the Council and others to consider the document. I acknowledge that there were some reservations about me accepting the document. Nonetheless, because the nature of the document was that of amendments to an existing assessment and changes were not substantial, I determined that there would be no prejudice to any party by taking this document into account in my determination of the appeal.
4. Prior to the Hearing the appellant submitted a Unilateral Undertaking (UU) to provide and maintain a community garden for the proposed external communal area; to deliver and retain the existing units at 27 – 37 Romsey Terrace as open market dwellings and to use reasonable endeavours to utilise one car

parking space in conjunction with a car sharing scheme. The UU was discussed at the Hearing.

5. A signed Statement of Common Ground between the main parties was also submitted.

Main Issues

6. The main issues are the effect of the development on:
 - i) the living conditions of future occupiers of the currently unoccupied 27-35 Romsey Terrace and the proposed two bedroom units on the northern part of the site in terms of privacy, outlook and external amenity space;
 - ii) the living conditions of the occupiers of existing nearby dwellings in terms of outlook and natural light to garden areas;
 - iii) traffic and parking in the locality and
 - iv) the character and appearance of its surroundings including the setting of the CA.

Reasons

Living conditions of future occupiers

7. The front elevation of the proposed pair of units on the northern part of the site would be in close proximity to the rear of the existing dwellings at Nos 27 – 35 Romsey Terrace with separation between the buildings limited to between 9 and 11 metres. To allow for this relationship the units would incorporate design features at upper floor level including side facing slot windows and slatted privacy screens around the external terrace space aimed at restricting forward visibility. In addition, the appellant proposes tree planting within the intervening communal garden area intended to provide a degree of screening, though not to act as a solid barrier.
8. Whilst I agree that these measures would afford some protection, notwithstanding the lack of a detailed landscaping scheme at this stage, they would not overcome close inter-visibility between ground floor habitable rooms at the rear of the existing terrace and the front of the proposed units which include kitchens and living rooms. Furthermore whilst accepting that the external area is intended as a communal space it would be easy to closely overlook this area, which whilst offering some benefits in terms of surveillance would not be conducive to the privacy of residents seeking to enjoy this space.
9. The proposal would for the aforementioned reasons result in a significant loss of privacy for future occupiers. Whilst I acknowledge that the degree of separation of the units is reminiscent of that between the front elevation of existing terracing along the wider street, the privacy impact in that case is somewhat mitigated by the availability and relief provided by lengthy rear gardens to those properties, absent in this case. In any event very close existing relationships between buildings do not justify the harm I have identified.
10. In terms of the rear elevation of the northern units, there would be an absence of upper floor windows, with high level ground floor windows incorporated, the

top of which would be level with the immediately adjacent rear boundary wall. This design is intended to prevent overlooking of adjacent rear gardens serving dwellings on Coleridge Road. It would be in addition to the aforementioned design features intended to restrict forward visibility for the same reason.

11. However the effect of this is that outlook from the northern units to both the front and rear, particularly at upper floor level, would be significantly impaired. It would result in the interior of the units feeling enclosed and 'boxed in' making their occupation oppressive for residents. In addition the proximity of the units, notwithstanding efforts to incorporate a reduced height design, would introduce imposing built development that would be harmful to the immediate outlook from the rear of the existing terrace opposite.
12. Whilst I note that the proposed units would be offset from the direct outlook to the rear of No 35, the rear windows of that dwelling would be very close to the boundary enclosure for the communal area which would be stepped in at this point in order to accommodate sufficient vehicle turning space. The outlook from the rear of No 35 would therefore either be directly onto a tall and imposing means of enclosure or if this is made shorter, the hardstanding of the vehicle turning area beyond which combined with the road to the front would give residents little relief from the presence of vehicles.
13. The proposal would therefore result in an unacceptably poor quality of outlook for future occupiers both of the northern units and existing terrace.
14. Notwithstanding that the two northern units would be provided with small outdoor terraces, the community garden would comprise of a relatively confined area for the number dwellings it is intended to serve, when also taking into account the space that would be taken up by access paths and intervening planting.
15. The proximity and orientation of the proposed northern units and existing dwellings at 27 - 35 Romsey Terrace would also result in an overbearing presence on the community garden which would make it feel significantly closed in. Whilst the proposal would include the introduction of soft landscaping measures in the form of tree planting with the aim of visually enhancing this area, for the above reasons the space would feel rather gloomy, cramped and excessively engineered. It would be unlikely to form an attractive feature for residents to use as a garden. The addition of screen planting within this already confined space would compound the sense of enclosure.
16. I conclude that the development would cause significant harm to the living conditions of future occupiers in terms of privacy, outlook and quantity and quality of external amenity space. The proposal would therefore be in conflict with Policies 3/7, 3/10a, 3/10b and 3/12 of the Cambridge City Council Local Plan 2006 (LP) insofar as they seek to promote good design through interrelations between buildings, avoid significant adverse impact on the amenities of neighbouring properties through loss of privacy and an overbearing sense of enclosure and provide adequate amenity space. It would also conflict with the National Planning Policy Framework (the Framework) which states as a core principle that planning should seek to secure a good standard of amenity for future occupants.

Living conditions of occupiers of existing dwellings

17. The rear elevation of the northern units would be situated very close to the eastern boundary wall of the site with rear gardens of Coleridge Road properties. There is generally significant separation between the dwellings on that road and the appeal site such that outlook for residents of those properties would not be significantly affected or harmed. The exception to this however is with regard to the pair of bungalows at 6a and 6b Coleridge Road. In particular the relatively short garden of No 6b adjoins the northern end of the appeal site.
18. Whilst the 6b garden would mainly face on to the shorter proposed single storey cycle store, it would in part be overlapped by the northern most two storey dwelling, albeit where the roof of that unit would be below its maximum height. Nevertheless the proximity and scale of that unit would result in an imposing and overbearing presence on the rear garden of 6b and to a degree when seen from the rear facing living room window in that property. This harm though significant in its own right would be further exacerbated by the change in ground level between the sites, lower on the 6b side, and because of the tall brick boundary wall and continuity of the elevation cladding which would appear as a strident and imposing facade.
19. I consider that 6a Coleridge Road would be sufficiently offset for the outlook from the rear of that property not to be significantly harmed by the development. In terms of 25 Romsey Terrace it was evident from my visit that there are currently relatively open and verdant vistas from habitable upper floor rooms at the rear of that property. Whilst the proposal would alter this outlook, the nearest two storey unit would, due to the presence of the intervening single storey cycle store, be sufficiently offset from the rear of No 25 including its garden not to result in significant harm to outlook from that perspective.
20. The Council at the Hearing confirmed that its concern with respect to overshadowing was in relation to garden areas rather than internal rooms. In terms of impact on natural light, the revised evidence provided by the appellant concludes that the development would result in increased, albeit marginal, overshadowing on the rear gardens of 25 Romsey Terrace and 6b Coleridge Road. Residual levels of light to these garden areas would however, according to the evidence provided, be in keeping with minimum standards set out in the British Research Establishment guidance. The rear garden of 6a Coleridge Road would not be adversely affected according to the evidence.
21. Taking the above into account whilst there would be some adverse impact in terms of overshadowing, including to the ends of longer gardens on Coleridge Road that adjoin the site, I conclude that this would not be significant enough in its own right for planning permission to be refused. However this does not overcome the harm I have identified above in terms of outlook from 6b Coleridge Road.
22. For the aforementioned reasons I conclude that the proposal would conflict with Policies 3/4, 3/10a and 3/12 of the LP and the Framework insofar as they seek to avoid an adverse impact on neighbouring residents as a result of an overbearing sense of enclosure and for design to have a positive impact on its setting and to respond to context.

Traffic and Parking

23. Romsey Terrace is mainly comprised of terraced dwellings where there is very limited availability of off street parking. A limited number of on street parking spaces are provided on the opposite side of the terrace, which I noted were in use at the time of my visit. The site is within a densely populated area and the proposal for additional dwellings there with a net loss of five parking spaces has the potential to result in increased parking demand in the locality.
24. However the site is in a relatively central location with nearby public transport links. Access could therefore be gained to various essential services and facilities relatively easily without dependence on a car. This is likely to make the proposal attractive to non-car owning residents.
25. In addition it appears to me that the shortage of parking space and potential competition with other residents for the few spaces available and associated inconvenience would act as a deterrent to car owning residents. In any event, at worst it would mean a car owning resident having to park further from their home, albeit that this could present some inconvenience, rather than any significant increase in traffic movements within Romsey Terrace to the detriment of highway and pedestrian safety. The accessible location of the site would also help to facilitate visits without reliance on a car.
26. I also note that the Council has raised no objection to the scheme on traffic and parking grounds, including in relation to access for emergency vehicles, and considers the site to be in a sustainable location. I conclude that the proposal would not result in significant harm in terms of parking availability and would not conflict with Policy 8/2 of the LP which seeks to avoid unacceptable transport impacts.

Character and Appearance

27. The northern part of Romsey Terrace is essentially characterised by traditional terraces of dwellings on either side of the road which externally have remained relatively unaltered in appearance. Accordingly the terraces, which are located just inside the southern boundary of the CA, are acknowledged in the CA character appraisal as 'positive buildings' of townscape merit.
28. The contemporary external appearance and form of the units would be at odds with the traditional terraces. However, whilst close to the boundary the appeal site lies outside the CA which excludes the southern part of Romsey Terrace. Moreover it is in a relatively secluded location behind existing buildings into which there would be no significant views from the public realm. I conclude that the development would be in a location able to accommodate some variation in the appearance of buildings and would not therefore result in significant harm to the character of the existing street scene.
29. The Framework defines the setting of a heritage asset which would include Conservation Areas as the surroundings in which a heritage asset is experienced.
30. I accept that the proposal would result in an impact on the view that certain residents would have from private property. However I consider that the key aspect of the CA character insofar as it relates to Romsey Terrace is to be found in the neat traditional terraced frontages. This character is essentially experienced from the public realm within the CA and from outside the CA

further along the street to the south. The development would not interrupt these vistas.

31. I conclude that the development would not result in harm to the character and appearance of its surroundings including the setting of the CA. Accordingly it would not be in conflict with Policies 3/4, 3/7, 3/10c, 3/12 and 4/11 of the LP or with the Framework insofar as they seek to protect spaces which contribute positively in this regard.
32. I have considered the argument that the grant of planning permission would set a precedent for other similar developments. However each application and appeal must be determined on its own individual merits and a generalised concern of this nature would not in itself justify withholding planning permission in this case.

Other Matters

33. The appellant has made a number of further points in support of the proposal. I acknowledge that it is undisputed by the main parties that the site is not unsuitable in principle for residential development. In its favour the development would provide four additional housing units whilst converting some existing accommodation to open market housing in a sustainable location close to the city centre. I attach moderate weight to this consideration.
34. However for the aforementioned reasons the proposal would cause significant harm to the living conditions of residents and would not meet the high standards of design sought by the LP and the Framework. This would outweigh in importance the relatively limited contribution of the development to the supply of housing. The development would not therefore be in keeping with the Framework when taken as a whole.
35. The Council has accepted that its concerns regarding cycle and bin storage arrangements and boundary treatment to the rear of the terrace could be controlled by planning conditions in the event of planning permission being granted.

Conclusion

36. I have not found that the development would cause significant harm as a result of impact on natural light, traffic and parking and character and appearance. However this is outweighed by my negative findings in terms of harm to the privacy of future occupiers, to outlook for existing and future occupiers and the poor standard of external community space.
37. For the above reasons and having had regard to all other matters raised the appeal should be dismissed.


INSPECTOR

APPEARANCES

FOR THE APPELLANT:



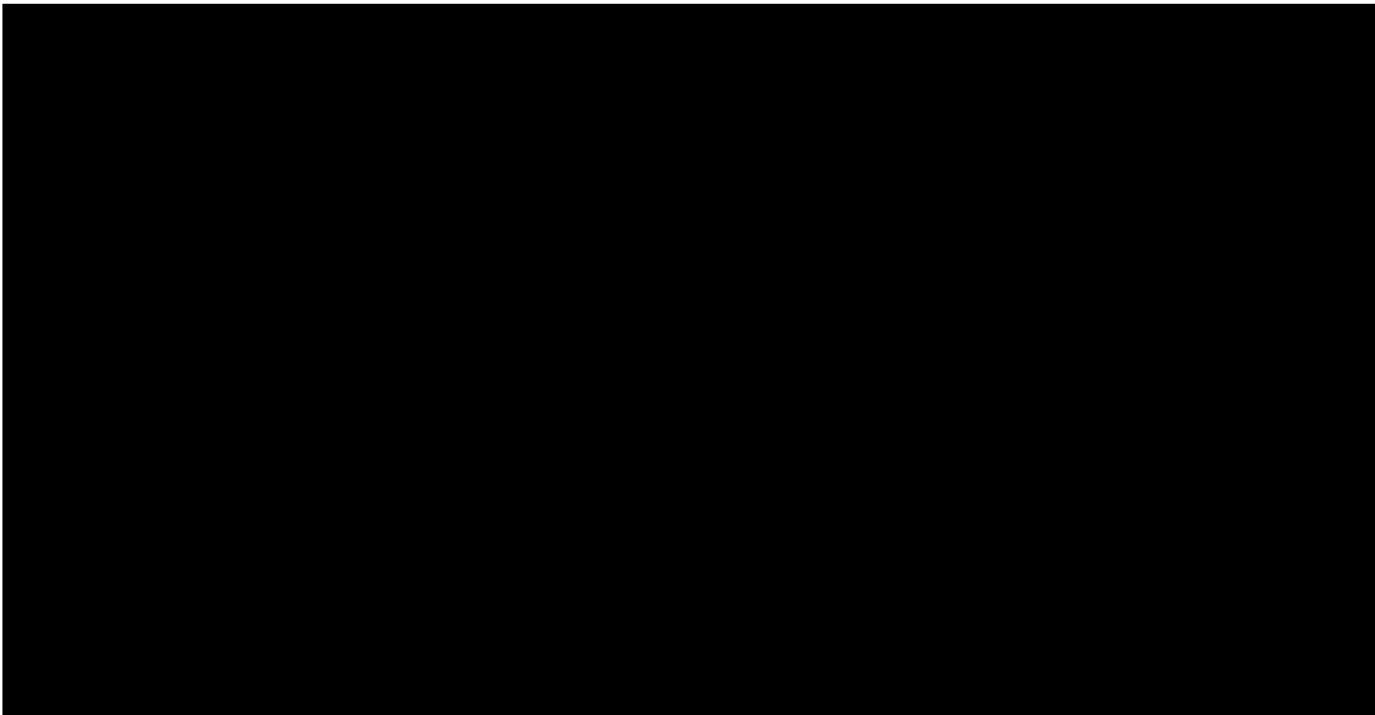
Agent, Bidwells
Enterprise Property Group
NRG Consulting

FOR THE LOCAL PLANNING AUTHORITY:


Sav Patel Senior Planning Officer, Cambridge City Council

Matthew Paul Urban Design Officer, Cambridge City Council

INTERESTED PERSONS:



DOCUMENTS PRESENTED AT THE HEARING

- 1 Signed and dated Statement of Common Ground.
- 2 Signed and dated Unilateral Undertaking.
- 3 Daylight Sunlight and Overshadowing Assessment - Revision 6.
- 4 Photograph of the rear of 27 – 35 Romsey Terrace submitted by 

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Application Number	17/1023/FUL	Agenda Item	
Date Received	12th June 2017	Officer	Mairead O'Sullivan
Target Date	7th August 2017		
Ward	East Chesterton		
Site	207 Green End Road Cambridge CB4 1RJ		
Proposal	Mixed use development, comprising of 2no. hot food takeaways (A5 use) and 7no. flats following demolition of existing buildings.		
Applicant	Mr & Mrs Zhang 207, Green End Road Cambridge CB4 1RJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p style="padding-left: 40px;">-The revised bin store arrangement would no longer impact on the amenity of 205 Green End Road and therefore overcomes the objection from the appeal inspector in relation to the previous application 16/1413/FUL</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is located on the south western end of Green End Road adjacent to the junction with Chesterton High Street. The area is predominantly residential in character but the site lies within close proximity to the Chesterton High Street Local Centre. The site is currently occupied by two takeaway outlets at ground level with a 2 bed flat above, and a 4 bedroom house with detached double garage at the rear.
- 1.2 The site neither falls within a Conservation Area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for the erection of a new development comprising of 2 no. hot food takeaway units (A5 use) and 7 No. one bed flats.
- 2.2 A previous proposal for a similar scheme which included one additional bedroom was refused at 30 November 2016 planning committee. The refusal was upheld at appeal although for only one of the reasons for refusal.
- 2.3 There were two reasons for refusal which were put forward by the council. Firstly, the proposal was considered to be of poor design as the scale and massing were considered to appear unduly prominent in the street scene. The second reason for refusal relates to the impact of the proposed bin stores on the amenity of both adjoining occupiers. The bin store for the residential flats was located adjacent to the patio and kitchen window of 205 Green End Road. The commercial bins were located within close proximity to the first floor flat above 209 Green End Road. Both were considered to have an unacceptable impact on the amenity of these occupiers.
- 2.4 The application was subsequently appealed. The Inspector did not uphold the prominence of the building in the street as a reason for refusal. He also did not consider that the commercial bins would have an unacceptable impact on the occupiers of the adjacent first floor flat. The inspector did, however, agree that the proposed residential bins would have an unacceptable impact on the amenity of 205 Green End Road. The inspector states that the bins would result in many coming and goings as well as noise from slamming of the bin lids, and also that odour and fumes, particularly close to bin collection day would be a problem.
- 2.5 As a result the only objection which the applicant must overcome relates to the impact of the bin store on the amenity of 205 Green End Road.
- 2.6 The internal floor plans have been reconfigured to address the issue. The bins store is no longer located adjacent to the boundary with 205 Green End Road. It is now located internally on the ground floor within the building. This reconfiguration

results in a reduction in the number of flats proposed from 8 to 7.

- 2.7 The proposed building appears broadly the same as the previous scheme. Although a lean-to element to the front elevation has been removed.
- 2.8 The building is to be finished in buff brick with a natural slate roof and zinc clad dormers. The two takeaway units remain largely unchanged although the bin store for these units has been moved into the side passage away from the rear windows of the neighbouring first floor flat at 209 Green End Road. One of the ground floor flats has been removed and bike and bin storage for the residential flats are now provided within the building at ground floor level. The one remaining ground floor flat has its own access from Green End Road. The other flats are also accessed from Green End Road with stairs providing access to the upper floors. A garden is provided to the rear. No car parking is proposed. Visitor cycle parking for both the takeaways and residential units is located on Green End Road

3.0 SITE HISTORY

Reference	Description	Outcome
16/1413/FUL	Mixed use development, comprising of 2No. Hot Food Takeaways (A5 use) and 8 No. Flats following demolition of existing buildings.	Refused (appeal dismissed)
16/0455/FUL	Mixed use development, comprising of 2 No. Hot Food Takeaways (A5 use) and 8 No. Flats following demolition of existing buildings.	Withdrawn
12/1481/FUL	Re-building of garage to form games room/study over garage.	Permitted
10/0500/FUL	Conversion of existing garage to games room/study including creation of first floor.	Refused
07/1409/FUL	Two storey and single storey side extension and addition of first floor to create flat above shop.	Permitted
07/0962/FUL	Erection of 3-bedroom house	Refused

	following demolition of existing garage.	
07/0946/FUL	Erection of 1 No. 1 bed flat over shop	Refused
07/0171/FUL	Erection of 1 No. 1 bed flat over shop	Refused

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/4 3/7 3/11 3/12 4/13 5/1 6/10 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 (Annexe A)
Supplementary	Sustainable Design and Construction (May

Planning Guidance	2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: No car parking is proposed and as a result the development is likely to result in an increase in demand for on-street parking. This would not have any significant adverse impact on highway safety but may impact on residential amenity. The two takeaway units may engender a demand for short stay car parking and the site is located upon a bend. Since the previous application on this site a scheme has been

approved to provide improved cycling provision on Green End Road. The Traffic Regulation Orders necessary to implement the scheme are currently out to consultation, however the scheme has been designed with the pre-existence of a takeaway use on the frontage in mind and so I do not consider that additional severe detriment resultant from this proposal could be demonstrated.

Environmental Health

- 6.2 No objection: The proposal is acceptable subject to conditions relating to plant noise insulation, construction hours, collections during construction, construction noise/vibration/piling, dust, odour filtration, noise insulation scheme to the flats, building noise insulation, hours of use for the takeaways and hours of deliveries. A number of informatives are also recommended.

Refuse and Recycling

- 6.3 No objection: No comments received.

Urban Design and Conservation Team

- 6.4 No objection: As a result of the Inspectors appeal decision the scheme is considered to be acceptable in design terms. A condition requiring material samples is requested.

Head of Streets and Open Spaces (Landscape Team)

- 6.5 No objection: The rear amenity space is large enough for the number of units, but offers no real interest for the tenants. A hard and soft landscape design, under condition, should be created which will create an external environment which will function and be more useable. A boundary treatment condition is also recommended.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.6 No objection: The proposal is acceptable subject to a condition regarding surface water drainage. All new or altered external surfaces within the site boundary should be of permeable construction.

Historic Environment Team

- 6.7 No objection: Our records indicate that the site lies in an area of high archaeological potential. We have commented on this in recent years. We would recommend that the same archaeological standard condition is placed on the development as was recommended on previous applications. This relates the submission of a written scheme of investigation.
- 6.8 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:

- 205, 228 & 236 Green End Road
- 31 Hinton Road
- 320 Milton Road x2
- 80B York Street

- 7.2 The representations can be summarised as follows:

- Request a condition preventing construction traffic parking on cycle lanes/pavements and causing additional hazard to road users
- In light of city deal, concerned about lack of parking for takeaway units
- The Greater Cambridge Partnership have agreed to allow parking in cycle lanes here.
- Request that double yellow lines preventing parking in cycle lanes in the area around the proposed development
- Applicant should be required to provide frontage so that car and cycle parking can be accommodated.
- Car parking on Green End Road create an existing hazard for cyclists
- Request detailed highway safety element with reference to rates of road users deaths and injury
- Overdevelopment
- Would be overbearing
- Will result in a loss of privacy

- Windows in NW elevation will overlook 205 Green End Road; request that these are obscure and fixed closed
- Request a boundary treatment condition
- Concerned about overshadowing and loss of light to 205 Green End Road
- Gable windows will look directly into front rooms of 228 Green End Road
- Concerned about enforceability of conditions given issues with windows on neighbouring development
- Concerned about noise and disturbance from additional takeaway unit
- Scale of proposal is too much and density is too high

7.3 Councillor Margery Abbott has requested that the application is determined at planning committee as she considers the proposal to be overdevelopment and considers it to have an overbearing impact on 232 Green End Road.

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. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Disabled access
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligations (s106 Agreement)

Principle of Development

8.2 Policy 5/1 states that Proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The surrounding area is

predominantly residential in character. As a result I consider the proposal to be in accordance with policy 5/1.

- 8.3 Policy 6/10 states that developments for A5 uses will be permitted where the proposal will not give rise to unacceptable environmental problems or nuisance and the individual and cumulative impact of the development is considered acceptable; and where it is in an existing centre or is part of a mixed use area in an urban extension or the Station Area. The Environmental Health Officer considers the proposal would not give rise to any significant impact on the environmental or surrounding occupiers subject to conditions. Whilst the proposal does not fall within a local centre there is an existing takeaway use on the site already. I am mindful that the proposal does not satisfy criterion b of policy 6/10 however I consider the proposed use to be acceptable given the existing arrangement and the proximity of the site to the local centre.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 6/10.

Context of site, design and external spaces

- 8.5 One of the reasons for refusal on the previous application related to the impact of the proposal on the character of the area. The site is located on a prominent corner plot and the development due to its scale and massing was not considered to respond to the context of the area.
- 8.6 The planning inspector did not agree with this assessment. The inspector notes the building would be taller than the surrounding building but as the height drops next to the adjoining properties, this height difference would not be very noticeable. The Inspector considered the changed in depth and height would add interest and would complement the character of the other modern buildings in the area.
- 8.7 The proposed design is broadly similar to the previous scheme. A lean-to roof on the front elevation has been removed which results in a better relationship with the street. Given the Inspector's decision, the Urban Design team is satisfied with the proposal. A condition requiring material samples to be approved prior to construction is recommended.

- 8.8 In my opinion the proposal complies with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The original proposal, 16/0455/FUL which was withdrawn, was considered to have an unacceptable impact on the amenity of the occupiers of the property to the north, 205 Green End Road, in terms of overshadowing impact. This element was amended in the subsequent application (16/1413/FUL) and the impact was considered similar to that of a previously consented garage extension (12/1481/FUL). This was considered to have addressed the overshadowing issue from the first application. The current application is substantially the same in terms of footprint adjacent to this boundary and as a result this impact is considered acceptable.
- 8.10 The proposed second floor of the south western element of the proposal runs in close proximity to the sole window on the rear elevation of No. 209. Whilst this protrusion would break the horizontal 45 degree rule, when assessed from this window, the proposed first floor element is lower than the neighbouring window and as a result would not appear unduly dominant.
- 8.11 A number of first floor windows face towards the side of No. 205 Green End Road. Two of these would be obscure glazed and are to serve corridors. The remaining two first floor windows serve a kitchen/living area. These windows have fixed louvered screens set at 45 degrees. These will angle views away from the garden/side of 205 Green End Road. There are also a number of rooflights in the north-west elevation. These will all be at high level and as a result would not cause any overlooking issues. Conditions are recommended requiring that these elements are installed prior to occupation and kept in place for the life of the development to protect the privacy of 205 Green End Road.
- 8.12 The reason for refusal upheld by the Inspector on the previous application related (16/1413/FUL) to the bin store. The bin store for all of the residential flats was located adjacent to the boundary with 205 Green End Road. This was considered to have an unacceptable impact on the amenity of 205 Green End

Road in terms of odour, noise and disturbance. The bin store has been relocated to within the building and would now no longer impact on the amenity of 205. Cycle parking is also now to be within the building which will mean that there is unlikely to be much use made of the passage which would run between the proposed new building and 205 Green End Road. I am satisfied that these amendments address concerns and the proposal would no longer result in any significant noise disturbance to 205 Green End Road.

- 8.13 The occupier of 228 Green End Road has raised concerns regarding overlooking from the windows on the front elevation. The road separates the site from this occupier and there would be a distance of over 20m window to window. As a result I am satisfied that the proposal would not result in any significant overlooking to no.228. Given the large separation distance I am satisfied that the proposal would not overshadow this occupier.
- 8.14 The occupier of 234 Green End Road has also raised concerns regarding loss of privacy and overbearing impact. As with 228, this property is located at the opposite side of the street with approx. 20m between the proposal and this site. As a result I am satisfied that there would be no significant loss of privacy or overbearing impact to this occupier.
- 8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site. As a result, I consider that the proposal is to be compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.16 The proposed level of amenity space is considered acceptable for this type of development given its proximity to a large area of public open space at Stourbridge Common, a five minute walk from the site. Since the previous application there has been a reduction in the number of flats proposed from 8 to 7 allowing a larger amount of outdoor space per occupier. The Environmental Health Officer has recommended a number of conditions regarding plant noise, ventilation and hours of use for the takeaway units. Subject to the imposition of these conditions I consider the proposal would offer a high quality living environment for future occupiers of the units.

- 8.17 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

- 8.18 The bin store has been relocated and is now to be integral. This arrangement is considered to be acceptable.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.20 The Highway engineer notes that the proposal does not accommodate any off-street parking for the residential units. This may result in an increase in demand for on-street parking. He does not foresee that this would result in any significant adverse impact upon the operation of the public highway. Given the sustainable location of the site, I am satisfied that the lack of car parking would be acceptable.
- 8.21 The Highway Engineer states that since the previous application, a scheme to provide improved cycle provision on Green End Road has been approved. At the time of comment, the Traffic Regulation Orders for this scheme were out to consultation. The scheme has been designed with the pre-existence of a takeaway unit on this frontage in mind. As a result the Highway Engineer does not consider that severe detriment could be demonstrated as a result of the proposal.
- 8.22 I note that the representations raise concerns regarding highway safety and request additional measures such as parking restrictions around the site. However, given the Highway Authorities comments, which do not consider there would be any additional severe detriment, these measures are not considered necessary to make the application acceptable. As a result it would not be reasonable to oblige any additional measures from the applicant. The addition of double yellow lines would involve works to the highway which would fall outside the ownership of the site and would not be possible through this application.

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

Car and Cycle Parking

8.24 The application does not propose any car parking. Given the sustainable location of the site, within close proximity to bike and public transport infrastructure and within walking distance of the Chesterton High Street Local Centre, I consider that residents would not need to own a car. As a result the lack of car parking is considered acceptable.

8.25 Eight cycle parking places are proposed to be accommodated within the ground floor of the building to serve the residential units. This meets with the cycle parking standards set out in the Cambridge Local Plan (2006). Two additional spaces are located to the front of the property on Green End Road to accommodate visitors. An additional two spaces are located on Green End Road to accommodate the takeaway. This is considered an acceptable level of cycle parking provision for the proposed development.

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

Third Party Representations

8.27 I have addressed the majority of the representations within the body of my report. I will address any of the outstanding issues in the below table:

Representation	Response
Request a condition preventing construction traffic parking on cycle lanes/pavements and causing additional hazard to road users	See paragraph 8.22
In light of city deal, concerned about lack of parking for takeaway units	See paragraph 8.21 & 8.22
The Greater Cambridge Partnership have agreed to allow parking in cycle lanes here.	Noted. See paragraph 8.22

Request that double yellow lines preventing parking in cycle lanes in the area around the proposed development	See paragraph 8.22
Applicant should be required to provide frontage so that car and cycle parking can be accommodated.	See paragraph 8.22
Car parking on Green End Road create an existing hazard for cyclists	See paragraph 8.22
Request detailed highway safety element with reference to rates of road users deaths and injury	The Highway Authority is the expert in relation to matters of highway safety. The Highway Engineer has not requested further information regarding highway safety and as a result it is not considered necessary to require the applicant to provide this additional information.
Overdevelopment	The proposal is considered to be of an appropriate scale and provide adequately high living accommodation to future occupiers. The proposal is not considered overdevelopment.
Would be overbearing to 236	See paragraph 8.14
Will result in a loss of privacy to 236	See paragraph 8.14
Windows in NW elevation will overlook 205 Green End Road; request that these are obscure and fixed closed	See paragraph 8.11
Request a boundary treatment condition	A boundary treatment condition is recommended (condition 5)
Concerned about overshadowing and loss of light to 205 Green End Road	See paragraph 8.9
Gable windows will look directly into front rooms of 228 Green End Road	See paragraph 8.13

Concerned about enforceability of conditions given issues with windows on neighbouring development	I note concerns but am satisfied that the condition regarding obscure glazing would provide adequate protection to neighbours privacy
Concerned about noise and disturbance from additional takeaway unit	See paragraph 8.3
Scale of proposal is too much and density is too high	The density of the site has reduced since the previous application with one less unit proposed as part of the current application. The proposed density is considered acceptable for this location.

9.0 CONCLUSION

9.1 The proposal is substantially the same as the previously refused scheme. The only reason for refusal upheld by the inspector related to the impact of the residential bin store on the amenity of 205 Green End Road. The bin store has been moved within the building which has overcome this objection. Subsequent to the appeal decision, the proposed design is considered to be acceptable. The proposal is not considered to have any significant adverse impact on the amenity of the surrounding 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. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

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

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

5. No development shall take place until 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)

6. Before the development/use of the commercial units hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said 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 and shall thereafter be maintained.

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

7. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

9. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

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

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

10. 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: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

11. Prior to the occupation/use of the commercial units, hereby permitted, details of equipment for the purpose of extraction and filtration of 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 and shall thereafter be retained as such..

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

12. Prior to the commencement of development/construction, a noise insulation / attenuation scheme as appropriate, 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) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

13. Prior to the commencement of development, a scheme for the insulation of the commercial units in order to minimise the level of noise emanating from the said units shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

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

14. The commercial premises shall not be open outside of the hours:

Monday - Sunday = 10:00hrs - 23:00hrs

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

15. Deliveries and collections to the premises shall not occur outside the hours of:

Monday - Saturday = 10:00hrs - 23:00hrs

Sunday & bank/public holidays = 10:00hrs - 22:00hrs

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

16. No building hereby permitted shall be occupied until details of surface water drainage works have been submitted to and agreed in writing by the Local Planning Authority. Surface water drainage will be implemented in accordance with these agreed details.

Reason: To ensure the development will not increase flood risk in the area in accordance with the National Planning Policy Framework (2012)

17. The windows identified as having obscured glass on drawing number P-02 rev G shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to the occupation of the flats 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)

18. The louvered screens, as identified on drawing number P-02 rev G, shall be installed prior to the occupation of the flats and be maintained thereafter.

Reason: To protect the privacy of 205 Green End Road (Cambridge Local Plan 2006 policies 3/4 and 3/12)

19. No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. Works shall thereafter take place in accordance with the approved details.

Reason: To protect the area of archaeological potential (Cambridge Local Plan 2006 policy 4/9)

INFORMATIVE: To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and 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 sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable 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 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" 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.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

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

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: To satisfy the odour/fume filtration/extraction condition, details should be provided in accordance with Annex B and C of the "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems," prepared by Netcen on behalf of the Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf

INFORMATIVE: Before the details of the surface water drainage are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- ii. provide a management and maintenance plan for the lifetime of the development.
- iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

INFORMATIVE: The WSI shall include:

- the statement of significance and research objectives;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

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PLANNING COMMITTEE

DATE: 30TH AUGUST 2017

Application Number	17/1112/FUL	Agenda Item	
Date Received	27th June 2017	Officer	Michael Hammond
Target Date	22nd August 2017		
Ward	Coleridge		
Site	34 Cherry Hinton Road Cambridge CB1 7AA		
Proposal	Proposed change of use from 14 bedroom large HMO (sui generis) to 15 bedroom student HMO (sui generis) with housekeepers flat. Rendering of side and rear elevations, increase in height of single-storey lean-to, alterations to fenestration and landscaping works		
Applicant	Mr David McEwan-Cox 13 Station Road CAMBRIDGE CB1 2JB		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed increase in number of occupants to 16 people would respect the amenity of neighbouring properties in terms of noise and disturbance from comings and goings. - The proposed works would provide an acceptable standard of living for future occupants. - Conditions have been recommended to control the use of the site to protect neighbour amenity.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, No.34 Cherry Hinton Road, is comprised of a two-storey 14 bedroom house in multiple occupation (HMO) situated on the south side of the road. There is a rear yard area

and outbuilding at the rear of the site. There is a private access road which runs along the side (east) of the site. The surrounding area is predominantly residential in character and is formed of semi-detached and terraced properties. There are commercial and industrial uses opposite the site in the Clifton Court and Clifton Road areas.

1.2 There are no site constraints.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission for the change of use of the property from a 14 person HMO to a 15 person HMO to be occupied by students of St Andrews College. A housekeepers flat is also included under the proposals which would take the total number of persons on-site up to 16 people. There are also alterations to the fenestration of the building, including the rendering of the side and rear elevations of the building. The height of the existing single-storey lean-to element is proposed to be increased by approximately 0.6m. Extensive landscaping works are proposed to the rear of the site, including cycle storage, bin storage and a car parking space. An accessible ramp is also proposed at the front of the site to provide disabled access.

2.2 Planning permission (15/0960/FUL) was granted under delegated powers on 7th August 2015 for the change of use of the property from a guest house (use class C1) to a large HMO. Condition no.3 of this permission stipulated that no more than 14 people could occupy the property at any one time.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Management Plan
3. Drawings

3.0 SITE HISTORY

3.1 The relevant planning history is as follows:

Reference	Description	Outcome
15/0960/FUL	Retrospective change of use of property from a Guest House (Use Class C1) to a large House in Multiple Occupation (Sui Generis)	Permitted.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/11 3/12 3/14 4/13 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 (Annex A)
Supplementary Planning	Sustainable Design and Construction (May 2007)

Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No objection subject to residents parking informative.

Environmental Health Team

6.2 No objection, subject to construction hours condition and a housing health and safety rating system informative.

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:

32 Cherry Hinton Road	36 Cherry Hinton Road
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7.2 The representations can be summarised as follows:

- Noise disturbance from opening and the leaving open of the large fire exit doors on the rear of the building.
- The common room should be moved to another part of the house to overcome the noise concern.
- Noise from opening of side (west) windows.
- Overlooking/ loss of privacy.
- Potential conversion of rear garage into further accommodation or living space may cause noise disturbance.
- The increased height of the single-storey lean-to is reducing light to the passageway and study room window.
- The hedge between the building edge and boundary line will make it difficult for larger vehicles to access the private road.
- Light pollution from side windows.

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

8.0 ASSESSMENT

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

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

6. Third party representations

Principle of Development

- 8.2 Policy 5/7 (Supported Housing/Housing in Multiple Occupation) of the Cambridge Local Plan (2006) is relevant to test whether the principle of the proposed use is acceptable. Policy 5/7 states that 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
- 8.3 I set out below my assessment of the proposed use in accordance with the above policy criteria:

Impact on residential amenity (use)

- 8.4 At present, the site is capable of being occupied by 14 people as a HMO with no restrictions on the management or future users of the property. The proposal would increase the total number of people on-site up to 16 people, one of which would be as the housekeeper/ manager of the flat.
- 8.5 The site is proposed to be occupied for student accommodation in association with St Andrews College, a co-education independent sixth-form college which offers courses ranging from seven months to two years in length. The main teaching sites of this College are located on Station Road and Regent Street. The College also owns other HMOs around the city.
- 8.6 The proposed 15 student bedrooms are upwards of 10m² in size and all have en-suite bathrooms. On the ground-floor there would be a communal living/ dining/ kitchen area (33m²) for future occupants and there would also be a separate laundry room. The site, at present, has a large yard area to the rear which is over 135m² in size. The potential for 15 students to congregate in this space could have a harmful impact on neighbour amenity in terms of noise and disturbance, particularly during sensitive hours such as late in the evening. As a result, the management and layout of this external space

is critical to ensuring that the amenity of neighbours is respected from future users of this space. These aspects are assessed in the succeeding paragraphs of this report.

- 8.7 In terms of how the HMO will be managed, the applicant has submitted a robust management plan which already applies to the existing College properties across the City. Within this management plan is a hall of residence sanction point system. This dictates that students who reach 100 points will be automatically removed from the hall of residence. This point system ranges from 10 points for anti-social behaviour, up to 100 points for more serious offences (theft, violence, drugs etc). There are also strict curfews on noise on the site whereby after 23:00hrs music, congregation of groups and loud talking is not permissible. The house-warden would be on-site 24 hours a day and would be contactable by third parties and responsible for enforcing the rules of the College. Students would also not be allowed to smoke in the communal areas and loitering outside the front of the site is not allowed either. The applicant has also referenced another property which has been used as a 16 person student HMO for over 22 years with no complaints or incidents from its management. I have checked records from the Environmental Health Team and cannot find any records of complaints related to this other property.
- 8.8 The rear external area, although large in size, is not fully usable by future occupants of the HMO. There would be extensive landscaping along the boundary of No.32 to the west and there would also be other landscaping, bin storage and cycle parking which would prevent large groups of students from occupying this space simultaneously. The Coleridge Recreation Ground is within walking distance of the site which would provide an alternative form of outdoor amenity space for future occupants for group activities and informal sport if desired.
- 8.9 In my opinion, the student management plan that has been submitted is robust and would prevent harmful levels of noise (late night activities, anti-social behaviour etc) from occurring. A compliance condition has been recommended for this management plan to be implemented and retained thereafter. In addition, the layout of the landscaping plan would limit the number of people that could occupy this site and encourage students to use public amenity areas within close proximity. A hard and soft landscaping plan has been recommended to

control this. Conditions have also been recommended to ensure that the housekeepers flat remains in-situ and that no more than 16 people occupy the site.

- 8.10 One car parking space is proposed in the north-west corner of the rear external space which is presumably for the occupier of the housekeepers flat. Students at the College are not permitted to own cars. At present, the rear area is entirely gravelled and is capable of accommodating a large quantum of car parking. I consider the single car parking space would not adversely disturb neighbours by virtue of its position and the limited levels of comings and goings this would generate.
- 8.11 No.32 has raised a concern with the potential comings and goings from the kitchen/ dining area to the external amenity space due to the position of the door close to their boundary. I am of the opinion that the management plan and landscaping plan would limit the likely levels of comings and goings through this door into the garden area. The management plan includes strict curfew hours and rules on noise that would help prevent any harmful noise and disturbance being experienced at this neighbouring property.

Suitability of the building

- 8.12 The layout of the large student HMO is set out in paragraph 8.6 of this report. All of the habitable rooms would have acceptable outlooks and the communal spaces are considered sufficient for the level of development proposed. The site is located in a sustainable location with good cycle links and bus routes into the city centre and to the College facilities. A disabled ramp is proposed at the front of the building and the kitchen/ dining room is fully accessible. A cycle store is proposed which appears capable of accommodating the necessary number of cycle parking spaces in a secure environment. A condition is recommended for the full details of cycle parking to be provided prior to occupation of the rooms. Bin storage is provided at the rear of the site with a straightforward route out to Cherry Hinton Road on collection days.

Proximity to public transport, shops and services

- 8.13 There are shops and facilities along Cherry Hinton Road within walking distance and the large public open space of Coleridge

Recreation Ground is also within walking distance.

- 8.14 In my opinion the principle of development is acceptable and complies with Cambridge Local Plan (2006) policy 5/7.

Context of site, design and external spaces

- 8.15 The proposed rendering of the side and rear elevations would be in keeping with the character of the area and is acceptable from a design perspective. The increase in the ridge height of the single-storey lean-to and other fenestration alterations would be relatively minor and would not have a significant impact on the external appearance of the building.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.17 The impact on neighbours from the proposed use of the outbuilding as a bedroom has been assessed in the 'Principle of Development' section of this report.
- 8.18 The proposed increase in the height of the single-storey lean-to element of the building from 3m to approximately 3.6m would not have a significant impact on the amenity of No.32 in my opinion. It would remain subservient to the overall building in scale and massing and would not directly overshadow or visually enclose this neighbour's habitable outlooks.
- 8.19 It is acknowledged that concerns have been raised from both neighbours regarding the overlooking that would be experienced from the proposed side first-floor windows. The application has since been amended to remove all windows from the side (west) elevation and change all of the windows on the other side (east) elevation to obscure glazed. In my opinion, subject to an obscure glazing condition, I am confident that no harmful loss of privacy would be experienced by either neighbour.
- 8.20 A concern has also been raised from No.32 regarding overlooking from the rear ground-floor kitchen/ dining room

door. I have visited both this neighbour and the position of the proposed door and I am of the view that no harmful loss of privacy would be experienced. The view from this door would not be substantially different from the existing rear windows and I consider the boundary fence prevents any harmful overlooking of this neighbour's garden.

8.21 In my opinion the proposal 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, 4/13 and 5/7.

Highway Safety

8.22 The Highway Authority has raised no objection to the proposal on the grounds of highway safety.

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

Car and Cycle Parking

8.24 Car parking has been assessed in paragraph 8.10 of this report.

8.25 Cycle parking has been assessed in paragraph 8.12 of this report.

8.26 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.27 The third party representations have been addressed in the table below:

<u>Comment</u>	<u>Response</u>
Noise disturbance from opening and the leaving open of the large fire exit doors on the rear of the building. The common room should be moved to another part of the house to overcome the noise	This has been addressed in paragraph 8.11 of this report.

concern.	
Noise from opening of side (west) windows. Light pollution from side (west) windows.	There are no longer any side (west) windows proposed.
Overlooking/ loss of privacy.	This has been addressed in paragraphs 8.19 and 8.20 of this report.
Potential conversion of rear garage into further accommodation or living space may cause noise disturbance.	No works to the garage are proposed under this application. The condition which limits the number of occupants to 16 people would prevent the change of use of this garage to accommodation without planning permission.
The increased height of the single-storey lean-to is reducing light to the passageway and study room window.	This has been addressed in paragraph 8.18 of this report.
The hedge between the building edge and boundary line will make it difficult for larger vehicles to access the private road.	The hedge is within the site boundary and does not encroach onto the private road. The maintenance and access of the private road is a civil/ legal matter.

9.0 CONCLUSION

9.1 The proposed increase of the student HMO from 14 people to 15 people, plus a housekeeper flat, would not result in adverse levels of noise and disturbance being experienced at neighbouring properties. Conditions restricting the number of occupants, management of the site and landscaping would help to mitigate any impacts to neighbours. The proposed use of the site as a large student HMO is considered acceptable and would provide an acceptable living environment for future occupants. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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. The property shall be occupied by no more than 16no. people at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2006 policies 3/7 and 5/7).

5. The property shall operate for the approved use only in accordance with the documents titled; 'St Andrews and Select English Management Plan' uploaded to public access 27 June 2017, 'Student Rules And Guidelines For Halls Of Residence' uploaded to public access 8 August 2017 and 'Student - Hall of residence sanction point system' uploaded to public access 8 August 2017, or in accordance with alternative details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of neighbouring occupiers and future occupants (Cambridge Local Plan 2006 policy 5/7).

6. The housekeepers flat, as shown on drawing no. D.07 - Revision 03, shall be provided for the housekeeper only and retained thereafter for use by the warden unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the HMO is appropriately managed (Cambridge Local Plan 2006 Policies 3/7 and 5/7)

7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved, and maintained in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development for the benefit of future occupants and the amenity of neighbours. (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 5/7)

8. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that the landscaped areas and trees are maintained in a healthy condition in the interests of visual amenity and residential amenity. (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 5/7)

9. The windows on the side (east) elevation, as shown on drawing number D.10 Revision 02, shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation 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, 3/14 and 5/7).

10. Prior to occupation of the development hereby permitted, details of facilities for the covered, secure parking of bicycles for use in connection with the development 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., and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and in the interests of visual amenity (Cambridge Local Plan 2006 policies 3/7, 3/12, 5/7 and 8/6).

INFORMATIVE: To satisfy condition 7 (hard and soft landscaping) details shall include proposed 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). 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.

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

Application Number	17/0715/FUL	Agenda Item	
Date Received	26th April 2017	Officer	Michael Hammond
Target Date	21st June 2017		
Ward	West Chesterton		
Site	65 Humberstone Road Cambridge CB4 1JD		
Proposal	Erection of ancillary outbuilding in rear garden.		
Applicant	Mrs Coimbra 65, Humberstone Road CAMBRIDGE CB4 1JD		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The design of the proposed outbuilding is considered acceptable and would preserve the character and appearance of the Conservation Area. - The proposed outbuilding would not have a significant adverse impact on the residential amenity of neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is a two storey terrace property on the north side of Humberstone Road. There is a private lane which runs along the rear of the terrace and is accessed from Humberstone Road. This is a predominately residential area within the De Freville Conservation Area. The area is characterised by terraced houses including some outbuilding structures in the rear gardens.

2.0 THE PROPOSAL

2.1 The application, as amended, seeks full planning permission for the erection of an outbuilding in the rear garden. The proposed outbuilding would have a mono-pitched roof measuring

approximately 2.5m to the eaves and 4m to the ridge. It would be constructed in a combination of brick and timber weatherboarding with a slate roof. The proposed outbuilding would contain a bathroom, storage room, sleeping area and hobby area.

2.2 The application was originally sought permission for a one-and-a-half storey outbuilding (5.3m high) but this was subsequently amended following concerns raised by officers in relation to this appearing out of keeping with the character of the Conservation Area.

2.3 The application has been called into planning committee by Councillor Sargeant on the grounds that the proposed outbuilding would be higher than other existing and recently approved outbuildings in the area.

3.0 SITE HISTORY

3.1 There is no planning history.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER			
Cambridge Plan 2006	Local	3/1	3/4	3/7	3/12
		4/11	4/13		

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 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
Material Considerations	<u>Area Guidelines</u> De Freville Conservation Area Appraisal (2009)

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The application form states that there is no change in parking provision within the site, but provides no other details of existing or proposed provision. The application removes a rear access

and, possibly, off street parking. The applicant must provide information regarding any existing parking arrangements to allow informed comment upon the full impact of the proposals.

- 6.2 The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Urban Design and Conservation Team

Comments on original proposal (25/05/2017)

- 6.3 The height of the proposed outbuilding is such that it would not read as being suitably subservient to main building. The application is not supported.

Comments on amended proposal (07/08/2017)

- 6.4 The proposed development is acceptable. The option for a dual pitched roof could be explored which would likely bring the ridge height down to a lower level. Roofing detail condition recommended.
- 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:

52 Montague Road	54 Montague Road
60 Montague Road	66 Montague Road
69 Montague Road	67 Humberstone Road

- 7.2 The representations can be summarised as follows:

- The proposed ridge height is higher than the planning department allowed for the studio at 52 Montague Road (15/1540/FUL). This was 3.45m.

- The building will likely be occupied and/or let out as a separate dwelling and this is unenforceable.
- Poor design/ out of character with the area
- If the building was to be used as a separate dwelling it would increase parking pressures in the area and be difficult to access by emergency vehicles.
- Overlooking from first-floor bedroom.
- There should not be any windows/ openings onto the private lane.
- The cross-section is inaccurate as there are no outbuildings at 60 or 62 Montague Road.
- There are ongoing negotiations regarding the land ownership of the private lane boundary and its position in relation to the application site garden.

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 and impact on heritage assets
2. Residential amenity
3. Third party representations

Context of site, design and external spaces and impact on heritage assets

8.2 The proposed outbuilding would not be visible from the public highway but would be visible from the private lane at the rear.

8.3 The context of the rear gardens of properties along Humberstone Road and Montague Road is comprised of narrow but reasonably sized gardens, many of which have a single-storey outbuilding at the end of their gardens, backing onto the private lane. The only structure that appears alien to this pattern of development is the nursery building to the east which is a large one-and-a-half storey structure. However, this was developed as a sub-division of no.29 Elizabeth Way and I am of

the opinion that this is viewed in a separate context to the domestic scale of built form present in the gardens of this area.

- 8.4 Permission was originally sought for a one-and-a-half storey structure which was not supported by the Conservation Team and this advice was agreed with. It would have appeared out of character with the domestic and single-storey scale of the surrounding area, whereby outbuildings are read subserviently to the original dwellinghouses.
- 8.5 In response to the concerns raised above, the proposal was amended to reduce the scale of the outbuilding down to single-storey and the ridge height lowered down from approximately 5.3m to 4m in height. The existing outbuildings in the two adjoining gardens both appear to be around 2.5m high. It is acknowledged that third parties have pointed out the fact that the outbuilding recently approved at no.52 Montague Road (15/1540/FUL) was limited to 3.45m in height and that the proposal would exceed this ridge height. Whilst I accept this proposal would be higher than that of the outbuilding at no.52 Montague Road, I do not consider this to be an upper limit that development should necessarily conform to. Each application is assessed on its own merits and it may have been the case for example that the 3.45m height suggested by the planning officer on this separate application may have been required to ensure the amenity of neighbours was protected. As such, I am of the opinion that the approval of this nearby permission does not set a precedent to dictate the maximum height of other outbuildings in the area.
- 8.6 The proposed outbuilding would read as a single-storey structure in my view that is appropriately proportioned to its surrounding context. There would still be a reasonable quantum of garden space left over between the outbuilding and the original dwellinghouse and the proposed outbuilding would not appear cramped or represent an overdevelopment of the plot in my opinion. The scale and mass would appear domestic in appearance which is benefited from the steep pitch of the roof, rising from 2.5m to 4m. The fenestration of the building would be relatively simplistic and in keeping with the surrounding area.
- 8.7 The Urban Design and Conservation Team is supportive of the proposed works and I agree with this advice. I have not recommended the roofing details condition as the materials

would be listed on the approved drawings and the use of slate is appropriate. The Urban Design and Conservation Team has enquired whether the ridge height could be lowered further by changing the pitch of the roof from a mono-pitched roof to a dual-pitched roof. Whilst this may result in a lower ridge height, I do not consider it necessary for the applicant to undertake this exercise as the proposal is considered acceptable in its current format. The Urban Design and Conservation Team has not raised this as necessary to overcome an objection and subsequently I am of the opinion that it would be unreasonable to require the applicant to amend the scheme in respect of the point that it is supported at present.

- 8.8 Overall, I consider the proposed outbuilding would be of a scale and form that is sensitive to the surrounding context and preserves the character and appearance of the Conservation Area.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The neighbour at no.67 Humberstone Road to the east has a single-storey outbuilding at the rear of the garden which abuts the application site boundary. The proposed outbuilding would have a deeper footprint than that of the neighbouring outbuilding but it would occupy a similar position at the end of the garden. There are no habitable outlooks on this outbuilding and the proposed works would be over 16m from the rear windows of the main building of this neighbour. The position of the proposed outbuilding and its single-storey form would ensure that no harmful overshadowing or visual enclosure would be experienced at this neighbouring property.
- 8.11 No.63 to the west has a similar relationship to the application site as that of no.67, whereby the end of no.63's garden is occupied by a single-storey outbuilding. The proposed development would be set approximately 0.8m away from this neighbour's boundary and the proposed mono-pitched roof would be at its lowest point, 2.5m, near this neighbour's boundary. As a result, I am confident that no harmful loss of

light or visual dominance would be experienced at this neighbouring property.

- 8.12 The views from the hobby/sleeping area back towards these neighbours would be limited given the position of the window and separation distances involved.
- 8.13 I do not consider the likely comings and goings to and from the outbuilding to the rear of the property would be significant enough to adversely impact on neighbours in terms of noise and disturbance. The use of the outbuilding for sleeping accommodation is considered to be acceptable due to the position of the outbuilding at the end of the garden and away from the main tranquil areas of neighbouring gardens.
- 8.14 It is acknowledged that the majority of the third party representations have raised concerns over the potential for the outbuilding to be occupied as an independent dwelling. The application has been submitted as an ancillary outbuilding, which includes sleeping accommodation that is associated with the main dwellinghouse and must therefore be assessed on this basis. I have however recommended a condition to ensure that the outbuilding is not separately used, occupied or let.
- 8.15 The Highway Authority has requested further information regarding existing and proposed car parking arrangements and have highlighted the possibility that the loss of a car parking space may impose additional parking demands on the surrounding area. I have visited the site and can confirm that the existing outbuilding is not used for car parking and that therefore there would not be an impact on residential amenity in terms of parking pressure on surrounding streets.
- 8.16 In my opinion, subject to condition, 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, 3/12 and 4/13.

Third Party Representations

- 8.17 The third party representations have been addressed in the table below:

<u>Comment</u>	<u>Response</u>
The proposed ridge height is higher than the planning department allowed for the studio at 52 Montague Road (15/1540/FUL). This was 3.45m.	This has been addressed in paragraph 8.5 of this report.
Poor design/out of character with the area	This has been addressed in paragraph 8.6 of this report.
The building will likely be occupied and/or let out as a separate dwelling and this is unenforceable.	This has been addressed in paragraph 8.14 of this report.
If the building was to be used as a separate dwelling it would increase parking pressures in the area and be difficult to access by emergency vehicles.	The building is not proposed to be used as separate dwelling and has been assessed as an ancillary outbuilding as this is what has been applied for.
Overlooking from first-floor bedroom. There should not be any windows/ openings onto the private lane.	These elements have been removed from the amended proposal.
The cross-section is inaccurate as there are no outbuildings at 60 and 62 Montague Road.	I am aware that there are no outbuildings at nos.60 and 62 Montague Road.
There are ongoing negotiations regarding the land ownership of the private lane boundary and its position in relation to the application site garden.	This is a civil/legal matter and not a planning consideration.

9.0 CONCLUSION

- 9.1 The proposed outbuilding would not be visible from the public realm. It is of an appropriate scale and considered to be in keeping with the prevailing form of development. The proposed development would preserve the character and appearance of the Conservation Area. The outbuilding is not considered to have any significant adverse impact on the amenity of the surrounding occupiers. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 65 Humberstone Road, Cambridge, and shall not be separately used, occupied or let.

Reason: To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 2006 policies 3/4 and 4/13).

PLANNING COMMITTEE

DATE: 30TH AUGUST 2017

Application Number	17/1141/FUL	Agenda Item	
Date Received	4th July 2017	Officer	Michael Hammond
Target Date	29th August 2017		
Ward	Petersfield		
Site	Norfolk Street Deli 67 Norfolk Street Cambridge Cambridgeshire CB1 2LD		
Proposal	Change of use from retail to residential flat including external alterations		
Applicant	Mr And Mrs M Langford Norfolk Street Deli 67 Norfolk Street Cambridge		

SUMMARY	<p>The development fails to accord with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed loss of the retail unit would be contrary to policy 6/7 of the Cambridge Local Plan (2006).
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site, No.67 Norfolk Street, is comprised of a vacant retail unit situated on the corner of Blossom Street and Norfolk Street. The remainder of the ground-floor and first-floor is used as a flat which has been sub-divided from the shop. There is a small courtyard to the rear of the site which is used as a garden area and has a car parking space. The surrounding area is comprised of a mixture of residential terraced properties and commercial uses, such as a public house, restaurants and shops.
- 1.2 The site falls within the Central Conservation Area, the Controlled Parking Zone, the Air Quality Management Area and the Norfolk Street Local Centre.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the change of use of the retail unit to a residential flat, including external alterations.
- 2.2 The proposed flat would occupy the same footprint as the existing shop and would be one-bedroom in size. Alterations to the fenestration of windows and doors are proposed on all elevations.
- 2.3 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Letter of support
 3. Drawings
- 2.4 Councillor Blencowe has called the application in for determination by Planning Committee in the event that officers are minded to recommend refusal. This is because the planning merits and planning policy considerations are finely balanced and should therefore be determined by members of the Committee.

3.0 SITE HISTORY

Reference	Description	Outcome
17/0470/FUL	Change of use from retail to residential flat including external alterations	Withdrawn.
08/1174/FUL C/01/0046	Ground and first floor extension. Variation of condition no. 4 of C/00/0648: Change of opening hours from 08:00 - 19:00 to 08:00 - 22:30.	Withdrawn. Refused.
C/00/0648	Change of use from shop (Class A1) to shop (Class A1) and cafe (Class A3).	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 Local Plan 2006	3/1 3/4 3/7 3/11 3/12 3/15 4/11 4/13 4/14 5/1 5/2 6/7 8/2 8/6 8/10 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Cambridge City Council (May 2007) – Sustainable Design and Construction: Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Cambridge City Council (March 2010) –

	Planning Obligation Strategy
Material Considerations	<u>City Wide Guidance</u> Roof Extensions Design Guide (2003) Cycle Parking Guide for New Residential Developments (2010) Air Quality in Cambridge – Developers Guide (2008) The Cambridge Shopfront Design Guide (1997) <u>Area Guidelines</u> Riverside and Stourbridge Common Conservation Area Appraisal (2012)

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, the following policy in the emerging Local Plan should be taken into account:

Policy 72: Development and change of use in district, local and neighbourhood centres

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No objection, subject to residents parking informative.

Urban Design and Conservation team

6.2 No objection.

Planning Policy Team

6.3 The site is located within a local centre and therefore Policy 6/7 applies which states that a change of use from A1 to other uses will not be permitted unless there are exceptional circumstances. Without evidence of exceptional circumstances the proposal is not compliant with policy 6/7.

Environmental Health Team

6.4 No objection, subject to construction hours condition.

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

7.0 REPRESENTATIONS

7.1 Councillor Blencowe has commented on this application.

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

45 Norfolk Street	67 Norfolk Street
67A Norfolk Street	30 Mortlock Avenue

7.2 The representations can be summarised as follows:

- The site is not suitable for a shop due to lack of parking.
- There has been a high turnover of the shop leaseholders.
- Stress caused from chasing rent arrears due to poor shop sales income.
- The City is in need of additional accommodation.
- 65 Norfolk Street has been converted from a shop to a flat.

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

8.0 ASSESSMENT

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

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

Principle of Development

Residential Use

8.2 The provision of extra housing within the city is supported in the Cambridge Local Plan (2006). As policy 5/1 points out, proposals for housing development on windfall sites will be permitted, subject to the existing land use and compatibility with adjoining uses.

8.3 The principle of developing the site for residential purposes is considered acceptable and conforms to the provisions set out in the development plan. However, while residential development is broadly supported, it must comply with considerations such as impact on the appearance of the area and impact on the amenity of neighbouring properties. These, and other relevant issues, are assessed below.

8.4 Policy 5/2 of the Cambridge Local Plan (2006) states that the conversion of non-residential buildings into self-contained dwellings will be permitted except where:

- A) The residential property has a floorspace of less than 110m²;
- B) The likely impact upon on-street parking would be unacceptable;
- C) The living accommodation provided would be unsatisfactory;
- D) The proposal would fail to provide for satisfactory refuse bin storage or cycle parking; and
- E) The location of the property or the nature of nearby land uses would not offer a satisfactory level of residential amenity.

A) The residential property has a floorspace of less than 110 square metres

- 8.5 The footprint of the proposed residential unit would be approximately 63m² and so in the strictest application of criterion A, the proposal fails to comply with this policy. However, I do not consider it would be reasonable to refuse the application on this basis alone. The proposed unit would be similar to that of other one-bedroom units that have been permitted elsewhere in the City. In addition, although policy 50 of the Emerging Local Plan (2014) has not been formally adopted yet, the proposed unit would exceed that of the proposed space standards set out in this emerging policy. I am of the view that it would therefore be overly rigid and unreasonable to refuse the application for this reason.

B) The likely impact upon on-street parking would be unacceptable

- 8.6 The site is situated in the controlled parking zone and no off-street parking is proposed. The site is sustainable in location and local shops and facilities are within walking distance, including the City Centre and the Grafton Centre to the west. I therefore do not consider that the proposed residential use would be dependent on private car as the main means of travel. Cycle parking has not been demonstrated on the plans but I consider this could be accommodated in the rear courtyard. In my opinion, the impact upon on-street parking would be negligible.

C) The living accommodation provided would be unsatisfactory

- 8.7 The habitable rooms of the proposed dwelling would have acceptable outlooks in my opinion. The lounge would have a private outlook in the form of rear French doors. The windows serving the kitchen and bedroom on the street elevation would have etched glass to provide privacy to these rooms. The majority of terraced properties in the area have habitable windows close to the pavement and I do not consider this relationship to be unacceptable. There would be a rear courtyard area to provide a private outdoor amenity space for the future occupant. The existing side (east) kitchen window of the existing ground-floor flat on the site will need to be obscure

glazed to prevent overlooking of this outdoor amenity space. The Peters Field and Parkers Piece open space areas are within walking distance of the site. The site is also within the Norfolk Street Local Centre and within walking distance of the City Centre.

D) The proposal would fail to provide for satisfactory refuse bin storage or cycle parking

- 8.8 A bin storage area is shown on the plans with a straightforward access onto Blossom Street on collection days. Whilst this is acceptable in principle, further details of where the bins for the existing flat are situated and whether the proposed bin store area has adequate capacity are required. I am content that this can be controlled by way of condition in the event of approval. The application form states that a total of six cycle parking spaces would be provided but it has not been shown where this would be situated or the type of storage. Similar to the refuse arrangements, I am of the opinion that this can be dealt with through a planning condition in the event of approval.

e) The location of the property or the nature of nearby land uses would not offer a satisfactory level of residential amenity.

- 8.9 The site is situated in a residential area and so I do not consider the nearby land uses or site itself would result in an unsatisfactory level of residential amenity for future occupiers of the proposed dwelling.
- 8.10 In my opinion, the principle of residential development in this location is acceptable and in accordance with policies 5/1 and 5/2 of the Local Plan (2006).

Principle of loss of retail unit

- 8.11 The last use of the building was as a retail unit (A1) and the site is situated in the Norfolk Road Local Centre. Policy 6/7 states that in Local Centres the change of use from A1 to other uses will not be permitted. The supporting text also explains that the change of use to other uses, such as residential, will not be permitted unless there are exceptional circumstances.
- 8.12 Policy 72 in the Emerging Local Plan (2014) states that the loss of centre uses at ground floor level to non-centre uses will not

be permitted, unless it is demonstrated that the use is no longer viable. This evidence should take the form of active marketing for at least 12 months, showing that the premises are not reasonably capable of being used or redeveloped for a centre use. The draft policy indicates a direction of travel that is in line with the policies in the NPPF, in that it seeks to maintain a range of centres throughout Cambridge that can meet the day-to-day needs close to where people live and work. Some weight can be attached to the draft policy; however the policy in the existing plan has precedence.

- 8.13 No.65 Norfolk Street, in the same Local Centre, was granted planning permission to change from a retail unit to a flat in 2010 (10/0068/FUL). The reasons committee gave to granting this permission, contrary to officer advice, were because the unit was considered to not relate well to the Local Centre, the unit was considered to be too limited a size for a viable A1 use, because the moving of the use to another vacant unit within the Centre meant that there was no diminution of the range of provision within the centre, and because of these reasons the proposal was considered to be not harmful to the central ambition of the policy or the particular Local Centre in this particular case.
- 8.14 No.36 Newnham Road, in Newnham Road Local Centre, was granted planning permission to change from retail to student accommodation in 2016 (16/0317/FUL). The applicant actively marketed this site on two occasions and was unable to find an occupier, the applicant also argued that changes to this Local Centre meant that the western side of the Centre faced a number of problems and didn't 'work as a centre'. The committee report accepted that it had been demonstrated that the unit is unsuitable for retail use.
- 8.15 Policy 6/7 in the existing Local Plan does not allow the loss of A1 uses to non-A uses, unless there are exceptional circumstances. Policy 72 in the draft Local Plan allows the loss of Centre uses at ground floor level if the unit is no longer viable, as demonstrated by a marketing campaign of at least 12 months. There is no evidence of attempts having been made to find an occupier for the unit or to demonstrate what exceptional circumstances exist to justify the change of use.

- 8.16 No.65 Norfolk Street, opposite the application site and in the same Centre, was granted permission to change from a retail unit to a flat in 2010. However, this case differs sufficiently from that one, and it does not necessarily follow that this proposal should be allowed as well. The unit is marginally larger (50 sqm net tradeable area compared to 32 sqm). No.67 Norfolk Street being the other side of the road is closer to the central part of the Centre and is opposite the main parade of shops. It is not claimed that the use is moving to another part of the same Centre, therefore there will be a diminution of the range of provision within the centre.
- 8.17 Furthermore, since 2010, the Council has submitted a new Local Plan to the Secretary of State. This emerging Local Plan proposes an amendment to the Norfolk Street Local Centre; these changes were to include Nos.47 - 51 and Nos.5 - 17 Norfolk Street within the Local Centre. There were no objections to these proposed changes. These units are all to the west of the proposal site, and means that the focus of the Centre, as proposed, swings somewhat towards the west. This would mean that No 67 Norfolk Street would be even less peripheral to the Centre.
- 8.18 The applicants for No.36 Newnham Road submitted significant evidence regarding the unsuccessful marketing exercises they had undertaken and on changes to the Newnham Road Local Centre. No similar evidence has been submitted with this application.
- 8.19 Overall, I am of the opinion that exceptional circumstances have not been demonstrated to allow the loss of this A1 unit to a non-A use, and the proposal is contrary to policy 6/7 of the Local Plan 2006.

Context of site, design and external spaces

- 8.20 The proposed alterations to the shop frontage are considered to be acceptable by the Urban Design and Conservation Team. I agree with this advice and consider the proposed works to preserve the character and appearance of the Conservation Area.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/15 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.22 The proposed alterations to the fenestration of the building would not introduce any harmful overlooking towards neighbours. The use of the building as a residential flat would not introduce any adverse noise or disturbance to neighbours as the site is situated in a residential area and there is already a residential flat on-site.

8.23 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, 4/13 and 5/2.

Highway Safety

8.24 No works to the public highway are proposed and the Highway Authority has raised no objection to the application.

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

Car and Cycle Parking

8.26 Car parking has been addressed in paragraph 8.6 of this report.

8.27 Cycle parking has been addressed in paragraph 8.8 of this report.

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

Third Party Representations

8.29 The third party representations have been addressed in the table below:

<u>Comment</u>	<u>Response</u>
- The site is not suitable for a shop due to lack of parking.	The site is situated in a sustainable location and car parking is not considered
- There has been a high	

<p>turnover of the shop leaseholders.</p> <ul style="list-style-type: none"> - Stress caused from chasing rent arrears due to poor shop sales income. - The City is in need of additional accommodation. - 65 Norfolk Street has been converted from a shop to a flat. 	<p>necessary for a retail unit to be viable in this location.</p>
<p>There has been a high turnover of the shop leaseholders.</p>	<p>The premises have not been vacant for an extended period of time and no marketing information has been submitted to accompany this application.</p>
<p>Stress caused from chasing rent arrears due to poor shop sales income.</p>	<p>This is a civil/ legal matter and not a planning consideration.</p>
<p>The City is in need of additional accommodation.</p>	<p>The principle of residential development is supported.</p>
<p>65 Norfolk Street has been converted from a shop to a flat.</p>	<p>This has been addressed in paragraphs 8.13 and 8.16 of this report.</p>

9.0 Conclusion

9.1 The principle of residential development is considered to be acceptable and in accordance with planning policy. The proposal would provide an acceptable living environment for future occupants, subject to conditions, and would respect the amenity of neighbours in the surrounding area.

9.2 However, the application site is located within a Local Centre and the proposal involves the loss of an A1 unit. The A1 unit makes a contribution to the vitality and viability of the Local Centre to help meet the day-to-day needs of local residents. The applicant has failed to demonstrate exceptional circumstances to justify the loss of the A1 unit. In the absence of any information to demonstrate exceptional circumstances for the loss of the A1 unit the proposal is contrary to policy 6/7 of the Cambridge Local Plan (2006).

10.0 RECOMMENDATION

REFUSE for the following reasons:

1. The application site is located within a Local Centre and the proposal involves the loss of an A1 unit. The A1 unit makes a contribution to the vitality and viability of the Local Centre to help meet the day-to-day needs of local residents. The applicant has failed to demonstrate exceptional circumstances to justify the loss of the A1 unit. In the absence of any information to demonstrate exceptional circumstances for the loss of the A1 unit the proposal is contrary to policy 6/7 of the Cambridge Local Plan (2006).

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