Cambridge City Council

Planning

Date: Wednesday, 24 April 2019

Time: 10.00 am

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

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

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 - Tree Preservation Orders
  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 To follow	
Part 1: Major Planning Applications (10am)		
5	19/0004/FUL - Romsey Labour Club, Mill Road	(Pages 19 - 68)
Part 2: Minor/Other Planning Applications (12.30pm)		
6	19/0227/FUL - 23 Barrow Road	(Pages 69 - 78)
7	19/0040/FUL - The Pavillion, Recreation Ground, Nightingale Avenue	(Pages 79 - 100)
8	18/0824/FUL - 2 Rayleigh Close	(Pages 101 - 112)
9	19/0248/FUL - Meadowcroft House, 16 Trumpinton Road	(Pages 113 - 134)
10	18/1642/FUL - 4 Green End Road	(Pages 135 - 146)
11	19/0095/FUL - Land Rear of 17 Hills Avenue	(Pages 147 - 164)
12	19/0155/FUL - Land R/O 3 and 5 Spalding Way	(Pages 165 - 180)
13	18/1685/FUL - 229 Milton Road	(Pages 181 - 194)
Part 3: General and Enforcement Items - Tree Preservation Orders		
14	36/2018 - 5 Barrow Road	(Pages 195 - 200)
15	37/2018 - 26 Newton Road	(Pages 201 - 206)
16	38/2018 - 156 Green End Road	(Pages 207 - 212)

Planning Members: Smart (Chair), Blencowe (Vice-Chair), Baigent, Green, Hipkin, McQueen, Nethsingha, Page-Croft, Thornburrow and Tunnacliffe

Alternates: Gillespie, Hart and Holt

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Appendix 1 – Development Plan Policy, Planning Guidance and Material Considerations

(Updated October 2018)

1.0 Central Government Advice

1.1 **National Planning Policy Framework (July 2018)** – 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 (March 2014)
Air quality (March 2014)
Appeals (March 2014)
Before submitting an application (February 2018)
Brownfield land registers (July 2017)
Climate change (June 2014)
Community Infrastructure Levy (March 2018)
Conserving and enhancing the historic environment (February 2018)
Consultation and pre-decision matters (June 2018)
Crown Development (July 2017)
Design (March 2014)
Determining a planning application (July 2017)
Ensuring effective enforcement (February 2018)
Ensuring the vitality of town centres (March 2014)
Environmental Impact Assessment (July 2017)
Flexible options for planning permissions (March 2014)
Flood Risk and Coastal Change (March 2014)
Hazardous Substances (July 2017)
Health and wellbeing (July 2017)
Housing and economic land availability assessment (September 2018)
Housing need assessment (September 2018)
Land affected by contamination (June 2014)
Land stability (March 2014)
Lawful development certificates (March 2014)

Light pollution (March 2014)
Local Plans (September 2018)
Making an application (June 2018)
Minerals (October 2014)
Natural Environment (January 2016)
Neighbourhood Planning (September 2018)
Noise (March 2014)
Open space, sports and recreational facilities, public rights of way and local green space (March 2014)
Permission in principle (June 2018)
Plan making (September 2018)
Planning obligations (May 2016)
Renewable and low carbon energy (June 2015)
Rural housing (May 2016)
Self-build and custom housebuilding (July 2017)
Starter homes (March 2015)
Strategic environmental assessment and sustainability appraisal (February 2015)
Transport evidence bases in plan-making and decision-taking (March 2015)
Travel plans, transport assessments and statements in decision-taking (March 2014)
Tree Preservation Orders and trees in conservation areas (March 2014)
Use of Planning Conditions (June 2018)
Viability (July 2018)
Water supply, wastewater and water quality (March 2015)
When is permission required? (June 2018)

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.

1.5 **Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015**

Sets out changes to national planning policy to make intentional unauthorised development a material consideration, and also to provide stronger protection for the Green Belt.

1.6 **Technical housing standards – nationally described space standard** – published by Department of Communities and Local Government March 2015 (material consideration).

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 (2012) : 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 2018

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 4: The Cambridge Green Belt
Policy 5: Strategic transport infrastructure
Policy 6: Hierarchy of centres and retail capacity
Policy 7: The River Cam
Policy 8: Setting of the city
Policy 9: Review of the Local Plan
Policy 10: The City Centre
Policy 11: Development in the City Centre Primary Shopping Area
Policy 12: Fitzroy/Burleigh Street/Grafton Area of Major Change
Policy 13: Cambridge East
Policy 14: Areas of major change and opportunity areas – general principles
Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change
Policy 16: South of Coldham's Lane Area of Major Change
Policy 17: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change
Policy 18: Southern Fringe Areas of Major Change
Policy 19: West Cambridge Area of Major Change
Policy 20: Land between Huntingdon Road and Histon Road Area of Major Change
Policy 21: Station Areas West and Clifton Road Area of Major Change
Policy 22: Mitcham's Corner Opportunity Area
Policy 23: Eastern Gate Opportunity Area
Policy 24: Mill Road Opportunity Area
Policy 25: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area
Policy 26: Old Press/Mill Lane Opportunity Area
Policy 27: Site specific development opportunities
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 30: Energy-efficiency improvements in existing dwellings
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk

Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones
Policy 38: Hazardous installations
Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge
Policy 40: Development and expansion of business space
Policy 41: Protection of business space
Policy 42: Connecting new developments to digital infrastructure
Policy 43: University development
Policy 44: Specialist colleges and language Schools
Policy 45: Affordable housing and dwelling mix
Policy 46: Development of student housing
Policy 47: Specialist housing
Policy 48: Housing in multiple occupation
Policy 49: Provision for Gypsies and Travellers
Policy 50: Residential space standards
Policy 51: Accessible Homes
Policy 52: Protecting garden land and the subdivision of existing dwelling plots
Policy 53: Flat conversions
Policy 54: Residential moorings
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings and the skyline in Cambridge
Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 62: Local heritage assets
Policy 63: Works to a heritage asset to address climate change
Policy 64: Shopfronts, signage and shop security measures
Policy 65: Visual pollution
Policy 66: Paving over front gardens
Policy 67: Protection of open space
Policy 68: Open space and recreation provision through new development
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees

Policy 72: Development and change of use in district, local and neighbourhood centres
Policy 73: Community, sports and leisure facilities
Policy 74: Education facilities
Policy 75: Healthcare facilities
Policy 76: Protection of public houses
Policy 77: Development and expansion of visitor accommodation
Policy 78: Redevelopment or loss of visitor accommodation
Policy 79: Visitor attractions
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 83: Aviation development
Policy 84: Telecommunications
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

4.0 Supplementary Planning Documents

(These have been prepared in parallel with the Local Plan preparation and will be shortly adopted by the Executive Councillor by an out of cycle decision. Significant weight can be attached to them; they were brought before Development Plan Scrutiny Sub-Committee for prior consideration and comment on the dates shown)

4.1 The New Museums Site Development Framework (March 2016) – Sets out the joint aspirations of the council and the University of Cambridge regarding future changes to the site. These should improve the urban form with changes to the public realm, provide better access for all and adopt more sustainable forms of development while respecting the site's heritage and surroundings. Future development on the site offers an opportunity to create an improved, more coherent development and especially to improve the public realm on the site.

4.2 **Ridgeons site Planning and Development Brief (July 2016)** – created to ensure that any future development on this site, allocated for residential development in the 2018 Local Plan as R12, is appropriate to its context and delivers the aspirations as set out in the Local Plan.

4.3 **Cambridgeshire and Peterborough Flood and Water (December 2016)** - produced by Cambridgeshire County Council in its role as Lead Local Flood Authority, in partnership with the city and district council. It provides detailed guidance to support the implementation of flood and

water related policies in each of the Cambridgeshire local planning authorities' local plans.

4.4 **Mitcham's Corner Development Framework (January 2017)** - supports Local Plan Policy 22: Mitcham's Corner Opportunity Area and is designed to ensure that future development in the area is appropriate to its context and delivers the aspirations as set out in the Local Plan. It provides greater certainty and detail to support delivery of development in the coming years.

4.5 **Mill Road Depot Planning and Development Brief (March 2017)** - supports Local Plan Policy 24: Mill Road Opportunity Area and is designed to ensure that future development on this site, allocated for residential development in the 2018 Local Plan as R10, is appropriate to its context and delivers the aspirations as set out in the Local Plan. It provides greater certainty and detail to support delivery of development in the coming years.

4.6 **Land North of Cherry Hinton (February 2018)** - supports Local Plan Policy 13: Cambridge East, and is designed to ensure that future residential-led development on this site is delivered successfully. It provides greater certainty and detail to support delivery of development in the coming years. It outlines the aspirations for the area, as well as the key issues, constraints and opportunities that will influence how new development will take place.

4.7 **Grafton Area of Major Change - Masterplan and Guidance (February 2018)** - Prepared in partnership with local stakeholders to help guide the development of the area, supporting Policy 12 of the Local Plan. The area is designated in the Plan as the primary location for providing additional comparison retail in the City Centre along with other mixed uses including leisure uses, and the SPD promotes a number of key strategies for change. These aim to take advantage of the opportunities to provide an improved street environment including public realm enhancements as well as a positive and attractive destination to support the vitality and viability of the centre for retail and associated uses. The SPD envisages a phased approach to ensure the area continues to perform as a mainstream City Centre leisure and retail location while ensuring phased improvement will deliver the area's longer-term strategy.

5.0 Former Supplementary Planning Documents

(These documents, prepared to support policies in the 2006 local plan, are no longer SPDs, but are still material considerations.)

5.1 **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.

5.2 **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.

5.3 **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.

5.4 **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.

5.5 **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.

5.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

5.7 **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.

6.0 Other Material Considerations

6.1 City Wide Guidance

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 complements the Sustainable Design and Construction Supplementary Planning Document.

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

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

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.

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

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 and South Cambridgeshire Level 1 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.

Cambridge City Council Draft Air Quality Action Plan 2018-2023 - Sets out Cambridge City Council's priority actions for improving areas of poor air quality in the city and maintaining a good level of air quality in a growing city.

The plan responds to the evidence gathered from air quality monitoring across Cambridge and analysis of the sources of air pollution contributing to the problem. The Identified actions fall in to three main categories: reducing local traffic emissions as quickly as possible to meet national objectives, maintaining pollutant levels below national objectives, and improving public health by reducing population exposure to air pollutants.

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

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.

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

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

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

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

Cambridgeshire County Council Transport Assessment Guidelines (2017) - Provides guidance to applicants, developers, their agents and local authority officers on when a Transport Assessment (TA) is required and what it should contain. It also gives guidance on what information may be required for smaller applications through a Transport Statement (TS).

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.

Cambridgeshire Green Infrastructure Strategy (2011) - Designed to assist in shaping and co-ordinating the delivery of Green Infrastructure in the county, to provide social, environmental and economic benefits now and in the future. It demonstrates how Green Infrastructure can be used to help to achieve four objectives:

1) To reverse the decline in biodiversity
2) To mitigate and adapt to climate change
3) To promote sustainable growth and economic development
4) To support healthy living and well-being.

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

Contaminated Land in Cambridge - Developers Guide (2009) – Aims to ensure developers are aware of their responsibilities regarding contaminated land. Outlines the Council's requirements and the information needed in order to assess planning applications.

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

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.

Indoor Sports Facility Strategy 2015-2031 (updated June 2016) – With the Playing Pitch Strategy, forms a guide for the future provision and management of sports pitches, built facilities and community use services to serve existing and new communities in the City and South Cambridgeshire. In line with the NPPF, the strategies set out to evaluate existing built facilities, and assess the future need for sport and active recreation, as the region grows and develops, identifying opportunities for new provision, and the expansion of existing facilities.

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

Playing Pitch Strategy 2015-2031 (updated June 2016) – With the Indoor Sports Facilities Strategy, forms a guide for the future provision and management of sports pitches, built facilities and community use services to serve existing and new communities in the City and South Cambridgeshire. In line with the NPPF, the strategies set out to evaluate existing built facilities, and assess the future need for sport and active recreation, as the region grows and develops, identifying opportunities for new provision, and the expansion of existing facilities.

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.

6.2 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 Plans 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.

Barrow Road Conservation Area Appraisal (2016)
Brooklands Avenue Conservation Area Appraisal (2013)
Cambridge Historic Core Conservation Area Appraisal (2015)
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 (2014)
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 (2018)
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.

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PLANNING COMMITTEE **24th April 2019**

Application Number	19/0004/FUL	**Agenda Item**	
Date Received	3rd January 2019	**Officer**	Tony Collins
Target Date	4th April 2019		
Ward	Romsey		
Site	Romsey Labour Club Mill Road Cambridge CB1 3NL		
Proposal	Serviced apartment (sui generis use class) scheme containing 39no self-contained 1xbed room units along with Cafe, gym and community space at ground floor with a vehicle drop-off zone, disabled car parking space, cycle parking and associated landscaping and retention of existing BLI frontage.		
Applicant	Duxford Developments Ltd		

SUMMARY	The development is in accordance with the Development Plan for the following reasons: • It provides high-quality visitor accommodation fronting a main road in an area of mixed use with good public transport accessibility. • Valet parking coupled with other measures to promote non-car modes of travel, all of which can be secured by condition, are sufficient to ensure the development does not put pressure on on-street car parking. • The height, massing, materials and detailed design of the building, and the extent of the intervention in the existing Building of Local Interest on the site, are appropriate to the context, and will not cause harm to the conservation area
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is located on the south side of Mill Road, immediately east of the junction with Coleridge Road. This site has frontages to both Mill Road and Coleridge Road. Immediately south of the site is Ruth Bagnall Court, a four-storey apartment building. The ground level rises slightly from north to south across the site.

1.2 The site is located within the Mill Road Conservation Area. The Romsey Labour Club building, which currently occupies the site, was originally constructed in the 1920s. This building is designated a Building of Local Interest (BLI). Its description is as follows:

> *'The Labour Club is a single-storey red brick building on a corner site. It retains a stone cornice engraved with 'Romsey Town Labour Club' and some Venetian windows to either side of the front entrance with rubbed red brick arches. A decorative stone cartouche lies over the panelled double front doors and the flat roof is hidden by a parapet. It was designed by E.W. Bond.'*

1.3 Originally, the principal central section of the building contained a Private Members Club (sui generis) use. From 2014 to 2017 the central area of the building was used by the Arthur Rank Hospice as a second hand furniture store (Use class A1). At the time of the previous application 18/0002/FUL, both the eastern and western wings were in Class D2 use, accommodating a gym and a boxing club respectively. The building is at present empty.

1.4 The majority of the site is covered in hardstanding. The hedging between the building and Coleridge Road and the vegetation and small self-set trees between the front façade of the building and Mill Road are largely unmanaged. The vehicular entrance to the site is to the rear off Coleridge Road.

2.0 SITE HISTORY

Reference	Description	Outcome
C/01/0508	Change of use of west wing from Labour Club (Use Class D2) to mental health centre (Class D1); erection of single-storey extension and porch.	Approved

C/03/1010	Installation of new pedestrian access and replacement of existing window with door.	Approved
14/0733/FUL	Temporary change of use of part of the ground floor of the Romsey Labour Club from a *sui generis* Private Members Club to A1 (Shop) use to be occupied by the Arthur Rank Hospice Charity.	Approved
16/0821/FUL	Mixed used development comprising a Day Nursery at ground floor and 40 self-contained 1xbed student rooms at the rear and on the upper floors along with a vehicle drop-off zone, cycle parking and associated landscaping.	Refused by Planning Committee (5/07/2017)
18/0002/FUL	Mixed use development comprising a Day Nursery at ground floor and 37 self-contained 1-bed student rooms at the rear and on the upper floors along with a vehicle drop-off zone, disabled car parking space, cycle parking and associated landscaping.	Refused (further details below)

2.1 A previous application on this site, 18/0002/FUL, was brought before Planning Committee on 28th March 2018. The application proposed student accommodation, with a nursery on the Mill Road side of the ground floor.

2.2 Planning Committee resolved to approve the application subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure provision of appropriate open space and recreation facilities, and to define the categories of permitted occupier and prohibit their use of cars.

2.3 Negotiations on that agreement continued for some time; the Agreement was eventually completed on Tuesday 28th August 2018. The application was not determined before the end of that working week (Friday 31st August). On the Monday following the completion of the Section 106 agreement, 3 September 2018, South Cambridgeshire District Council and Cambridge City Council published the Inspectors' Reports on the South

Cambridgeshire Local Plan and Cambridge Local Plan. The Inspectors concluded that both Local Plans were 'sound' subject to a number of modifications being made, and at that point the document which is now the Cambridge Local Plan 2018 took precedence over the 2006 local plan, which had formed the planning background to Planning Committee's decision in March 2018.

2.4 The publication of the Inspectors' report, and the subsequent adoption of the Cambridge Local Plan 2018 resulted in a significant change in the planning background for this application, because the new local plan (in Policy 46) supported proposals for new student accommodation only if an agreement with an educational institution for the use of that accommodation was already in place. The 18/0002/FUL application had no such agreement, and was therefore in conflict with Policy 46 of the Cambridge Local Plan 2018.

2.5 Officers consequently brought the application back to Planning Committee on 7th November 2018 with a recommendation for refusal. The application was refused for the following reason only:

> *The proposal does not demonstrate that the applicant has entered into a formal agreement with at least one existing educational establishment within Cambridge providing full-time courses of one academic year or more, and so cannot show that it would meet an existing identified need for any such institution. It is therefore contrary to Policy 46 of the Cambridge Local Plan 2018.*

2.6 The present application outwardly resembles 18/0002/FUL to a considerable degree, but is entirely different in the uses proposed. It also has differences in internal configuration, and some minor differences in external detail. These similarities and differences are further explained in the description of the proposal below, and in my assessment later in the report.

3.0 THE PROPOSAL

3.1 Planning permission is sought for a mixed-use development. There would be 36 serviced apartments on the ground, first, second and third floors, served by a main entrance facing Coleridge Road. The frontage facing Mill Road would be

occupied by a café, accessed by the western of the two entrances in the old Labour Club façade, a gym, accessed directly from the reception area of the serviced apartments, and community facilities (in the form of a meeting room and a shared workspace), accessed by the eastern entrance of the BLI.

3.2 The proposed re-development involves the demolition of the majority of the existing building on the site. The front elevation along Mill Road and part of the west elevation along Coleridge Road would be retained. Above these facades, two additional storeys are proposed within a gable-ended pitched roof. This element is contemporary in design, using zinc cladding and large dormer windows. The ridge height is 11 metres and the eaves are at 7.5 metres above ground. The extent of retention of the BLI and the height, massing, exterior design and materials of the proposed new building would be the same as the proposal in 18/0002/FUL.

3.3 To the south of this building, two new north-south wings containing serviced apartments are proposed to replace the Labour Club's existing rear sections. The wing facing Coleridge Road would step down from four storeys in height (10.8 m) closest to the junction with Mill Road, first to three storeys and finally at the south end closest to Ruth Bagnall Court, to two storeys (5.9 m). The block adjoining the boundary with the rear garden of No. 276 Mill Road would be two storeys in height (7m). Both wings would be contemporary in appearance, using large openings and flat roofs, and with the exception of minor changes to the fenestration of elevations facing the courtyard, would be identical in appearance to the proposal in 18/0002/FUL.

3.4 These three proposed building sections would surround an internal landscaped courtyard. Six of the serviced apartments facing Coleridge Road would have balconies.

3.5 A basement is proposed, approximately the same size as the existing basement, which would contain the plant room, the laundry for guests, and 38 cycle parking spaces for guests and staff, reached by a ramp from within the entrance lobby. A vehicular drop-off area is proposed outside the main entrance to the apartments on Coleridge Road, with a single disabled car parking space immediately to the south of this.

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 24 28 31 32 33 34 35 36 55 56 57 58 59 61 62 71 72 73 77 80 81 82

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

Central Government Guidance	National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)

Previous Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)	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) Public Art (January 2010)
Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008) Buildings of Local Interest (2005) Cambridge and Milton Surface Water Management Plan (2011) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Cambridge City Council Draft Air Quality Action Plan 2018-2023 Cambridge City Council Waste and Recycling Guide: For Developers Contaminated Land in Cambridge - Developers Guide (2009)
	<u>Area Guidelines</u> Mill Road Area Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 The streets in the vicinity of the proposal provide uncontrolled parking, and so, as there is no effective means to prevent residents of the proposed apartments from owning a car, this demand is likely to appear on-street in competition with existing residential users. The development may therefore impose additional parking demands upon the on-street parking in the surrounding area 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 Conditions are necessary to ensure: submission of and adherence to, a traffic management plan for the construction phase; submission of, and adherence to, a service management plan to control deliveries and drop-off/pick-up during the operational phase; measures to prevent the flow of surface water onto the highway.

Environmental Health

6.3 Acceptable subject to conditions to control: ground contamination; working hours, deliveries, piling and dust during construction; and noise insulation, odour control, deliveries, external lighting and café opening hours in the operational phase.

Refuse and Recycling

6.4 I have calculated that for 39 flats, assuming total max number of people could be 78, the bins needed would be:

4 x 1100 litre refuse bins
4 x 1100 litre blue recycling bins
2 x 360 litre green waste bins (optional)

6.5 The bin store does not look big enough to accommodate 8 x 1100 litre bins. The bins for the flats cannot be mixed with the bins for the commercial side (café/gym). There should be two

bin stores, or separation, with two separate entrances. Both entrances need to open to Coleridge road, with drop kerbs to the layby where collection will take place. All bin store doors need to have door hooks, so they can be kept open during collection. No keys or codes on the doors, unless standard FB2 locks.

Urban Design and Conservation Team

(Advice submitted prior to amendments made to the north façade of the building)

6.6 We had provided comments on the previous application with regards to the relationship with Ruth Bagnall court and the impact on the Mill Road Conservation Area, which still apply. Whilst it is the case that the overall architectural appearance and form has not changed since the previous application (18/0002/FUL), there is a significant difference on the significant Mill Road Elevation as noted below, and the proposed ground floor uses within the retained building have changed significantly from the previous application 18/0002/FUL.

Alteration to Mill Road Elevation

6.7 The submitted D&C Statement within the application material states the external appearance of the building will stay broadly the same as the previous scheme, with only the courtyard area changing following the removal of the nursery courtyard. However, the currently proposed ground floor layout and Mill Road elevation include the lowering of the cills on two existing windows of the ground floor left bay window of the Mill Road elevation to create entrance doors and steps up for the gym. *The existing window, continuous cill detail and plinth/base wall format was to be retained in the previous applications.*

6.8 This difference from the previous application would be inconsistent with retaining the features of the important frontages of the existing building and in the context of this important objective of the scheme, is considered harmful. It should be noted that the memorial stones/inscriptions are also on this bay.

Functionality – proposed ground floor uses

6.9 Where a nursery was previously proposed, this has now been replaced with a café, gym and community area. Whilst there could be some merit in locating more active and community orientated uses within the retained building, we have concerns regarding the organisation, interrelationship, size and functionality of the spaces proposed. There are a number of functional design issues that will compromise usability and potentially the longevity of the uses:

- No back of house areas appear to be provided for any of the uses. For example the café is devoid of any storage space.
- All uses appear to be relying on one central bin store. Access to this is convoluted for the gym and community uses.
- The long term flexibility of the café has not been considered. For example there appears to be no kitchen in the café, or consideration of future service requirements such as ventilation flues.
- The location of the gym shower within the café is highly questionable.

Summary

6.10 Whilst the appearance of the new scheme overall remains close to the previous application we supported in urban design and conservation terms, the changes of use raise new concerns relating to the significant Mill Road retained frontage and to functional design. In our view, these issues suggest a design weakness, with too many uses being squeezed into the scheme. The harmful alterations to the Mill Road elevation adversely alter the balance of the level of harm against the public benefits of the scheme. For these reasons we object to the scheme in its current form.

Senior Sustainability Officer (Design and Construction)

First advice (28.01.2019)

6.11 The proposed scheme does not meet any of the policy requirements related to sustainable design and construction from the Cambridge Local Plan 2018, and no justification is provided as to why this is the case. While some requirements

such as water efficiency for the residential units can be conditioned, further information is needed in relation to whether the BREEAM requirements for the non-residential elements of the scheme alongside the carbon reduction requirements for the residential aspects of the scheme can be achieved in light of the requirements of policy 28.

Second advice (01.04.2019 following additional information from applicant)

6.12 Revised Sustainability/Energy Statement is acceptable, subject to the imposition of conditions to ensure:

1. submission of, and adherence to, an acceptable Carbon Reduction Statement;
2. submission of, and adherence to, an acceptable technical specification of the proposed gas fired Combined Heat and Power System;
3. submission of, and adherence to, an acceptable Water Efficiency Specification.

Access Officer

6.13 The front entrance needs to be a flat threshold. Double doors will need to be powered or be asymmetrical with one leaf being at least 900mm and having an opening force of less than 20N. Meeting rooms need hearing loops. Good signage and colour contrast of décor is needed for visually impaired people

6.14 There need to be two wheelchair accessible rooms. There need to be two disabled parking spaces. The wheelchair room bathroom layouts are inadequate and I would like to discuss this with the architect.

6.15 All upper floor rooms need to be serviced by a lift.

Head of Streets and Open Spaces (Landscape Team)

6.16 The proposed landscape should create pedestrian-scale space which presents the building in a setting which is neat and visually more open than it is was originally with overgrown hedging and fencing. We recommend a combination of well-maintained, low (to 1m) evergreen hedges, low railings and gravel against the existing single-storey structure while trees

and ornamental planting are reserved for the new housing extension along Coleridge Road. Potentially a hard paved shared space can be achieved on the corner. This can be considered under condition

6.17 Trees along the Mill Road frontage are not supported. Existing trees here have a poor relationship with the building. This narrow frontage will create a visual barrier to the front of the building and would be better served by lower planting, low hedging and/or railings which allow the building to be a part of the setting. This can be considered under condition.

6.18 Conditions required to control details of landscaping, landscape management and boundary treatments.

Cambridgeshire County Council (Flood and Water Management)

6.19 A condition is necessary to ensure submission of, and adherence to, a satisfactory scheme for surface water drainage.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.20 Acceptable subject to a condition requiring the submission of and adherence to, a satisfactory surface water scheme

Environment Agency

6.21 Only acceptable if conditions are imposed relating to ground contamination, infiltration and the submission of a scheme of surface water drainage.

Cambridgeshire County Council (Archaeology)

6.22 The former Romsey Labour Club is an undesignated heritage asset of particular significance to the development and history of Romsey.

6.23 Support the applicant's intention to retain the historic building façade and therefore do not object to development proceeding in this location, but consider that, in light of the proposal to demolish the majority of the structure, the site should be subject to a programme of historic building recording, to be undertaken

prior to the commencement of site works. Condition required to secure this.

Cambridge Constabulary (Designing Out Crime Officer)

6.24 Design and layout is acceptable. Support the secure cycle storage underground, the plans for dusk to dawn external lighting which should work well in the rear courtyard area and the gated side access.

6.25 However, the Design and Access Statement is silent on crime prevention. The applicant should answer the following questions:

- Will public access to the gym and community space, then allow access to both the underground area and the serviced accommodation?
- Will the lift have access control to prevent misuse?
- Is there access control in place so residents only have access to their own floor? If not, it should be considered.
- Will the gate to rear courtyard be secure access to residents only? Self-closure should be fitted so it is kept shut when not in use.

6.26 The queries raised could be included as part of the management schedule for the site; a condition requiring a management plan for the whole could address the issues raised.

6.27 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 Baigent has made the following comment:

As a member of the planning committee, I am choosing not to take a position on this until it comes to committee. I do however consider that there is such public interest in this site that it should come to full committee.

7.2 Councillor Anna Smith has commented on the application. Her comments are as follows:

1. The application has not sufficiently proved that the existing structure, which is of significant historical importance, cannot be retained. The NPPF states in para 197:

   "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

2. There is no kitchen in the cafe. It is hard to imagine how the cafe will operate without one.

3. There is no longer provision for a nursery, for which there is considerable local need

4. There is no provision for affordable homes, despite the fact that serviced apartments are usually classed as C3.

5. There is no disabled parking provided, despite the provision of disabled amenities.

6. A lack of parking will increase pressure on the surrounding streets

7. It is difficult to find any enhancements to the street scene in this conservation area

8. The development should meet housing needs. There is not a need in Romsey for serviced apartments. There is a clear need for residential properties for families and for younger people starting out. This development should address this need.

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

18 Brampton Road
255 Cherry Hinton Road
97 Ditton Walk
3 Emery Street

50 Greville Road
102 Hemingford Road
205 Mill Road
390 Mill Road
6 Madras Road
5 Malta Road
6 Malta Road
6A Malta Road
8A Malta Road
10 Malta Road
12A Malta Road
79 Netherhall Road
17 Romsey Road
33 Ross Street
104 Seymour Street
27 Warren Close
24 Pershore Road, Hardwick

7.4 Representations have also been received from:

Camcycle
Cambridge Past Present and Future

7.5 The representations can be summarised as follows:

Principle of development

- Area needs housing, not short-term visitor accommodation
- Serviced accommodation looks like student flats and is likely to be used by students
- Will be occupied by students
- Already sufficient student accommodation
- Serviced accommodation not required in this area
- Serviced accommodation will add to constant churn of residents
- No affordable housing
- Nursery has been removed from proposal
- Café is not needed and may not be viable
- Café lacks a kitchen

Design

- Preservation of building is of high cultural importance

- No evidence that the building is incapable of conversion
- Façade is unacceptable for a historic building in a conservation area
- Rooms above existing façade dwarf it and make a mockery of the existing building
- Height and materials are too aggressive in this sensitive location
- Fewer units would enable them to be larger and more attractive, or facilitate a reduction in mass, or both
- Café, gym and community space are all compromised by being shoehorned into too small a space
- Shared amenity space for residents is minimal
- Disappointing landscaping
- Number and size of trees is inadequate

Neighbour amenity

- Overshadowing

Servicing, traffic and parking

- Position of drop-off and loading point is hazardous
- Pressure on on-street car parking space
- No disabled parking
- Additional traffic

Application process

- Lack of consultation with residents
- Sustainability Statement not submitted
- Application documents are sloppily assembled

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

8.0 ASSESSMENT

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

1. Principle of development
2. Affordable Housing
3. Context of site, design and external spaces (and impact on heritage assets)
4. Public Art
5. Carbon reduction and sustainable design
6. Water management and flood risk
7. Light pollution, noise, vibration, odour and dust
8. Inclusive access
9. Residential amenity
10. Refuse arrangements
11. Highway safety
12. Car parking
13. Cycle parking
14. Third party representations

Principle of Development

Serviced apartments

8.2 In my opinion, the proposed serviced apartments are a sui generis use with the characteristics of Class C1 (hotel) use. The reasons for this are:

- The apartments will have an on-site concierge service between 07:00 and 23:00;
- The apartments will have on-site communal facilities, including a laundry, and a café;
- The apartments will offer a number of services, including valet parking, cycle hire, taxi booking and cleaning;
- The applicants expect occupancy of the rooms to be subject to a 90-day length of stay condition, precluding long stays.

8.3 Policy 77 of the Cambridge Local Plan therefore requires the proposal to be considered against that policy and other references in the local plan to visitor accommodation, and not against policies dealing with housing.

8.4 Policy 77 supports proposals for high-quality visitor accommodation as part of mixed-use developments in certain specific locations: the Old Press/ Mill Lane site; around Parker's Piece; around Cambridge and Cambridge North stations; and other large windfall sites in the city centre. The policy also supports proposals for visitor accommodation in other city

centre locations, stating that the new accommodation should be on the frontages of main roads, or in areas of mixed use, or within walking distance of bus route corridors.

8.5 The applicants suggest that the serviced apartments will be targeted at business and university-related visitors. In my view the proposal would provide high-quality visitor accommodation for such users. The number of units has been reduced from 38 to 36. Rooms would include cooking facilities, and space for eating and working, as well as comfortable chairs, in most cases for two people. Guests would have use of the gym and the laundry. The ground floor would provide an integrated café/reception space, in which concierge service would be provided from 07:00 to 23:00. Three levels of service would be available, the most basic including toiletries, tea and coffee and weekly housekeeping, and the most expensive including daily housekeeping and Zipcar membership.

8.6 Policy 77 only provides explicit support for new visitor accommodation in the city centre and at the stations, the biomedical campus, and Eddington. It does not preclude the provision of new visitor accommodation elsewhere, however. This site is on a main road frontage; it is in a mixed-use area; and it is on a bus route and relatively close to Cambridge Station. I am satisfied that visitor accommodation on this site would meet the locational criteria of Policy 77.

8.7 Many representations suggest that the development would be used as student accommodation. In my view, conditions are necessary to ensure that the serviced apartments are used as genuine visitor accommodation, and to prevent any possibility of their use as student accommodation or permanent housing. I recommend conditions to ensure that apartments are let for no more than 90 days, that no follow-on letting, or repeat letting is possible, and that records are available to enable monitoring.

8.8 Subject to such conditions, it is my view that the principle of visitor accommodation in the form of serviced apartments on this site is acceptable and in accordance with policy 77 of the Cambridge Local Plan 2018.

Leisure and community uses

8.9 Several representations object to the omission from this proposal of the nursery included in the previous application. The nursery was a proposed use, not an existing use, and its inclusion in a previous proposal does not provide any planning basis for requiring its inclusion in this scheme.

8.10 There were previously leisure uses on this site in the form of two gyms. These uses appear to have commenced without specific permission, but had been I operation for a considerable period. Policy 73 states that the loss of a leisure, sports or community facility will not be permitted unless it is replaced or no longer needed. The gym and community space proposed in this scheme are not an exact replication of the previous gym uses, but subject to a condition to ensure appropriate management and access, it is my view that they would be equal to or an enhancement of, the previous provision, and the proposal would therefore be in accordance with policy 73 of the Cambridge Local Plan 2018.

Housing

8.11 Many representations suggest that the site should be used for housing. The existing building is not in residential use, nor has it been so used. The site is not allocated in the Cambridge Local Plan 2018 for residential use. There is undoubtedly a demand for residential accommodation in this area, but there is no basis in local or national policy for requiring all or part of this site to be used for that purpose.

Affordable Housing

8.12 The proposal does not include affordable housing. Several representations suggest that it should do so. As I have indicated above, it is my view that the *sui generis* serviced apartments proposed here exhibit more of the characteristics of Class C1 hotel use than Class C3 residential use. Local Plan policy does not require such proposals to include affordable housing. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 45 and the Affordable Housing SPD (2008).

Context of site, design and external spaces (and impact on heritage assets)

8.13 The massing and external appearance of the proposed development, including materials and the extent of intervention in the Labour Club BLI, are almost identical to the proposal previously refused under 18/0002/FUL. The original proposal submitted, however, included four alterations:

- two windows in the north elevation of the Romsey Labour Club building (a BLI) would now be extended to floor level to create the entrance to the gym,

- the central courtyard, previously subdivided to create a separate outdoor space for the nursery previously proposed, would now be a single amenity space, with a minimal addition to the landscaping previously shown,

- the ground floor of the central wing of the building would be extended 3m southwards, enclosing into the building envelope a 3m x 10m undercroft area which formed part of the nursery courtyard in the previous application.

- minor fenestration changes to the courtyard elevations.

8.14 Following comments from the urban design and conservation team, the first of these changes was eliminated from the scheme, leaving the north elevation of the BLI exactly as proposed previously under 18/0002/FUL.

8.15 The 18/0002/FUL application was considered in the context of the Cambridge Local Plan 2018, and that consideration and the decision of Planning Committee established the external design and appearance of the proposal including the extent of intervention in the existing BLI, as acceptable and in accordance with policies 55, 56, 57, 58 and 61 of the Cambridge Local Plan 2018.

8.16 The position, massing, height, roof profile and materials of the present scheme are unaltered from the 18/0002/FUL proposal. They were all considered acceptable in the resolutions made by Planning Committee in March 2018 (under the Cambridge Local Plan 2006) and November 2018 (under the Cambridge Local Plan 2018). In my view, there have been no changes in

planning circumstances which would justify a different view being taken of these elements, and they remain in accordance with policies 55, 56, 57, 58 and 61 of the Cambridge Local Plan 2018.

8.17 Notwithstanding the previous decisions of Planning Committee, a number of representations are critical of the additional storeys proposed above the existing Labour Club building, asserting that this part of the proposal is too high, that it would overwhelm or be unacceptably discordant with the existing building, that it impinges too much on views of the sky, or that it intrudes unacceptably into important views. Like the case officer who assessed 18/0002/FUL, I am not persuaded by these arguments. They are not supported by any advice from the conservation team, and there is no reference in the Mill Road Conservation Area appraisal 2011 to the view of sky above the Labour Club building being important to the character of the conservation area, nor to the building's role in any important views. I share the view taken by Planning Committee on two previous occasions that this element of the design of the building is acceptable, and would not cause harm to the conservation area.

8.18 Three of the changes proposed to the building in this application, making it different from the scheme assessed under 18/0002/FUL are both minimal and screened from public view, because they concern the internal courtyard and the elevations which surround it. The removal of the subdivision of the courtyard would make it a more attractive space. In my view this courtyard is adequate for the apartments; local plan policy does not make any specific requirements for external amenity space for visitor accommodation. I do not consider that any of the three minor external changes introduces any conflict with policies 55, 56, 57, 58 and 61 of the Cambridge Local Plan 2018.

8.19 The fourth change originally proposed in this application was the alteration of the central window in the north elevation of the existing Labour Club BLI to create an entrance to the proposed gym. This was more significant; it involved a further intervention in the BLI and was considered unacceptable by the conservation team. This element of the proposal has now been deleted. No north elevation entrance to the gym is proposed, and that façade of the building would be retained exactly as

proposed in 18/0002/FUL. This change overcomes the objection of the urban design and conservation team about the altered window.

8.20 The changes to internal configuration do not affect the appearance of the building. Some representations and consultee advice raise issues about the internal configuration, particularly the absence of a kitchen in the café, and the sizes of the café, gym and community space. I acknowledge that all of these spaces are relatively small, but this does not in my view render them either unviable or unacceptable. The viability of the proposed café would be supported by its dual function as the apartment reception, and by its convenience for apartment guests. I also acknowledge that the absence of a full kitchen would limit the range of food which the café could serve. This does not conflict with any local plan policy.

Public Art

8.21 The proposal does not include any provision for public art. A condition is therefore necessary to ensure that an acceptable scheme of public art is brought forward. Subject to such a condition, I am of the view that there is in conflict with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010

Carbon reduction and sustainable design

8.22 Policy 28 of the Cambridge Local Plan 2018 requires new non-residential developments to achieve BREEAM 'Excellent' standard of on-site carbon reduction and full credits for BREEAM WAT01 on water efficiency. This proposal does not achieve those standards, but the Senior Sustainability Officer (SSO) has accepted that it would not be reasonable to require the achievement of these standards in a building whose design commenced long before adoption of the current local plan, because the necessary features need to be built into a design at its inception. Discussions have taken place between the applicants and the SSO, as a result of which the applicants have submitted a revised Sustainability and Energy Statement which proposes improvements in water efficiency and incorporates use of Combined Heat and Power (CHP) to secure carbon reduction. The SSO is of the view that this represents partial compliance with policy 28 which is acceptable, subject to

conditions to ensure implementation. I concur.

8.23 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is close enough to the requirements of Cambridge Local Plan (2018) policy 28 and the Sustainable Design and Construction SPD 2007 to be acceptable

Integrated water management and flood risk

8.24 The Council's Sustainable Drainage Officer, the County Council as Lead Local Flood Authority, and the Environment Agency all consider that subject to a surface water drainage condition, the scheme is acceptable.

8.25 I concur with this view. In my opinion the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Light pollution, noise, vibration, odour and dust

8.26 The environmental health team recommend conditions to protect neighbouring occupiers from noise, vibration and dust during construction, and from noise, artificial light and odours in the operational phase. I concur with the environmental health team's view that subject to such conditions, the proposal would be acceptable in environmental health terms, and in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Inclusive access

8.27 The Access Officer suggests that the scheme should include two wheelchair accessible rooms, and therefore two disabled car parking spaces to be in accordance with policy. In my view, since the accommodation proposed here has more in common with Class C1 hotel accommodation than with Class C3 residential accommodation, its inclusiveness must be assessed against the provisions of policy 56 (successful places), 57 (new buildings) and policy 77 (visitor accommodation) rather than those of policies 56 and 57 and policy 50 (accessible homes). Although policy 50 does specify the proportion of units in a residential development which must meet the 'wheelchair-user dwellings' requirements of Building Regulations M4(3), policy 77

does not make such a specification with respect to visitor accommodation.

8.28 Despite this, the applicants have subsequently adapted the interior configuration to make two rooms suitable for wheelchair users. This is a welcome provision. However, given that policy 77 does not provide a basis for requiring a second wheelchair-user room, I do not consider that it would be reasonable to insist on a second disabled car parking space. In my opinion the proposal is compliant in accessibility terms with Cambridge Local Plan (2018) policies 56, 57 and 77.

Residential Amenity

8.29 As I have indicated above, the massing and external appearance of the proposed development, including materials and the extent of intervention in the Labour Club BLI, are almost identical to the proposal previously refused under 18/0002/FUL. To reiterate, there are four minor alterations:

- two windows in the north elevation of the Romsey Labour Club building (a BLI) would now be extended to floor level to create the entrance to the gym,

- the central courtyard, previously subdivided to create a separate outdoor space for the nursery previously proposed, would now be a single amenity space, with a minimal addition to the landscaping previously shown,

- the ground floor of the central wing of the building would be extended 3m southwards, enclosing into the building envelope a 3m x 10m undercroft area which formed part of the nursery courtyard in the previous application.

- Minor fenestration changes to the courtyard elevations

8.30 The 18/0002/FUL application was considered in the context of the Cambridge Local Plan 2018, and that consideration and the decision of Planning Committee established that the physical form of the building would not have any unacceptable impact on neighbouring occupiers through overshadowing, visual domination or loss of privacy. The minor changes included in this application would have no impact on neighbours. The repurposing of the internal spaces to serviced apartments and

café, gym and community space are not in my view likely to have any impact on neighbours relative to the previously-considered uses, although the gym use might require the imposition of a condition to ensure that noise from weights did not cause harm to residential occupiers nearby.

8.31 In my view, with respect to neighbour amenity, the proposal is in accordance with policies 55, 57, and 58 of the Cambridge Local Plan 2018.

Refuse Arrangements

8.32 The shared waste team have suggested that the café/gym/community space and apartments components of the development need to have separate waste storage areas; the applicants have reconfigured the design to enable such a separation. Shared waste have also suggested that waste storage requirements must be calculated on the basis of 2 persons per room because typically, serviced apartments produce very high levels of waste compared to residential flats. This arises from a number of factors including very high consumption of takeaway food, higher frequency of cleaning, and the discarding of cleaning materials such as cloths, scourers, rubber gloves and cleaning product containers. I note the concern of the shared waste team about this issue, but in my view, it is unlikely that a high proportion of the units would be occupied by two people. In my view, it would be reasonable to assess waste generation on the basis of 1.5 persons per room (57 in total).

8.33 On the basis of 50 litres recycling and 50 litres residual waste per person per fortnight, the apartments would generate 2850 litres each of recycling and residual in that time. The proposed bin store would accommodate four 1100 litre bins and four 360 litre bins (as opposed to the eight 1100 litre bins which shared waste have recommended), which could hold 2920 litres each of the two streams. One 360 litre bin for compostable waste would be provided. (The shared waste team describes them as being optional for this type of development.)

8.34 There is little spare capacity in the proposed provision, but in my opinion the proposal is just compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

8.35 The highway authority is content that the proposal does not pose any threat to highway safety, and I accept their advice on this issue. In my view, the measures included in the scheme to discourage car use for reaching the site by guests are sufficient to ensure that there is no unacceptable impact on traffic.

8.36 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car Parking

8.37 The proposal includes a single disabled car parking space adjacent to the Coleridge Road footway and no other car parking space. Policy 82 of the Cambridge Local Plan 2018 states that car-free and car-capped development is acceptable in the following circumstances:

- Where there is good, easily walkable and cyclable access to a district centre or the city centre;
- Where there is high public transport accessibility; and
- Where the car-free status of the development can realistically be enforced by planning obligations and/or on-street parking controls.

8.38 The application site is within the Mill Road (East) district centre. Cycling distance to the city centre is 2.3km via Mill Road, or 2.9km via the quieter, cycle-friendly route along Greville Road, the Carter Bridge, and Gresham Road. In my view, the site comfortably meets the first of these three criteria.

8.39 Bus route 2 passes the application site. Walking distance to Cambridge station via the Carter Bridge is 1200m. Guests at the proposed apartments needing to reach the biomedical campus or West Cambridge by bus would need to change in the city centre, but despite this, in my view, the site meets the second criterion above.

8.40 The area to the south-west of the application site (Coleridge West) is now within the controlled parking zone. The area to the south-east of the site (Coleridge East) is not. Coleridge East was in the County Council's programme for extensions to the CPZ, but informal soundings in the area by the county ward

councillor suggested that there was limited support for the scheme in the community, and therefore plans to carry out a formal survey are not being brought forward. On-street car parking in Coleridge East will remain uncontrolled for the foreseeable future. The areas to the north of the application site, on the north side of Mill Road also remain uncontrolled. As the occupiers of the proposed serviced apartments would be customers of a commercial operation, it would be impossible to exert direct control over their use of cars through a planning obligation. The proposal will therefore only meet the third criterion for acceptable car-free development under policy 82 if an alternative strategy to eliminate pressure on on-street parking is included.

8.41 The applicants have sought to demonstrate equivalence to realistic enforcement of parking control by a series of measures set out in the application. The proposed measures are as follows.

(a) benefits for guests:

- free cycle hire
- low-cost electric cycle hire
- basement cycle storage
- subsidised 72-hour parking at Park and Ride sites
- one month Zipcar membership for higher-rate guests
- taxi hire and car pooling arranged by the concierge
- discounted car hire at Avis, including the provision for rental cars to be returned to the Avis site overnight each day
- valet parking (using fifteen season ticket spaces at Queen Anne car park)

(b) support for the extension of the CPZ to include Coleridge East

(c) information to customers

- website and brochure stating that no parking is available and promoting other modes
- provision of a sustainable travel plan to all guests.

8.42 The submitted brochure includes the following sections of text (whose replication in on-line information could be secured by condition).

> *No car parking is available on-site for residents, however the apartments have good public transport links with the railway station and bus interchanges. If residents require use of a car, there are offsite solutions for parking, detailed later in the brochure.*
>
> *Car parking for guests is not available on-site, and on street parking is also not available within the immediate area.*
>
> *Residents who intend to arrive by car will be directed to the Park and Ride sites, where 72 hour subsidised parking is available, or public car parks as shown on the adjacent map.*
>
> *Residents are encouraged to travel to the apartments by Public Transport or take advantage of the onsite free bike rental and electric bike rental. A sustainable travel pack is provided in each of the 38 rooms including bus and train timetables, local taxi information and location of local club cars within the area. The concierge service can organise grouped carpool bookings to common destinations at peak times including the Biomedical Campus at Addenbrookes, the City Centre and the train station.*
>
> *There are a number of Car Club vehicles located off Mill Road with Thoday Street and St Philips Road in closest proximity. Bookings for the Car Club or Avis can be made through the concierge. One month membership for Zip Car rentals is available to residents.*

8.43 In my view, some of the measures proposed would have only a limited impact on the use of non-car modes by guests: for example, 72 hours free parking at Park and Ride is of no help to a guest staying in Cambridge for more than 3 days, and would have limited appeal even for short-term guests, given that two buses would be necessary to reach the application site. Zipcar membership would be much more helpful, although the Zipcar locations are not ideally sited for guests, and this benefit is only included in the uppermost of the three rates of service

envisaged. The proposal for valet parking is likely to be the most effective of the measures proposed, and this aspect of the proposal needs to be assessed against the car parking standards. The spaces required by the Council's Car Parking Standards are set out in the table below.

use	**required standard**	**relevant details of application**	**actual spaces required**
serviced apartments	(as for hotels) 1 for every eight guests + 1 for every two members of staff	54 guests (1.5 per room) 4 staff	6.5 2 total 8.5
cafe	1 for every 20m^2 of drinking/eating area	approx. 40m^2	2 total 2
gym	2 for every three members of staff + 1 for every 4 seats	no staff no seats	0 0 total 0
community space	1 for every 20m^2	90m2	4.5 total 4.5

8.44 The Standards would therefore require a total of 15 car parking spaces. The applicants propose to provide valet parking for 15 cars, using season ticket spaces at Queen Anne car park, a provision which needs to be secured by condition. I recognize that this does not provide an exact equivalence to on-site car parking spaces – valet parking is probably not appropriate for café or community space users. However, in my view there are likely to be relatively few people in those two categories attending the site by car, and the 15 valet spaces would therefore provide additional provision for the serviced apartments.

8.45 I also recognize that it is possible for the serviced apartments to be occupied by two people each. However, given the targeting of these apartments at corporate and University-related visitors, I consider it realistic to assume that many rooms will be occupied by a single person, and therefore to use 1.5 people per apartment as the basis for calculating car parking requirements is reasonable.

8.46 The proposal includes valet parking at a level which meets the requirements of the City Council's Car Parking Standards. In addition, it proposes a number of other measures to facilitate and encourage guests travel to the apartments by non-car modes, including Zipcar membership, discounted car hire, free cycle hire and low-cost electric cycle hire, as well as highlighting to potential guests that on-street car parking in the vicinity of the site is not available. In my view, given this collection of measures, the proposal complies fully with Policy 82 of the Cambridge Local Plan 2018.

Cycle Parking

8.47 The City Council's cycle parking standards set required levels of provision for different uses. These levels, and the provision proposed in the scheme, are shown in the table below. I have estimated staffing levels, because the application documents do not provide details.

use	**required standard**	**relevant details of application**	**actual spaces required**	**spaces proposed**
serviced apartments	(as for hotels) 2 for every five members of staff + 2 for every ten bedrooms	estimated at least 3 members of staff 36 rooms	2 8 total 10	in basement 38
cafe	2 for every five members of staff + 1 for every 15m2 of floorspace	estimated at least two members of staff 70m2	1 5 total 6	

gym	2 for every five members of staff + 1 for every 25m2 of floor area	no staff 54m2	0 3 total 3	
community space	1 for every 4 seats	30 seats	8	outside 24

8.48 The proposed provision outside is adequate for the three non-apartment uses, although it does not provide any space for non-standard bikes. The numbers would be adequate even if actual staffing levels were slightly higher than I estimate. The proposed basement provision for the apartments is well above the level specified, and leaves reasonable space for hire cycles as well (although not, it should be noted, sufficient space to provide hire cycles for all guests at the level of 1.5 persons per room). In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82, and provides sufficient additional space to support the application's aspiration to enable car-free use of the development.

Third Party Representations

8.49 I have addressed the majority of the issues raised in representations in the paragraphs listed below or by conditions where indicated. Notes on the remaining representations are also included below.

Principle of development	
Area needs housing, not short-term visitor accommodation	8.11
Serviced accommodation looks like student flats and is likely to be used by students	8.7 and conditions
Will be occupied by students	8.7 and conditions
Already sufficient student accommodation	This proposal is not for student accommodation
Serviced accommodation not required in this area	8.6
Serviced accommodation will add to constant churn of residents	8.2-8.8

No affordable housing	8.12
Nursery has been removed from proposal	8.9
Café is not needed and may not be viable	8.20
Café lacks a kitchen	8.20
Design	
Preservation of building is of high cultural importance	8.15 and 8.16
No evidence that the building is incapable of conversion	8.15 and 8.16
Façade is unacceptable for a historic building in a conservation area	8.15-8.17
Rooms above existing façade dwarf it and make a mockery of the existing building	8.15-8.17
Height and materials are too aggressive in this sensitive location	8.15-8.17
Fewer units would enable them to be larger and more attractive, or facilitate a reduction in mass, or both	8.15 and 8.16
Café, gym and community space are all compromised by being shoehorned into too small a space	8.20
Shared amenity space for residents is minimal	8.18
Disappointing landscaping	Conditions
Number and size of trees is inadequate	Conditions
Neighbour amenity	
Overshadowing	8.29-8.31
Servicing, traffic and parking	
Position of drop-off and loading point is hazardous	8.35
Pressure on on-street car parking space	8.37-8.46

No disabled parking	8.37 and 8.27-8.28
Additional traffic	8.35
Application process	
Lack of consultation with residents	see below
Sustainability Statement not submitted	8.22-8.23
Application documents are sloppily assembled	see below

8.50 I am not aware that any consultation was carried out with residents. I also agree that there were a number of shortcomings in the original application documents, and that the submission of various pieces of additional information on a number of occasions has not been ideal. None of these issues, however, is a basis for refusal of the application.

9.0 CONCLUSION

9.1 The planning history of this site has led to anxieties that the development would be used as student accommodation without complying with the associated restrictions imposed by local plan policy. I have taken careful note of this concern, but I am satisfied that this is a genuine proposal for high-quality visitor accommodation in an appropriate location, and that any future deviation from that use, or that quality, can be prevented by conditions.

9.2 Surrounding streets are largely outside the scope of residents' parking schemes, and there is considerable pressure on on-street car parking space. In my view, the significant level of valet parking included in the proposal, and the range of measures included to facilitate and encourage the use of non-car modes by guests, both of which can be secured into the future by conditions, are sufficient to ensure compliance with local plan policy 82 on parking management, and to protect local streets against any exacerbation of on-street parking stress.

9.3 It has been accepted in previous Planning Committee decisions on the application 18/0002/FUL that the significant intervention in the Romsey Labour Club building proposed here, and the form of the major extensions to the building, are appropriate for

the context, and not harmful to the character of the conservation area. There are no changes in planning circumstances to justify a different view being taken on this issue now.

9.4 In my view, the proposal is also in accordance with local plan policies on sustainability, waste storage, highway safety and cycle parking, and subject to an extensive list of conditions, should be approved.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

   Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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 2018 Policy 33.

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 2018 Policy 33.

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 2018 Policy 33.

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 2018 Policy 33.

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 2018 Policy 33.

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 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 2018 Policy 33.

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 2018 policy 35).

10. No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning 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. The development shall be carried out in accordance with the approved details only.

    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 2018 policy 35).

11. There shall 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 2018 policy 35).

12. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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 2018 policy 35).

13. 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 2018 policy 36).

14. No development above ground level, other than demolition, shall commence until a noise insulation scheme, detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve 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 development, hereby permitted, is occupied or the use commenced and shall thereafter be retained as such.

    Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2018 policy 35).

15. Prior to the occupation of the development or the commencement of the use, a noise assessment detailing noise levels emanating from all plant, equipment and vents, relative to background levels, shall be submitted to, and approved in writing by, the Local Planning Authority.

If the assessment demonstrates that noise levels exceed the background level at the boundary of the premises, having regard to adjacent noise sensitive premises, a mitigation 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.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

16. Deliveries to or dispatches from the site in the operational phase shall not be made outside the hours of 07:00 - 23:00hrs on Monday to Friday, 08:00 - 13:00hrs on Saturday or at any time on Sundays or public holidays.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

17. Prior to the commencement of development, 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 2018 policy 36).

18. 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 external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development 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: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 34).

19. The café shall not be open to the public outside the following hours:

Monday to Saturday: 07:00 - 23:00hrs
Sunday and bank holidays: 08:00 - 22:00hrs

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

20. The maximum cumulative stay in the serviced apartments by any individual occupier shall be 90 days in any twelve months.

Reason: To ensure that the serviced apartments are not used as permanent residential accommodation or student accommodation, which would give rise to substantially different impacts and because the scheme may otherwise require the need for affordable housing, or a formal agreement to occupy with an educational institution (Cambridge Local Plan 2018 policies 45, 46, 50, 51, 77 and 78).

21. The proposed serviced apartments shall keep records of the names, home addresses and lengths of stay of all occupiers and shall retain them for 24 months. The said records shall be made available to the local planning authority on request, within seven days.

Reason: To ensure that use of the proposed building only as visitor accommodation can be satisfactorily monitored (Cambridge Local Plan 2018 policies 45, 46, 50, 77 and 78).

22. The development hereby permitted shall not be occupied until a management plan for waste storage, which specifies how waste will reach the storage area, how the storage area will be secured, monitored and cleaned, how waste collection teams will access the area and how bins will be returned to storage, has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to thereafter.

Reason: To ensure appropriate waste storage (Cambridge Local Plan policy 57).

23. Prior to first occupation for the use hereby permitted, carbon reduction measures shall be implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

24. The development shall not be occupied until further information has been 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 should meet an emissions standard of:

* Spark ignition engine: less than 150 mgNOx/Nm3
* Compression ignition engine: less than 400 mgNOx/Nm3
* Gas turbine: less than 50 mgNOx/Nm3

The renewable and low carbon energy technologies shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority. No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

25. Prior to the occupation of the first dwelling, a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and that the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28).

26. Prior to the commencement of development, other than demolition, 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 2018 policies 31 and 32).

27. Infiltration drainage systems must only be used where it has been demonstrated that they will not pose a risk to groundwater quality.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants in line with Cambridge Local Plan 2018 policies 31 and 32, NPPF paragraphs 109 and 121, and the Environment Agency Groundwater Protection Policy.

28. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The 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); 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.

    All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

    Reason: 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 2018 policies 55, 57 and 59).

29. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscaped areas shall thereafter be managed in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is maintained as part of the development (Cambridge Local Plan 2018 policies 55, 57 and 59).

30. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

    Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

31. No demolition/development shall take place until a written scheme of investigation (WSI) for a programme of historic building recording has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI 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 the 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.

    Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Reason: To ensure that the significance of historic environment assets is conserved (NPPF section 16 and Cambridge Local Plan 2018 policy 61).

32. The development shall not be occupied until a security management plan for the building has been submitted to, and approved in writing by, the local planning authority. The security management plan shall include details of the following matters:

- control of access to the serviced accommodation and the basement from the gym and community area,
- control of access to the lift,
- control of access to individual floors of the serviced accommodation, and
- control of access from the street to the rear courtyard.

The approved security management plan shall be implemented prior to occupation, and maintained thereafter.

Reason: To ensure the development is safe for users (Cambridge Local Plan 2018 policy 56).

33. All printed and online publicity for the proposed serviced apartments shall state that there is no car parking space available on-site or in surrounding streets (except for the space on site designated for disabled users).

Reason: To avoid car parking impact on surrounding streets (Cambridge Local Plan 2018 policy 82).

34. No occupation of the development shall take place until a definitive Car Use Reduction Plan, including full details of the provision for each category of visitor of cycle hire, electric cycle hire, discounted car hire, car club membership, Park and Ride charge payments and valet parking has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be implemented before occupation and maintained thereafter.

Reason: To avoid car parking impact in surrounding streets (Cambridge Local Plan 2018 policy 82).

35. No occupation of the proposed serviced apartments shall take place until details of the provision of all guest services, including housekeeping, gym, laundry, concierge and 24-hour management, have been submitted to, and approved in writing by, the local planning authority. Services shall be provided in a accordance with the approved details before first occupation, and maintained thereafter.

    Reason: To ensure use only as visitor accommodation (Cambridge Local Plan 2018 policy 77).

36. No occupation of the proposed serviced apartments shall take place until a Community Space Management Plan, which provides details of availability of, access to, booking and management of the gym and community spaces, has been submitted to, and approved in writing by, the local planning authority. The plan shall be implemented prior to occupation and shall be maintained thereafter.

    Reason: To ensure that future leisure, sports and community facilities on the site are equal to or an enhancement of, previous provision (Cambridge Local Plan policy 73).

37. No development shall take place until a Public Art Strategy has been submitted to and approved in writing by, the local planning authority. A scheme for the delivery of public art in accordance with the approved strategy shall be submitted to and approved by the local planning authority prior to any occupation of the development, and the scheme shall be implemented in full within six months of the first occupation.

    Reason: To ensure appropriate public art on the site (Cambridge Local Plan 2018 policy 56).

38. No occupation of the proposed serviced apartments shall take place until a revised scheme of cycle parking for both the apartments and other uses on the site, has been submitted to, and approved in writing by, the local planning authority, and fully implemented. The cycle parking scheme shall include at least two spaces for cargo bikes or other non-standard cycles, and which are clearly marked as such, and provided with low-level rails or pavement rings, rather than Sheffield hoops, to prevent their use by ordinary cycles.

Reason: To ensure appropriate cycle parking provision (Cambridge Local Plan 2018 policy 82).

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

INFORMATIVE: Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

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PLANNING COMMITTEE **24th April 2019**

Application Number	19/0227/FUL	**Agenda Item**	
Date Received	20th February 2019	**Officer**	Mary Collins
Target Date	17th April 2019		
Ward	Trumpington		
Site	23 Barrow Road Cambridge CB2 8AP		
Proposal	Erection of a bike store in the front garden.		
Applicant	Mr & Mrs Balch 23 Barrow Road Cambridge CB2 8AP		

SUMMARY	The development accords with the Development Plan for the following reasons: • The proposal complies with policies 55, 56, 57, 59 and 61 • It would not adversely harm neighbours amenities. • The proposal would not adversely harm the character and appearance of the Barrow Road Conservation Area
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 23 Barrow Road is a detached property situated on the northern side of Barrow Road.

1.2 It has a large front garden which is bounded by a hedge to the front and sides with access to the drive to the right hand side.

1.3 The property is situated in the Barrow Road Conservation Area.

2.0 THE PROPOSAL

2.1 Planning permission is sought for the erection of a bike store in the front garden.

2.2 It would be 2.65 metres wide by 1.89 metres deep. It would have a monopitch roof which would be approximately 2.2 metres high reducing to 1.7 metres.

2.3 It would be sited in the south-western corner of the front garden.

2.4 The roof would be laid in clay tiles and the sides in stained vertical timber boarding.

2.5 It would accommodate 4 bicycles.

2.6 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
18/0018/FUL	Retrospective removal of hedging to rear and part of side boundaries and replace with wire netting to side boundaries and a 2.6 metre high closeboard panel fence with trellis to rear boundary.	Approved
17/1090/NMA1	Non material amendment on application 17/1090/FUL to amend the East elevation by replacing a new double casement ground floor window with two new single casement windows in slightly altered locations	Approved
17/1090/FUL	Extension to the north and west and swimming pool in the rear garden and associated tree works.	Approved Approved
C/64/0566	Extensions	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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 28 55 56 57 59 61 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Previous Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

longer SPDs, but are still material considerations.)	
Material Considerations	<u>City Wide Guidance</u> Cambridge Walking and Cycling Strategy (2002)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No comment on the behalf of the Highway Authority.

Conservation Team

6.2 It is considered that there are no material Conservation issues with this proposal.

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

7.0 REPRESENTATIONS

7.1 Cllr Thornburrow has commented on this application.

If officers are minded to approve the application, requests that it be brought to the full planning committee so that concerns can be fully reviewed.

The application would be reviewed under:
Policy 56: Creating Successful Places
Policy 58: Altering and Extending Existing Buildings
Policy 61: Conservation and Enhancement of Cambridge's Historic Environment.

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

Objections:

- 3 Barrow Road
- 6 Barrow Road
- 9 Barrow Road
- 11 Barrow Road
- 12 Barrow Road
- 17 Barrow Road
- 18 Barrow Road
- 19 Barrow Road
- 21 Barrow Road x2
- 24 Barrow Road
- 27 Barrow Road
- 28 Barrow Road
- 30 Barrow Road
- 31 Barrow Road
- 36 Barrow Road
- 37 Barrow Road
- 45 Barrow Road

Neutral

- Camcycle- The Bike Depot 140 Cowley Road Cambridge CB4 0DL

7.3 The representations can be summarised as follows:

Objections

- Barrow Road was designated as a conservation area in 2016. The City's Conservation Area Appraisal of Barrow Road clearly states in the section 'Guidance' (p.27) that 'it is important...to ensure that no development takes place in front of the common building line'. There should be no permanent built structures forward of the building line.
- This is one of the most attractive roads in Cambridge and, so far, the road has retained the Arts and Crafts/garden city style of the original architects, the frontages of the houses should be kept uncluttered by other buildings.

- If allowed this bike shed would be the first such building allowed in around 40 years. Every other house in Barrow Road stores their bicycles satisfactorily in their rear garden or in a simple rack in front of their house. An open rack would be preferable.

- The bicycle store built in timber with a tiled roof represents a permanent structure forward of the building line and, if repeated along the road, could degrade the conservation area.

- The store will be higher than the permitted hedge height and so will be partially visible from the road.

- The hedges and trees that currently provide a partial screen may need to be replaced in future so it is not possible to guarantee a permanent screening from the road.

- Cycling in Cambridge is a dangerous activity, both for cyclists and more importantly other road users, and should be discouraged, Would support erection of a garage for cars, but not a bike shed

Neutral

Would like to be able to support this application however it appears there has been some misunderstanding of the required dimensions for diagonally-aligned cycle stands. Diagram 3 of the cycle parking guide SPD shows that there should be 1000mm between the wall and the centre of a Sheffield stand, larger than the 600mm indicated by the applicant's plans. Furthermore the space between Sheffield stands should be measured as 1000mm along a line that is precisely perpendicular to the stand.

An ordinary side-by-side arrangement would fit in nearly the same space.

Since the shelter is constructed of wood, recommends that the walls be of tongue and groove construction at least 18mm thick and the door secured with a mortice lock to reduce the threat of breaking and entering.

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

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

8.1 The front gardens to the northern side of Barrow Road have some degree of enclosure through boundary hedging and there are a number of street trees all of which add to the verdant appearance of the street. The houses are also set back from the street behind front gardens and this provides some visual openness to the street.

8.2 The construction of structures forward of the principal elevation require planning permission regardless of the conservation area status but each needs to be considered on their own merits.

8.3 Policy 82 relates to parking management and the supporting text states that the provision of good, high quality and easily accessible cycle parking is important to encourage cycling and also reduce the theft of bikes.

Appendix L paragraph L24 states: Cycle parking should accord with the Council's Cycle Parking Guide for New Residential Developments. It should:

- be located in a purpose-built area at the front of the house or within a garage and only be located within a rear garden if locating it at the front of the house is shown to not be in keeping with the character of the surrounding area, and there is no garage provision; and
- be at least as convenient as the car parking provided.

8.4 This property does not benefit from a garage and given the depth of the front garden and house and distance to the rear garden and the narrowness of the side passages, I am of the opinion that the siting of the cycle store in the rear garden would be difficult to access and inconvenient for the occupier of the house.

8.5 The applicant has chosen a position to the front of the dwelling tucked into a corner and largely hidden away from view behind the boundary hedge, in an easily accessible location.

8.6 The proposed structure is lightweight with timber side and a tiled roof but provides secure cycle provision. It would read as a subservient structure that would not detract from the appearance of the dwelling.

8.7 The existing hedge currently affords to screen the proposal from view from the public realm and public areas of the conservation area and there would be limited views from street level. There are no planning restrictions to growing a hedge to a height of 2 metres and hedges can be grown higher than this as long as the hedge does not become a nuisance by way of loss of light or amenity.

8.8 I am of the opinion that the hedge could be allowed to grow marginally higher than 2 metres and this would completely screen the structure from view from the public areas of the conservation area. However there are also no restrictions to the removal of a hedge in the conservation area. Given the existing hedge is healthy and provides a degree of enclosure to the house as well as contributing to the character and appearance of the conservation area and screening to the proposed bike store, I am of the opinion that the owner of this property is unlikely to want to remove it. However to ensure the existing hedge is retained, I recommend a condition is attached requiring the hedge to be maintained at a height of at least 1.5 metres unless otherwise agreed in writing by the Local Planning Authority.

8.9 In this instance the proposal is not considered to be visually significant and this small store timber store would not visually harm the character or appearance of the conservation area as it would be screened by the existing hedge to the front boundary. As such I am satisfied that the siting of the store in the front garden is acceptable.

8.10 With regard to CamCycle's comments, I am of the opinion that the size of the store and its internal arrangement is, in this instance as a householder application for an existing dwelling, the choice of the applicant.

8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.12 The proposed bike store is sited close to the boundary with the adjoining property at 21 Barrow Road. Given its position and scale, I am of the opinion that it would not have a detrimental impact on the amenities of this property.

8.13 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 56, 57 and 35.

Third Party Representations

8.14 Concern has been raised that the proposed location of the bike shed appears to conflict with the location of replacement trees not yet planted in relation to a condition attached to previous approval 17/1090/FUL. The approved plan for the discharge of condition 9, shows that three trees are to be planted in the front garden, namely a Magnolia and two pear trees. The trees do not conflict with the position of the proposed bike store and would eventually provide additional screening to the proposed structure.

9.0 CONCLUSION

9.1 In conclusion, I consider the proposal will be in keeping with the character of the area and will not harm the amenity of neighbouring 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 91 of the Town and Country Planning Act 1990 (as amended by 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. So long as the bike store hereby permitted is in situ, the existing hedge to the front boundary and western side boundary forward of the building line of No. 23 Barrow Road shall be retained to a height of at least 1.5 metres unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that existing vegetation considered to positively contribute to the amenity of the area and that is required to help assimilate the development into its surroundings is retained (Cambridge Local Plan 2018 policies 55, 57, 59 and 61).

PLANNING COMMITTEE **24th April 2019**

Application Number	19/0040/FUL	**Agenda Item**	
Date Received	11th January 2019	**Officer**	Lorna Gilbert
Target Date	8th March 2019		
Ward	Queen Ediths		
Site	The Pavillion Recreation Ground Nightingale Avenue Cambridge Cambridgeshire		
Proposal	Demolition of existing pavilion and construction of new pavilion and associated landscaping		
Applicant	Mr Ian Ross Mandela House 4 Regent Street Cambridge CB2 1BY		

SUMMARY	The development accords with the Development Plan for the following reasons: • The proposal complies with policies 67 and 73 in relation to Protected Open Space and Community and Sport and Leisure facilities. • It would not adversely harm neighbours amenities. • The existing pavilion is of poor architectural quality and the proposed replacement building would enhance Nightingale Avenue Recreation Ground.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is located within Nightingale Avenue Recreation Ground. The pavilion fronts on to Nightingale Avenue and along the opposite side of the street around a crescent shaped road to the east lies the odd numbered properties No.7 to 27

Nightingale Avenue. Within the recreation ground to the north of the pavilion is a play area and the grassed areas are located to the west and south.

1.2 The site is designated as a Protected Open Space: Parks and Gardens (Nightingale Avenue Recreation).

2.0 THE PROPOSAL

2.1 The proposal involves demolishing the existing pavilion on the site and the construction of a new pavilion with associated landscaping. The proposed pavilion measures between 2.8m and 4.6m high with a combination of a flat and sloped roof. The building measures 15.8m wide by 18.2m in length and comprises a community room, kitchen, store, toilets and changing areas and plant room. An outdoor terraced seating area is located adjacent to the community room and kitchen.

2.2 The Pavilion would be clad in Marley Eternit Cedral, or similar, fibre cement reinforced cladding panels (colour to be agreed) with a sedum covered flat roof and a pitched standing seam metal roof over the main community room. Solar shading louvres will help protect the west-facing glazing of the community room.

2.3 The application includes removing trees and shrubs in front of the existing pavilion and two trees where the new pavilion would be situated.

2.4 An existing footpath will be relocated to accommodate the new pavilion and to improve access.

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Specification for landscape works and maintenance
3. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/63/0559	By erection of a new pavilion and public convenience for Cambridge Corporation	Approved 11.1.65

07/1351/FUL	Construction of Bitumen macadam court with fencing for basketball and football. Construction of tennis court with fencing and construction of peripheral footpath.	Approved 4.2.2008

4.0 PUBLICITY

4.1 Advertisement: No
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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 28 29 31 32 33 34 35 36 55 56 57 58 59 67 69 70 71 73 80 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March

	2014 onwards Circular 11/95 (Annex A)
Previous Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)	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> Arboricultural Strategy (2004) Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001). Cambridge and Milton Surface Water Management Plan (2011) Cambridge City Council Open Space and Recreation Strategy (2011) Cambridge City Council Waste and Recycling Guide: For Developers**.** Cambridge City Nature Conservation Strategy (2006) Cambridge City Wildlife Sites Register (2005)

	Criteria for the Designation of Wildlife Sites (2005) Cambridgeshire Design Guide For Streets and Public Realm (2007) Indoor Sports Facility Strategy 2015-2031 (updated June 2016)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 A condition should be added to any permission requiring a traffic management plan prior to any demolition or construction works.

Environmental Services

6.2 The development proposed is acceptable subject to the imposition of the conditions outlined below:

– demolition / construction hours
– collections / deliveries during demolition / construction
– Piling
– External artificial lighting

Sustainable Drainage

6.3 The proposals have not demonstrated a suitable surface water and foul water drainage provision for the proposed development. These details will need to be required by planning conditions.

Policy – Sustainability Officer

6.4 The development proposed is acceptable subject to the imposition of a water efficiency condition.

6.5 While the scale of this development is considered too small for achievement of local plan sustainable construction requirements related to BREEAM to be feasible, the scheme

incorporates a number of sustainable construction elements including:

- The use of modular construction which will reduce construction waste and enhance the overall fabric and energy efficiency of the building;
- Specification of a sedum roof over the ancillary facilities;
- The use of solar shading louvres to help reduce excessive solar gain to the west facing glazing of the community room;
- The specification of water efficiency appliances and sanitary ware in the toilets, shower facilities and kitchen. Condition wording is suggested above to secure submission of a water efficiency specification.

Streets and Open Spaces

6.6 No objection to the proposal subject to the replacement planting proposed.

Landscape Design Officer

6.7 No objections, but supports the revisions requested by the Nature Conservation Officer.

Nature Conservation Projects Officer

6.8 The proposed planting around the building should be replaced with a perennial pictorial meadow planting. This is best laid as turf and is subsequently low maintenance, involving a simple cut and rake every year. These mixes are designed to provide a long season of flowering species for a broad range of pollinating insects and will help mitigate for the proposed loss of the Ivy to the road side. I would also request that the roadside planting includes some native shrub species (Common Hazel, Spindle and Dogwood) that can be maintained as coppice stools to provide habitat cover and a screen to the proposed pavilion. If planted alongside a shade tolerant perennial meadow mix, these will provide an attractive setting for the proposed log piles. It is suggested these are sunk vertically into the ground to increase their security, habitat value for wood boring beetles and provide additional structure to the plan.

6.9 Support the proposed nest and bat box provision.

Access Officer

6.10 No objections in principle but a number of recommendations are made in respect of the internal layout.

6.11 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 Comments of support have been received from Councillor Colin McGerty. These are summarised below:

- Everyone involved in bringing this high quality scheme to the planning stage should be congratulated. Officers and residents groups have worked well together to ensure the new pavilion offers the community space that is badly needed. At least one parent and toddler group have expressed a desire to use the room as soon as possible.
- Using natural external materials, the new pavilion sits comfortably in its surroundings, just next to the children's play park. It offers a large community room with a high ceiling, kitchen and separate sports changing rooms. The new public toilets are very welcome and feature two large, fully accessible toilets, both with baby change facilities.
- Construction will be mainly off-site and minimally disruptive. I note some comments from Nightingale Avenue residents about planting on the avenue side of the building to shield the view and I support this. Looking at the plans it appears the council are planning to remove a large amount of existing growth, presumably for site access, and I would request that more than the single tree currently planned should be replaced. Perhaps a line of trees could be requested by condition?

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

<u>Objections:</u>

- 9, 15, 19, 21, 23 Nightingale Avenue

<u>Neutral</u>

- 2 Herons Close

Support

- 301 Hills Road
- 52 Queen Ediths Way
- 23 Rathmore Road
- 110 Wulfstan Way

7.3 The representations can be summarised as follows:

Objections

- The proposed replacement pavilion would be sited further forward than its existing position, resulting in the loss of existing trees, shrubs and ivy. The building would therefore be very prominent in the street scene, and negatively affect the view of the park for many of the properties on the opposite side of Nightingale Avenue.
- The proposed fibre cement cladding wouldn't be very attractive. Would it be possible to use natural materials, such as brick and timber, instead of or in addition to the cladding?
- If repositioned further east to align with the intersection of Topcliffe Way to Nightingale Avenue, this would help to preserve the views from properties opposite in Nightingale Avenue.
- The pavilion should be repositioned further into the park so that the existing vegetation can be retained.
- This proposal will cause habitat loss, due to the removal of a stand of mature flowering ivy which is invaluable as a food supply for insects and birds, and as shelter for insects, birds, bats and other small mammals. This habitat has taken decades to create, and its removal cannot be mitigated by planting trees elsewhere, as ivy will only thrive in a shady protected location, such as its current position.
- The new landscaping will be low maintenance but rather unattractive. It would be preferable to sow (or use turf versions of) Pictorial Meadow beds in the new planting areas and in front of the pavilion (on the park-side). They will be cheaper, faster to establish and can be easily maintained.
- Bats are known to be present in the park.
- The examples of the bat and bird boxes shown are unattractive and may appear odd attached to a minimalist one-storey building. It might be preferable to site these boxes on nearby trees instead.

- If security is a concern, this could be mitigated by planting dense shrubbery right up to the east facing wall of the pavilion.
- The pavilion would be double the size of the existing, which would lead to increased usage, and a consequent increase in noise and traffic in this area.
- There is currently no cycle parking and people using the park leave their bicycles lying on the ground. Cycle racks should be provided. These should be Sheffield stands designed to include some provision for cargo bikes, and easily accessible – suggest these be on-road replacing some of the existing car parking.
- What would be the maximum opening times that the pavilion could be rented out in the evening? Nightingale Avenue is a quiet residential street and late-night noise could therefore be disruptive to nearby residents. Use should therefore be restricted to normal daytime hours only.
- It is disappointing that local residents were not consulted on this development, so that local knowledge and concerns could have been taken on board at an earlier stage.
- The building increases greenhouse emissions significantly, contrary to the council's climate change policy.

Neutral

- Support the principle of constructing a new pavilion. Local residents would benefit if the pavilion were to include a small café, as Nightingale Recreation Ground is in a residential area with no nearby cafes.

Support

- The current structure is an eyesore and its replacement is welcomed.
- The City Council's 2017 study of community spaces recognised that there is a shortfall of such facilities in Queen Edith's and a new Nightingale Pavilion will go some way towards addressing that need. It should be noted that it will be the nearest community space for two new developments in the ward, at Ninewells (260 dwellings) and GB1/2 (450 dwellings).
- The park is used by many people on a daily basis throughout the year. There are frequent sports events, and a pavilion that could provide good facilities will benefit the park users.
- It will be important that the landscaping/planting/biodiversity features are of a high quality. The wildlife area could be

redesigned to retain mature trees, and to provide more obvious log habitats, some new hedging or trees such as native birch, clear areas for cycle parking, and low-level lighting.

- Provision of adequate lighting and bike parking will be required so that the pavilion can be used to its full potential.
- Seating should be provided.
- There is an opportunity to use colour and texture in the materials of the pavilion in order to enhance the park and not just 'hide the building'.
- It should be possible to substitute the thin sedum roof with a deeper more-biodiverse green roof with different depths of substrate and materials. Logs and pipes could be added here to increase biodiversity.
- The disabled toilet seems to include a shower, bur could it also include a hoist so that it could become a Changing Place?

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

Principle of development

8.1 The pavilion site and surrounding Nightingale Avenue Recreation Ground are designated as Protected Open Space (parks and gardens). Policy 67 of the Local Plan 2018 explains how development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless: a) the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and b) the re-provision is located within a short walk (400m) of the original site.

8.2 The Open Space and Recreation Strategy October 2011 refers to Nightingale Avenue Recreation Ground (P & G 14) covering 5.09haand as in public use. It is of both environmental and recreational importance and is rated as 68.95% in terms of its quality. This document explains that '*whilst the condition of Nightingale Avenue Recreation Ground is generally good, the pavilion is in poor condition and the pitches may be subject to heavier usage for formal sports as a result of the loss of sports provision at Bell School'*.

8.3 The proposal relates to part of Nightingale Avenue Recreation Ground which is presently occupied by a pavilion. The proposed pavilion building (258sq.m internal floorspace) will be larger in size than the existing pavilion (121sq.m internal floorspace). The new pavilion would provide a community room, kitchen and improved changing and toilet facilities compared to existing. A footpath behind the proposed building is to be relocated to improve access and to accommodate the larger building footprint. However, the majority of the recreation ground would be left untouched. The proposal would lead to a loss of some additional grassed area, although this will be quite minimal in the wider context of the site and the pavilion would offer facilities for the recreation users, in the form of changing rooms and community space. It is considered the proposal would not lead to a loss of existing outdoor recreational playing field space. The proposal involves the loss of trees and shrubs between the front of the existing building and Nightingale Avenue and two trees along the south side of the new building which need to be removed to accommodate the larger building footprint. This is currently overgrown and obstructs views of the existing pavilion. The loss of the trees and shrubs are a concern to a number of residents in relation to the visual impact and loss of habitat and vegetation. The proposed soft landscaping drawing indicates planting is proposed to the front of the building and by the paths along the sides and rear of the building. Logs for habitats will be introduced at the front of the site. It would provide a more open feel to the pavilion. The Council's Nature Conservation Projects Officer has requested that the planting be replaced with perennial pictorial meadow planting which is designed to provide a long season of flowering species for a broad range of pollinating insects. He also requests that the roadside planting includes some native shrub species (Common Hazel, Spindle and Dogwood) that can be maintained as coppice stools to provide habitat cover and a screen to the proposed pavilion. I consider this can be dealt with by way of a landscaping condition.

8.4 I consider the proposal meets the criteria for policy 67 of the Local Plan 2018. I accept there will be a loss of trees and shrubs close to the existing pavilion. However, the application would introduce replacement planting which will encourage wildlife and provide habitats for species. Concerns have been raised within third party comments that there are bats in the park that could be affected by the proposals. Bat and bird boxes

are proposed to be provided and I have recommended a condition requiring further details of the location of such boxes and to secure their subsequent provision.

8.5 Policy 73 of the Local Plan 2018 refers to community, sports and leisure facilities. New or enhanced community, sports and leisure facilities will be permitted if a) the range, quality and accessibility of facilities are improved; b) there is a local need for the facilities; and c) the facility is in close proximity to the people it serves. The application has been submitted by the City Council in order to meet the identified need for improved facilities in the area. The project is being funded by Section 106 funds from a range of local contributions including community and sports contributions from the Bell School Development. The Design and Access Statement explains that the recreation ground is used for a range of community events and sports use throughout the year, predominantly football, with Cherry Hinton Lions Mini Soccer and Colts training on the pitches during the week and playing in matches at weekends. Other users include the Pickle Ball Group, Tennis enthusiasts, Nightingale Gardening Group, local dog walkers and local runners. The proposal therefore serves the local community and is easily accessible to its users. I consider the proposal meets the relevant criteria of policy 73.

Context of site, design and external spaces

8.6 The existing brick and timber pavilion is of a low architectural quality, is dilapidated and has a number of maintenance issues including water ingress. I consider the loss of this building to be acceptable. The replacement pavilion is larger and the intention is for it to be more welcoming to the community. As detailed in the Design and Access Statement it will be clad in Marley Eternit Cedral, or similar, fibre cement reinforced cladding panels with sedum covered flat roof and a pitched standing seam metal roof over the community room. Solar shading louvres will help protect the west facing glazing of the community room. I consider this modern structure would complement its surroundings and provides an appealing architectural building to Nightingale Avenue Recreation Ground. The removal of trees and shrubs at the front of the site would make the replacement pavilion more visible from the street and easier for the public to find. I consider the design of the building and proposed planting would fit well with the site context

and surrounding area despite the loss of existing vegetation adjacent to the road frontage of the site.

8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.8 Concerns have been raised by some neighbours living along Nightingale Avenue about the loss of trees and shrubs at the front of the site and the impact upon views from their properties. The nearest neighbour is No.27 Nightingale Avenue which is located across the road and on a crescent. The new pavilion would be located almost 40m away from the corner wall of this property. The crescent helps to either angle the properties away from the pavilion or creates a considerable set back from the pavilion. I consider the appearance of the proposed building and set back from these neighbours would not adversely harm their outlook, privacy or loss of light. The impact on private views from the dwellings on the opposite side of Nightingale Avenue is not a material planning issue.

8.9 Concerns regarding increased usage and resultant noise from a larger replacement pavilion have been raised in a number of third party comments. The Environmental Health Team have not raised any in principle objections to the increased size of the pavilion, or requested that the usage be restricted to daytime hours only. As there is an existing community facility on site at present and that the proposed community room would be located to the rear of the building, over 40m away from the nearest residents on Nightingale Avenue, I concur with the Environmental Health Team that the proposal would not have an adverse impact upon the amenities of nearby residents. Conditions relating to demolition/construction/delivery hours, piling and artificial lighting are recommended in the interests of safeguarding neighbours' amenities.

8.10 A number of local residents have expressed concerns regarding the impact upon nearby streets of parking associated with the new pavilion. Many people who use the facility will be local residents, some of whom would walk or cycle to the pavilion. The Highways Authority has not objected to the proposal but

has requested a traffic management plan condition which I recommend be included. I accept there may be some additional parking pressures upon nearby streets, however there is a small car park on site adjacent to the play area close to the pavilion which some people using the pavilion could use. I do not consider traffic and parking impacts on neighbours' amenities to be so significant as to warrant refusal of this planning application.

8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 57.

Highway Safety

8.12 As mentioned in paragraph 8.10 above the Highways Authority does not object to the proposal and I have recommended the inclusion of the requested traffic management plan condition. I concur with these comments and do not consider the replacement pavilion, although larger than existing would be detrimental to highway safety.

8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

8.14 The application form states that the proposal does not require the employment of staff. The proposal should provide one disabled car parking space. There is an onsite car park that is for park users. People using the pavilion could use this car park and there is street parking available. I consider the proposal does not require an increase in car parking provision in comparison to the existing arrangement, and complies with the car parking standards in Appendix L of the Local Plan 2018.

8.15 No cycle parking provision has been made for the users of the pavilion. Currently visitors park bicycles within the playground or against perimeter railings. The proposed pavilion is 258sq.m. Whilst there is no existing cycle provision, the scheme should at least include sufficient provision for the demand generated by the increased floorspace. I have therefore recommended a cycle parking condition to ensure there is sufficient cycle

parking provision for the pavilion, including some provision for cargo bikes.

8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Inclusive access

8.17 The proposal provides a large referee/disabled toilet and shower with changing area and two further accessible WCs. A ramp will provide access to the building to both the community room and to the terrace. Level access is to be provided to the public WCs and changing facilities.

8.18 The Council's Access Officer has provided some recommendations regarding the internal layout, such as the way doors swing, having an adjustable height bench in the wheelchair accessible room, considering heights of hooks and shelves, a shower chair mounted to the wall, types of doors, hearing loop, signage and the height of railings on the veranda. These are Building Regulations rather than planning matters, and I therefore recommend an informative to draw the applicant's attention to these requirements.

8.19 In my view, the proposal complies with policy 56 of the Local Plan 2018.

Sustainability

Construction

8.20 As explained in the Council's Senior Sustainability Officer's response the scale of this development is too small to require BREEAM compliance. Nevertheless, the proposed replacement pavilion incorporates a number of sustainable construction elements including the use of a modular construction that will reduce construction waste and enhance the overall fabric and energy efficiency of the building, the inclusion of a sedum roof, solar shading louvres to reduce excessive solar gain to the west facing glazing of the community room, water efficiency appliances and sanitary ware. The Council's Senior Sustainability Officer has requested a water efficiency condition to comply with policy 28 of the Local Plan 2018. I consider the

sustainability measures meet relevant policy requirements providing this condition is included.

Drainage

8.21 The Sustainable Drainage Engineer considers the proposal to be acceptable providing conditions are applied to ensure suitable surface water and foul water drainage provision for the site. I agree with their recommendation and to ensure it complies with National Planning Policy Framework 2019.

Waste

8.22 No waste provision and collection facilities have been shown. A cleaning contractor currently removes the rubbish in bin bags when doing their weekly clean, and these arrangements would continue for the new facility.

Third Party Representations

8.23 The majority of concerns raised within third party comments have been addressed in the report. Additional concerns have been raised regarding the absence of public consultation. Extensive consultation did take place over several years with residents groups, and it is understood that their input into the roof design was incorporated into the proposals.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

   Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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 2018 policy 35).

4. There shall 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 2018 policy 35).

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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 2018 policy 35).

6. 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 external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development 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: To protect the amenity of nearby residents (Cambridge Local Plan 2018 policy 34).

7. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   Reason: In the interests of highway safety (Cambridge Local Plan 2018 Policy 81).

8. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall include:

   a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;

b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
e) Full details of the proposed attenuation and flow control measures;
f) Site Investigation and test results to confirm infiltration rates;
g) Full details of the maintenance of the surface water drainage system;

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to accord with policy 31 of the Local Plan 2018.

9. No development shall commence until a scheme for the management of foul water has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to accord with policies 31 and 32 of the Local Plan 2018.

10. Prior to occupation of the building hereby permitted, a water efficiency specification shall be submitted to the local planning authority. This shall demonstrate that water efficient appliances and sanitary ware will be specified in order to reduce potable water use, with reference to the values contained within Table 2.2 of Part G of the Building Regulations 2010 (2015 edition) where relevant, and that the development shall be carried out in accordance with the agreed details.

    Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018, policy 28).

11. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. 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 biodiversity and to ensure that suitable replacement landscaping is provided as part of the development (Cambridge Local Plan 2018 policies 55, 57, 58, 59 and 70).

12. Details of the location and position of the bat and bird boxes shall be submitted to and agreed in writing with the Local Planning Authority prior to use of the replacement pavilion. The boxes shall thereafter be installed in accordance with the approved details.

    Reason: To accord with policies 69 and 70 of the Local Plan 2018.

13. The new pavilion shall not be brought into use until details of facilities for the secure parking of bicycles (including cargo bikes) for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure satisfactory provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

14. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

INFORMATIVE: The accessible toilets doors both should open outwards; The standard toilet doors should open outwards or have the design of hinge that can be removed from outside in case someone collapses in toilet; The wheelchair accessible room should have an adjustable height bench not the L shaped show; Plenty of hooks and shelves at convenient height for wheelchair user; A shower chair mounted to wall. Possibly a mobile shower chair and ceiling hoist; Double doors will need to be powered or be asymmetrical with one leaf being at least 900mm and having an opening force of less than 20N; Meeting room need hearing loop; The railings on the veranda must be at a height not to obscure the sightline of wheelchair users on the veranda, guidance given in Part M Building Regs and BS8300.

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PLANNING COMMITTEE **24th April 2019**

Application Number	18/0824/FUL	**Agenda Item**	
Date Received	23rd May 2018	**Officer**	Nathan Makwana
Target Date	18th July 2018		
Ward	Trumpington		
Site	2 Rayleigh Close Cambridge CB2 8AZ		
Proposal	Two storey side and front extension, first floor front extension and single storey front and side extensions.		
Applicant	Ms Y Bradley And Dr P Paxton 16 Wordsworth Grove Cambridge CB3 9HH		

SUMMARY	The development accords with the Development Plan for the following reasons: - The design and scale of the proposed development would respond sympathetically to the surrounding built form; - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The proposed development is unlikely to give rise to any significant adverse impact upon the protected tree to the east of the site.
RECOMMENDATION	Approve

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 2 Rayleigh Close is located towards the end of the cul-de-sac of Rayleigh Close. It is a two storey, detached property with a single storey garage to the front.

1.2 The application dwelling and the dwellings in the immediate surroundings are 2 storey structures with single storey elements at the front. The application dwelling has an integral garage at the front with a mono-pitch roof which leads directly from the main roof ridge.

1.3 The property is not listed or within a conservation area but is within an area covered by a blanket Tree Preservation Order.

2.0 THE PROPOSAL

2.1 The proposal is for a two storey side and front extension, first floor front extension and single storey front and side extensions. The two-storey extension would be on the eastern side of the dwelling. It would be approximately 5.2m wide and would project the full width of the existing gable together with an additional 4.3m to the front of the principal elevation. On the western side of the dwelling, a small extension to the existing first floor area is proposed, which would result in a gable being formed over part of the garage. This would incorporate changing the existing mono-pitch roof, which runs from the 1st floor eaves to the garage, to a pitched roof of increased height.

2.2 Single storey extensions are proposed to the front, to enlarge the porch between the garage and two-storey addition on the east side, and to the rear of the garage.

2.3 Following a revised site visit, the proposal was subject to modifications to overcome concerns of overlooking into the side and rear garden of neighbouring 1 Rayleigh Close. This included a reduction in the level of glazing from the first floor window on the south elevation closest to 1 Rayleigh Close. The window has now been recessed and is of a style mirroring that of the first floor left hand window when viewed from the south elevation.

2.4 The application is accompanied by the following supporting information:

1. Design Statement
2. Drawings
3. AIA Report
4. Tree Surgery Report

3.0 SITE HISTORY

3.1 No relevant site history

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
CAMBRIDGE LOCAL PLAN	27, 55, 56, 59, 58, 71

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 The Highway Authority has no comment to make upon this application.

Streets & Open Spaces (trees)

6.2 The tree officer originally stated that the proposal was unacceptable and that further information was required. It appeared from the arboricultural advice received by the applicant that the proposal resulted in material damage to roots

within the tree's root protection areas and required significant pruning to the Walnut that would be detrimental to tree health and amenity contribution. Should permission be granted a condition requiring an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted to the Local planning authority for approval.

6.3 This Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) were since submitted and the Tree Officer was re-consulted. Following receipt of the reports resulting from further excavation the Tree Officer maintained her concerns regarding the construction of the extension and the impact on the adjacent TPO'd tree.

6.4 The Tree Officer did not agree with the statement in paragraph 4 of the AIA that 'no significant roots are present' or that 'no adverse effects will arise from the foundation excavations. The root protection area (RPA) is not the extent of the root system it is the minimum amount of rooting volume required to sustain a healthy tree. Tree roots taper more quickly than branches but their size should not indicate insignificance. The roots at the distances shown do not support the tree structurally but provide necessary water and nutrient.

6.5 While a specialised foundation has been designed it still requires localised excavation for pads and strip foundations and a 275mm level change to accommodate the slab. The Tree Officer expects therefore that the construction will materially impact on the rooting volume beneath the footprint.

6.6 However when assessing the impact of construction of the RPA of a tree the Tree Officer would expect consideration to be given to the tree's entire rooting volume and the rooting area available to compensate for localised loss within the RPA. The tree is expected to be rooting far beyond the extent of the RPA to the north, east and south therefore, provided the tree protection extends to cover a greater area of RPA in these directions the effect that localised root damage will have on the tree can be minimised. Any consent should be subject to a tree protection condition.

6.7 The Tree Officer has since clarified that, whilst she does not fully support the application, the impact of the proposed development is not considered to be sufficiently detrimental to

tree health and amenity contribution to recommend a refusal on tree grounds alone and as outlined above, any permission will be subject to the imposition and adherence of strict planning conditions.

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 6 letters of representation have been received all as an objection to the proposal.

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

No's 1, 4, 5, 6, 7 Rayleigh Close & No. 33 Newton Road.

7.3 The representations can be summarised as follows:

- Overdevelopment. Scale and mass of the extension would be out of keeping with the spacious character of the area.
- Overbearing impact on No.1 Rayleigh Close
- Loss of light to the garden and main habitable rooms at No,1 Rayleigh Close
- Overlooking of garden and main habitable rooms at No.1 Rayleigh Close, particularly from the first floor bay window which serves a sitting room
- Damage to a protected tree
- The plans include a 'consultancy room' suggesting potential for business use
- Construction traffic & contractor parking

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

8.0 ASSESSMENT

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

1. Context of site, design and external spaces
2. Residential amenity
3. Trees
4. Highway safety
5. Third party representations

Context of site, design and external spaces

8.2 The main two-storey extension extends to the eastern side of the dwelling and approximately 4.3m forward of its front elevation. The elimination of the long mono-pitched roof currently extending over the garage and the creation of gable ends on both sides of the street elevation would alter the character of the house but it would still be set within spacious grounds and its resultant appearance would not be out of keeping with the character of the area. A ground & 1st floor timber bay window is proposed on the eastern end separated by stained vertical timber boarding. This timber boarding would run across the remaining ground & 1st floor area as far as the enlarged bedroom No. 4 on the western corner which would be rendered. Both pitched roofs would be subservient to the main roof ridge. In my opinion, the design is of a high quality and in keeping with the character of the property.

8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

No.1 Rayleigh Close

8.4 The owner of No 1 Rayleigh Close, a bungalow sited to the east of the site, has raised significant concerns regarding the scale of the two-storey extension proposed to be added to the east side of the dwelling, and the consequent overlooking and overbearing impacts upon No.1's garden and windows serving habitable rooms.

8.5 In order to assess these impacts, I have visited this property. No.1 is orientated so that it predominantly faces westwards towards the application site and is a relatively private space.

The proposed extension would come closer to the eastern side boundary of No. 2 than the existing dwelling and also extend in excess of 4m further forward of the front elevation. I considered that the proposed bay window would give rise to an increased sense of overlooking compared to the existing first floor window.

8.6 The extension would be approximately 4m from the eastern boundary and 11m from the nearest point of No.1's conservatory, at an oblique angle. However, in order to mitigate against the loss of privacy and overlooking arising from the first floor window, the plans have been amended to remove the first floor bay window and instead it has been replaced with a recessed first floor window, of the same style as the window located on the west side of the front elevation. This removes any element of overlooking entirely and the inset of this window means that any views into the amenity space of 1 Rayleigh Close are truly those of an oblique angle. All first floor side windows on the east elevation are to be obscured glazed as outlined on the revised plans and will also be secured via condition.

8.7 As identified above, the proposed extension will result in bulk and mass appearing much closer to the amenity space and side garden of No 1 Rayleigh Close, in comparison to the current situation. Whilst the distance will result in the neighbouring property appearing much closer when standing in the garden of No 1 Rayleigh Close, this closeness in my opinion will not result in a sense of overbearing being experienced in this amenity space. The distance to the amenity space is still some 16m away from the closest point of the first floor extension which is considered an acceptable separation distance to mitigate any impact of overbearing and to ensure there would not be an unacceptable loss of light.

No.3 Rayleigh Close

8.8 The proposed first floor addition over part of the garage would be set approximately 4.5m away from the western boundary with No.3. Given this separation, the small scale of this addition, and the removal of the long mono pitch roof over the garage, this element would not harm the amenities of occupiers of No.3 due to overshadowing or overbearing impacts. No side facing windows are proposed, therefore overlooking or lack of privacy is also not an issue.

8.9 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 (2018) policies 55 and 58.

Trees

8.10 The Council's Trees Officer initially advised that the application was unacceptable from an arboricultural point of view due to a lack of information regarding the impact of the development upon trees on the site, as well as a protected walnut tree sited in the garden of No.1 Rayleigh Close, close to the extension proposed on the eastern side of the dwelling.

8.11 An Arboricultural Impact Assessment has since been submitted. The Council's Trees Officer has advised that some harm is possible to the root protection area to the west of this tree. However, as the root protection areas to the north, south and east sides of the tree would not be encroached upon, this would be sufficient to limit the effect that localised root damage may cause as a result of this development. The development is not therefore considered to undermine the adjacent protected tree to such an extent as to warrant a refusal on this basis. Tree protection conditions are recommended to minimise the impact on this tree during the construction period.

8.12 In my opinion the proposal is compliant with Cambridge Local Plan 2018 policy 71.

Highway Safety

8.13 The Highways Officer had no comment to make on the proposal.

8.14 In my opinion the proposal is compliant with Cambridge Local Plan 2018 policy 81.

Third Party Representations

8.15 The majority of concerns raised within third party representations have been addressed within this report.

8.16 Concerns have been raised regarding the potential for the consultancy room to be used for business purposes. The application has been submitted and assessed as a householder extension. Any future separate business use would need planning permission and would be considered on its own merits.

8.17 Concerns regarding construction traffic and contractor parking are addressed in two recommended conditions limiting the hours of construction and collections/deliveries during the construction period.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

   Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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 2018 policy 35).

4. There shall 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 2018 policy 35).

5. Prior to the occupation of the development, hereby permitted, the 1st floor windows on the eastern elevation, including the side facing element of the 1st floor bay window shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

   Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55 and 58).

6. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

   Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

7. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

   Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

8. The approved tree protection methodology will be implemented throughout the development and 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 approved tree protection plans, 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. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

   Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

9. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

   Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

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PLANNING COMMITTEE **24th April 2019**

Application Number	19/0248/FUL	**Agenda Item**	
Date Received	4th March 2019	**Officer**	Mary Collins
Target Date	29th April 2019		
Ward	Trumpington		
Site	Meadowcroft House 16 Trumpington Road Cambridge CB2 8EX		
Proposal	Erection of a one bed, one person dwelling and relocation of existing refuse store with associated landscaping and parking provision.		
Applicant	Adderstone Developments (109) 5 Mailing Court Union Street Newcastle-upon-Tyne NE2 1BP Tyne and Wear		

SUMMARY	The development accords with the Development Plan for the following reasons: - The proposal will not appear out of context or detract from the character of the area. - The proposal will not adversely harm the amenity of neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, Meadowcroft House comprises a large block of 19 residential flats, four-storeys in height and designed with a dual winged roof. There is underground car parking below the flats and a large outdoor amenity area to the rear of the flats. There is a detached bin store at the front of the site.

1.2 To the east of the site there are properties on Rayleigh Close, to the south is Douglas House which belongs to the University of Cambridge, and to the north of the site is St Faiths School.

1.3 There is a belt of large protected trees which borders the front of the site and shields the existing building and its surroundings from

public view, except for oblique views where the vehicle entrance is situated on Trumpington Road.There is a group TPO area at the front (west) of the site.

1.4 The Trumpington Road Suburbs and Approaches Study (2012) identifies the site as being within 'Character Area 3'. The study summarises this area as:

"The overriding character of this section of Trumpington Road is of a wide, generous road flanked either side by mature deciduous trees, some of which overhang the road, that create a sense of enclosure and privacy."

1.5 This side of Trumpington Road, between the side roads of Newton Road and Bentley Road, is characterised by a series of large buildings situated within generous plots and set back from the road. The majority of the built form in this area is not visible from the main public view points along Trumpington Road due to the strong tree belt which flanks the road.

1.6 Buildings associated with St Faiths School to the north and Douglas House to the south are no greater than two-storeys in height and are generally traditional in design, with some later additions to these sites which are in contrast to this style. Meadowcroft House, in contrast, is of more of a modernist architectural approach and is unique in its roof form in terms of the two overhanging winged roofs which originates from the Bauhaus architectural movement.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission for the erection of a one bed, one person dwelling and relocation of the existing refuse store with associated landscaping and parking provision.

2.2 The existing bin store occupies a space of 35m^2 at the front of the site, opposite the basement car park entrance. The bin store is constructed in brick work with timber cladding and designed with a flat roof measuring 2.7m.

2.3 The proposed one-bedroom dwelling would be 9.5 metres by 5.5 metres and occupy a space of approximately 38.5m^2 in the same location as the existing bin store which would be replaced under these proposals.

2.4 The proposed dwelling would be constructed in zinc cladding with a green monopitch roof which would slope upwards from east to west measuring 4.4m to the highest point and 3 metres at its lowest point. There would also be provision for one car parking space, as well as an attached cycle store which could accommodate two cycles.

2.5 The replacement bin store would be sited adjacent to the north boundary of the site and would occupy an area of 27m^2. The bin store would be designed in timber cladding with a flat roof measuring 2.2m to the ridge.

2.6 The application is accompanied by the following supporting information:

1. Accessibility Statement
2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
15/0926/FUL	Conversion of the existing bin store into 1no. one-bedroom studio apartment, with the replacement of the existing roof and provision of additional parking space and cycle storage.	Refused Allowed on appeal 01/06/2016
10/0360/FUL	Change of use of existing flat roof area to balcony with access. Construction of parapet wall with railings	Approved
09/0475/FUL	Provision of balcony to apartment 19 on the southeast corner of Meadowcroft House.	Refused
C/04/0894	Proposed residential development of 19 flats following demolition of hotel.	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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1,3, 28 31, 35 50, 51, 52, 55, 56, 57, 59 71

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Previous Supplementary Planning Documents (These documents prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)	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> Air Quality in Cambridge – Developers Guide (2008) Arboricultural Strategy (2004) Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001). Cambridge and Milton Surface Water Management Plan (2011) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Cambridge City Council Draft Air Quality Action Plan 2018-2023 Cambridge City Council Waste and Recycling Guide: For Developers**.** Cambridge Walking and Cycling Strategy (2002) Cambridgeshire Design Guide For Streets and Public Realm (2007) Trumpington Road Suburbs and Approaches Study (2012)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Environmental Services

6.2 No objections. In the interest of amenity recommend the following standard conditions and informatives:

- Demolition/Construction hours
- Demolition/Construction collection/delivery hours
- Piling
- Substation Informative
- Low NOx Boilers Informative

Existing Substation

The proposed dwelling will be within 10m of an existing substation located on the adjacent boundary. Electricity substations are known to emit electromagnetic fields. This is outside the expertise of Environmental Health and the relevant health agency should be contacted. Recommend the standard Substation Informative.

Sustainable Drainage Engineer

6.3 The proposals are for a small building that is already accounted for within an existing surface water drainage scheme. The proposals include a green roof which ensures the proposals meet the requirements of the Cambridge Local Plan.

Streets and Open Spaces

6.4 It is agreed that the proposal can be constructed without material damage to retained trees and that the removals required to actuate construction will have no material impact on amenity.

However the proposal is not considered to be sustainable as the retained trees will cast significant shade and drop leaves and debris making the outside space virtually unusable. Perceived danger associated with being so close to large trees as well as the shade and leaf litter will increase pressure for heavy pruning and/or removals. For this reason the application is not supported.

Should the application be approved, conditions are recommended requiring a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval and implemented throughout the development.

Cadent Gas Ltd

6.5 Cadent have identified operational gas apparatus within the application site boundary. Request informatives are attached if minded to grant permission.

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:

Objections:

- Flat 3 Meadowcroft House 16 Trumpington Road
- Flat 4 Meadowcroft House 16 Trumpington Road
- Flat 6 Meadowcroft House 16 Trumpington Road
- Flat 9 Meadowcroft House 16 Trumpington Road
- Flat 10 Meadowcroft House 16 Trumpington Road
- Flat 12 Meadowcroft House 16 Trumpington Road x2
- Flat 16 Meadowcroft House 16 Trumpington Road
- Flat 17 Meadowcroft House 16 Trumpington Road
- Flat 18 Meadowcroft House 16 Trumpington Road

7.2 The representations can be summarised as follows:

The space which would be occupied by the combination of the new dwelling and the replacement bin store is significantly greater than the current bin store, reducing the area of garden. This has a negative impact on the amenity currently provided to residents by the gardens.

The bin store proposed will be very visible to anyone entering the area or even passing by, and more particularly to those living on the west facing side of the building.

The introduction of a new, single-storey dwelling in this location is entirely alien to the local area and that will accordingly have a detrimental impact on its character.

Loss of the currently open frontage that characterises Meadowcroft House, as well as surrounding properties.

The construction of a new dwelling with related curtilage development combined with the new, more visually prominent, bin store will result in the plot being characterised by ancillary buildings and structures to the frontage and will bring the built development closer to the road, which is out of character with the surrounding residential context.

The materials fail to reflect its built surroundings and will therefore be harmful to the character and appearance of the area.

The basement car park serves 19 apartments, thus giving rise to a significant number of vehicle movements. Given the absence of any other windows in the bathroom and the very small window in the bedroom, it is likely that the roof lights will be left open in the summer months (at least), giving rise to significant disturbance to the future occupiers of the dwelling as a result of the use of the car park ramp.

The proposal incorporates roof lights in the bedroom and bathroom. This gives rise to the potential for the residents of Meadowcroft House to see into the proposed new dwelling, having a significant impact on the privacy of the occupiers of this property.

Notwithstanding the introduction of two new roof lights, there are very limited openings in the proposed new dwelling. There are no windows at all in the eastern elevation, and some very narrow glazed panels in the northern and southern elevations. In addition, the outlook from the windows in the western elevation will be limited due to nearby trees. This will give rise to limited outlook and light to the property which will already feel "hemmed in" by the nearby and substantial presence of Meadowcroft House.

Detrimentally affect the outlook currently enjoyed by the residents of Meadowcroft House by way of the introduction of additional built development to the otherwise open frontage of the property.

The Proposed Development will also fail to provide adequate amenity space for the residents of the new dwelling contrary to policy 50. The property has a very small, west facing decking space which will be overshadowed by the surrounding trees.

It seems likely that the proposed house will be occupied by a couple, in which case Policy 50 requires a minimum floorspace of 50 square metres. It is also not clear whether the proposal meets the other requirements of Policy 50 in terms of the size of the bedroom and built in storage.

The existing refuse bin storage arrangements at Meadowcroft House currently work very well, providing easy and convenient bin storage for the residents as well as easy access for collection vehicles. The application does not appear to propose any lighting on the new bin store. There is a risk of the new store failing to provide satisfactory bin storage.

The building work itself will have a significant negative impact for many months, in terms of reduced access, noise, dirt, and unpleasant outlook.

The proposal would remove trees and garden space which contribute positively to the character and appearance of the existing development.

The trees at the property are of significant amenity value to the residents of Meadowcroft House and are beneficial to the character of the area generally. There is no public benefit from the development that justifies works to trees that are integral to the character and amenity of this area, contrary to Local Plan Policy 71.

The relocation of the bin store to the northern side of the plot will bring it closer to the main building and adjacent to the boundary fence of St Faith's pre-prep school. The smells (especially in warm weather) and are a potential health hazard.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces and impact on trees
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking

Principle of development

8.2 The principle of development has been established through the appeal decision which is a material consideration in the determination of this application. The siting of the dwelling remains the same but the elevational treatment and roof form is different. The proposed bin store is of the same design and size as allowed on appeal but is not on the approved footprint being sited slightly further away from the northern boundary of the application site.

Context of site, design and external spaces

8.3 The proposed dwelling would be set forward of the development line of Meadowcroft House, but, would not be visible from the street scene due to the tree belt that encloses the application site from view. The proposed dwelling would occupy a footprint similar to that of the existing bin store but would be 1.4m higher than the existing bin store at its highest point. The proposed dwelling would be 0.9m higher than the highest point of the approved dwelling and 0.5 metres higher than the lowest point of the roof of

the approved dwelling. In my opinion, although the nature of the building will be considerably different to that of the existing bin store, as there is a structure on this site of a similar footprint and scale, I do not consider the proposal will be out of context with the site or harmful to the character of the area in this respect.

8.4 The proposed development would be accessed from the same point as the existing flats of Meadowcroft House. The house has been orientated so that the front of the house faces to the north so that it is adjacent to the proposed parking space.

8.5 The proposed building has been orientated perpendicular to Meadowcroft House and its roof would slope up and away from the front of Meadowcroft House and under the canopy of the existing trees. The front entrance to the dwelling with living room window would help contribute to the existing active frontage and surveillance over the car park area. In my opinion, the proposed dwelling would act cohesively in terms of its orientation and layout to Meadowcroft House, rather than try to distance and isolate itself from the existing flats and this approach is supported.

8.6 The proposed dwelling would be single-storey and would be slightly higher and larger in scale and mass than the existing bin store. As the proposed dwelling will not be visible from any public viewpoints, the visual impact of the proposal on the wider area would in my opinion not be detrimental given there is already a built structure in this position of a similar scale and massing.

8.7 The proposed dwelling has been designed so that it has a different roof form to the main dwelling but one which complements the appearance of the main building of Meadowcroft House. It reflects the form of a small architectural feature of the roof albeit on a considerably reduced scale.

8.8 The materials proposed would be different to those used on the existing Meadowcroft House and as previously approved. This material is considered acceptable as it would be a good contrast would transition well with the surrounding area. A condition has been included that would require materials samples to be agreed by the Local Planning Authority prior to the proposed work commencing. Conditions are also recommended removing permitted development rights to extend or alter the proposed building as these works could negatively impact on the design of the building and could affect the character of the area.

8.9 The proposed replacement bin store would be sited further away from the northern boundary than the approved scheme and as a result would project marginally further into the open space at the front of the main building. However I am of the opinion that the proposed bin store would not be unduly prominent and would be screened by planting to the existing vehicular access to Meadowcroft House. Views of the proposed bin store from Trumpington Road would be restricted to the width of the access road and would be recessive. The bin store would be designed in timber cladding and with large doors orientated to the south. It would have the appearance of an ancillary structure and would not appear visually prominent or out of context because of this.

8.10 Overall, I consider the proposed dwelling would not be prominent in the street scene, is single-storey in scale and reflective of the contemporary design of Meadowcroft House. The proposed replacement bin store would be set a considerable distance back from the road and would only be visible from limited views from Trumpington Road. The single-storey scale and ancillary nature of this bin store will not appear prominent from these views, nor will it detract from the aesthetics of the much grander form of Meadowcroft House.

8.11 The proposed dwelling can be constructed without harm to the dense tree belt which fronts the site and so the character of the area will not be harmed in terms of loss of landscaping provided that conditions are complied with during construction work.

8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 71.

Residential Amenity

Amenity for future occupiers of the site

The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m^2)	Proposed size of unit	Difference in size
1	1	1	1	39	37.5	-1.5

8.13 The approved dwelling would occupy an internal floor area of approximately 38m^2. The proposed dwelling would be approximately 37.5m2. The bedroom would meet the size criteria for a one person bedspace being more than 7.5m2 but less than 11.5m2. The proposed dwelling is marginally under the standard for a one person dwelling but given there is an extant planning permission for a similar sized dwelling I am of the opinion that it would not be reasonable to refuse permission on the size of the proposed dwelling.

8.14 All habitable rooms have a reasonable outlook. The proposed dwelling would have rooflights in the eastern roofslope facing the adjacent Meadowcroft House which would provide natural light to a bedroom and a bathroom.

Size of external amenity space

8.15 The approved dwelling would have 11m^2 private amenity decking space to the side of the dwelling. This revised proposal has the decked area to the western side and would be approximately 7.8m^2. The roof of the dwelling would oversail this amenity area and it would be enclosed on the northern side. The occupant would also still benefit from a wider amenity area around the new dwelling included within its curtilage.

8.16 I note the reservations of the Tree Officer that the proposal is not considered sustainable as the retained trees will cast significant shade and drop leaves and debris making the outside space virtually unusable. This would increase pressure for heavy pruning and/or removal of the trees.

8.17 However there is an extant planning permission in place for a similar scheme I am of the opinion that this dwelling is likely to be occupied by an individual and not a family with children where the perception of danger may be heightened. I am of the opinion that the overhang of the proposed dwelling over the amenity area may reduce the perception of danger from overhanging trees. I am also of the opinion that although the garden would be in shade for much of the time, the proposed dwelling would have a unique private amenity area and setting which would only appeal to a limited number of prospective occupiers.

8.18 The proposed dwelling is close to public transport links and cycle routes into the city and also has a parking space. Whilst it is

acknowledged that the proposed dwelling is small in size, the proposal helps to provide a mix of accommodation for the city and contributes positively to the wider area because of this.

Accessibility

8.19 The proposed dwelling has been designed to be of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met. I have recommended a condition requiring this.

8.20 In my opinion the proposal provides an adequate level of residential amenity for future occupiers and I consider that it is compliant with (2018) policies 50, 51 and 56.

Impact on amenity of neighbouring occupiers

8.21 The main consideration in terms of impact on neighbour amenity is the impact on the residents of Meadowcroft House to the east and the occupiers of St Faiths School to the north.

8.22 The nearest flats to the proposed dwelling would be situated over 20m from the proposed dwelling. The proposed replacement bin store would be over 12m away from the nearest flat. The flats of Meadowcroft House all have windows facing out towards the west of the site and also have balcony areas that project out to the west. The proposed bin store would be positioned approximately 0.7m from the boundary of St Faiths School.

8.23 The proposed dwelling would also be single-storey in scale and situated to the west of Meadowcroft House. In my opinion, given the separation distance of over 20m, coupled with the single-storey scale of the development, the proposal will not unduly overshadow the occupiers of the adjacent building.

8.24 The proposed dwelling would be orientated with windows facing the north and south with a large opening to the west and rooflights to the bathroom and bedroom facing east. Given the separation of the balconies at the front of Meadowcroft House from the proposed dwelling and the angle of the roofslope. I am of the opinion that there would not be a detrimental loss of privacy through overlooking to either the existing properties or the new dwelling.

8.25 The private outdoor space would be to the west of the dwelling and would be screened from view from occupiers of Meadowcroft House by the dwelling itself and I am satisfied there would not be a detrimental loss of privacy to the future occupier of the dwelling through overlooking.

8.26 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 (2018) policies 56 (58) and 35.

Refuse arrangements

8.27 The refuse arrangements are the same as previously approved. The revised store is sited further away from the northern boundary with doors opening away from the boundary. Concerns have been raised regarding the odour disturbance that could be caused on the neighbouring occupiers of St Faiths School and Meadowcroft House balconies in terms of smells from bins. However, the bin store would be fully enclosed and so I am content that there will not be a significant increase in odour arising from the re-positioning of this bin store. The Environmental Health team has not raised this as an issue.

8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 57.

Highway Safety

8.29 The siting of the new bin store and dwelling would not in my opinion be detrimental to highway safety.

8.30 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

8.31 One car parking space would be provided for future occupiers of the proposed dwelling which is in accordance with the Local Plan parking standards. The proposal would provide two secure covered cycle parking spaces which are in accordance with the cycle parking standards of the Local Plan (2018).

8.32 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

9.0 CONCLUSION

9.1 In conclusion, I consider the proposal will be in keeping with the character of the area and will not harm the amenity of neighbouring 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 91 of the Town and Country Planning Act 1990 (as amended by 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 2018 policy 35).

4. There shall 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 2018 policy 35).

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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 2018 policy 35).

6. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

   Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

7. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

   Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

8. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

   Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

9. The approved tree protection methodology will be implemented throughout the development and 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 approved tree protection plans, 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. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

10. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

    Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

11. Notwithstanding the provisions of Schedule 2, Part 1, 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), the enlargement, improvement or other alteration of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

    Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

12. Notwithstanding the provisions of Schedule 2, Part 1, Class 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), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

    Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

13. Notwithstanding the provisions of Schedule 2, Part 1, Class D 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 erection or construction of a porch outside the external door of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

    Reason: To protect the visual amenity of the neighbourhood (Cambridge Local Plan 2018 policies 52, 55, and 57).

14. Notwithstanding the provisions of Schedule 2, Part 1, Class E 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 provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

    Reason: To protect the amenity of the occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

15. Notwithstanding the provisions of Schedule 2, Part 1, Class F 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 provision within the curtilage of the dwellinghouse(s) of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse(s), shall not be allowed without the granting of specific planning permission.

    Reason: In the interests of visual amenity (Cambridge Local Plan 2018 policies 55, 56 and 57).

16. 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 principal elevation shall be erected within the curtilage of the dwellinghouse(s) without the granting of specific planning permission.

    Reason: To protect the visual amenity of the neighbourhood and in the interests of highway safety (Cambridge Local Plan 2018 policies 55 and 81).

17. Prior to the demolition of the existing bin store, the replacement bin store facilities shall be provided in accordance with the approved details and retained thereafter.

Reason: To ensure satisfactory provision for the secure storage of bins (Cambridge Local Plan 2018 policy 57).

18. Notwithstanding the approved plans, the dwelling, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51).

INFORMATIVE: Electricity substations are known to emit electromagnetic fields. The Public Health England (PHE) Radiation Protection Service has set standards for the release of such fields in relation to the nearest premises. The applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.

INFORMATIVE: Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

INFORMATIVE: Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

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

PLANNING COMMITTEE **24th April 2019**

Application Number	18/1642/FUL	**Agenda Item**	
Date Received	26th October 2018	**Officer**	Lorraine Casey
Target Date	21st December 2018		
Ward	Kings Hedges		
Site	4 Green End Road Cambridge CB4 1RX		
Proposal	Change of use from dwelling to 9-bedroom (10 person) HMO (sui generis) with single storey rear extension and associated alterations, and detached cycle store.		
Applicant	Mr Ben Giove 4 Green End Road Cambridge CB4 1RX		

SUMMARY	The development accords with the Development Plan for the following reasons:
	• The proposed change of use would not have a significant detrimental impact on the amenities of occupiers of neighbouring properties. • External works proposed would not have an adverse impact on the streetscene or the amenities of the occupiers of neighbouring properties. • The proposal would not be detrimental to highway safety
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site comprises a large detached property situated close to the corner of Green End Road and Milton Road. The property has a large forecourt car parking area to the front, as well as a rear and side garden. Consent has previously been granted to convert this property to form two separate dwellings. A single-storey ancillary outbuilding lies to the north-west of the main dwelling, and this has an extant planning permission for use as a separate 1-bedroom dwelling.

1.2 To the north of the site, on the opposite side of Milton Road, is the Golden Hind public house which is identified as a Building of Local Interest (BLI). The surrounding area is predominantly residential in character and is formed of a range of housing types, typically no higher than two-storeys in scale.

1.3 There are no relevant site constraints.

2.0 THE PROPOSAL

2.1 The proposal is for the change of use of the dwelling to a large House in Multiple Occupation (HMO) (sui generis use), together with a single storey rear extension, alterations to the existing building, and the construction of a detached cycle store in the front garden.

2.2 The proposed HMO would have nine bedrooms in total, four on the ground floor and five at first-floor level. The single storey rear extension would be a wedge-shaped flat-roofed extension that would infill the north-eastern section of the site. It would be 7.1m wide at its widest point and have a depth varying from 5.1m to 1.4m.

2.3 The applicant's agent has confirmed that the HMO would accommodate a maximum of 10 people, and the application has been amended since submission to provide a cycle shelter to the front of the dwelling. This would measure m wide x m deep x m high and would be sited adjacent to the boundary with No.6 Green End Road.

2.4 The application is accompanied by the following supporting information:

1. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
17/1534/FUL	Change of use from outbuilding to form new 1 bed dwelling including forming a first floor by raising the eaves and ridge height and a single storey front extension.	Approved

17/1533/FUL	Subdivision of detached 5 bedroom house to form 1 no. 3 bedroom house and 1 no. 2 bedroom house both with associated amenity space and parking and canopy to the front and side.	Approved
18/0198/FUL	Installation of dropped kerb	Approved
18/0717/FUL	Extension to existing dropped kerb	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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	35 48 50 51 55 56 57 58 59 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 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)
City Wide Guidance	Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 The proposal provides dedicated off-street parking for the future residents at significantly less than one space per sub-unit. Best practice in car parking provision has moved away from maximum levels and advises that parking provision for new residential development is based upon levels of access to a private car for existing residential uses in the surrounding area.

6.2 The streets in the vicinity provide uncontrolled parking and, as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets, this demand is likely to appear on-street in competition with existing residential uses.

6.3 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.

6.4 If the LPA is minded to grant permission, a condition requiring the provision and retention of the manoeuvring area should be added to any consent.

Environmental Health

6.5 No objections subject to a condition limiting construction hours.

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:

- Camcycle (Objection, since withdrawn following submission of amended details)
- 14 Green Park (Object)

7.2 The comments can be summarised as follows:

- A secure and covered enclosure is required for the cycle spaces
- The vehicle tracking appears to encroach on the cycle parking area
- Any traffic coming in and out of the site will conflict with the new cycleway being installed
- Insufficient car parking proposed resulting in additional on-street parking pressures in surrounding streets

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety and car and cycle parking
6. Third party representations

Principle of Development

8.2 The site comprises a large detached five-bedroom dwelling which has an extant permission for conversion to two dwellings.

8.3 Policy 48 of the Cambridge Local Plan (2018) states that proposals for large houses in multiple occupation (sui generis) will be supported where the proposal:

a. Does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area.
b. The building or site is suitable for use as an HMO, with provision made for appropriate refuse storage, cycle and car parking, and drying areas.
c. Will be accessible to sustainable modes of transport, shops and other local services.

8.4 I consider that the proposal complies with the above criteria of Policy 48 and the reasons for this are set out in the relevant sections of this report.

Context of site, design and external spaces

8.5 Green End Road and Milton Road are residential streets comprising a mixture of detached and semi-detached family dwellings. The HMO would offer an alternative type of residential accommodation along the street which, in my opinion, can be accommodated in this location without harm to the established character of the area.

8.6 The proposed rear extension would be a single-storey flat-roofed addition that would be almost entirely screened from public view behind the footprint of the existing dwelling. The proposed cycle shelter would be sited close to the front boundary of the site, which is defined by a 2m high fence. Outbuildings forward of the building line are not a common feature in the immediate area. However, given the low height of the building, it would be largely screened behind the existing boundary fence and would not therefore be an unduly prominent feature in the street scene.

8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 48, 55, 56, 57 and 58.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.8 The proposed single storey rear extension would adjoin the boundary with No. 418 Milton Road to the north-east and No.6 Green End Road to the south-east. Due to the low height of the extension and orientation of these properties in relation to each other, I do not consider the development would materially harm the amenities of occupiers of these neighbouring properties.

8.9 The proposal will increase the number of occupiers living at the property to a maximum of 10, and the number of people coming and going and consequent noise levels are therefore likely to increase relative to the existing situation. The Environmental Health Officer does not consider that the proposal will result in a detrimental level of noise impact to neighbours. I agree with this assessment and have recommended a condition limiting the maximum occupancy of the HMO to 10 people.

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 (2018) policies 35, 48, 55, 56, 57 and 58.

Amenity of future occupiers

8.11 The proposal would have 9 bedrooms accommodating a maximum of 10 people on site. The extension would result in some enclosure to bedroom 4 of the host dwelling but this would not be significant and occupiers of this room would still have an adequate level of outlook from the window on the side elevation. The rear garden is small and the extension would result in the removal of this rear garden area but a sufficient amount of outdoor amenity space would still remain on the north-west side of the dwelling. Although the space is small, it is considered to be adequate and in line with other HMOs in the area. Occupiers of HMOs do not require the same level of outdoor amenity space as single dwellings given their more transient nature. The proposal is therefore considered to provide an adequately high standard of amenity for future occupiers.

8.12 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 (2018) policies 48, 56, 57 and 58.

Refuse Arrangements

8.13 A refuse storage area is proposed adjacent to the boundary with the outbuilding to the north-west. I consider this space sufficient to accommodate the amount of bins required for the proposed HMO.

8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 48 and 57.

Highway Safety, Car and Cycle Parking

8.15 There are currently three off-street parking spaces, two of which would be retained for the proposed HMO. There is also currently sufficient space for vehicles to manoeuvre on site, as demonstrated within a tracking diagram submitted with the application. Within the previously approved application for the subdivision of the dwelling into two properties, it was considered essential for the on-site turning to be maintained as the site lies in close proximity to the busy Green End Road/Milton Road junction and also exits directly onto a cycleway. As noted previously in this report, the application has been amended since submission to include a cycle store to the front of the building and it appeared that this encroached into the originally submitted manoeuvring area. A revised plan has since been submitted demonstrating that both the cycle store and manoeuvring space can be provided on site, and I therefore consider the proposal would not give rise to adverse highway safety impacts.

8.16 The Highways Authority and a local resident have raised concerns regarding the small number of on-site parking spaces for the proposed number of occupants, and the potential for the application to increase on-street parking pressures in the locality. There are no specific parking standards for HMO's within the Local Plan. The site falls outside any of the areas covered within the Cambridge On-Street Residential Parking Study, and there are therefore no figures available to establish

whether there is sufficient parking capacity in surrounding streets. However, the site is currently occupied by a large dwelling and has the benefit of an extant consent to subdivide the property to form two dwellings. The site therefore already has the potential to give rise to a demand for more parking spaces than can be accommodated. However, the property is in a very sustainable location, adjoining a cycle path and route that connects to the City Centre and wider area. There are also excellent public transport links along Milton Road and Green End Road, that provide further alternative means of accessing shops, services and facilities in the wider area. In addition, the site is immediately adjacent to the King Hedges Road Local Centre providing basic shops and facilities within walking distance.

8.17 A covered cycle storage area is proposed at the southern end of the front garden which is of sufficient size to store 10 cycles. This meets the requirements of the Local Plan and I have recommended a condition to ensure the cycle storage is provided prior to the HMO being brought into use.

8.18 In my opinion, given that the site has excellent public transport and cycle links, a number of services and facilities within walking distance, and a policy-complaint level of on-site cycle parking provision, I consider there are sufficient alternative modes of transport available to ensure future occupiers would not need to be reliant upon cars. In my opinion, the proposal is therefore compliant with Cambridge Local Plan (2018) policies 48 and 82.

9.0 CONCLUSION

9.1 I am of the opinion that the proposal complies with the relevant policies and will not have a significant detrimental impact on neighbouring properties, highway safety or the amenity of future occupiers. I recommend that the application is approved subject to conditions.

10.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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 2018 policy 35).

4. 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 2018 Policy 81).

5. The HMO, hereby permitted, shall be occupied by no more than 10 people at any one time.

Reason: A more intensive use would need to be reassessed in the interests of the amenity of neighbouring properties (Cambridge Local Plan 2018 policies 56 and 48).

6. Prior to the bringing into use of the HMO, hereby permitted, cycle storage shall be provided in accordance with the details within drawing ref: A199-D, and shall be retained as such thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policies 48 and 82).

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: The use of the property as an HMO may require a licence under the Housing Act 2004. You are advised to contact Housing Standards in Environmental Health at Cambridge City Council on 01223 457000 for further advice in this regard.

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PLANNING COMMITTEE **24th April 2019**

Application Number	19/0095/FUL	**Agenda Item**	
Date Received	24th January 2019	**Officer**	Alice Young
Target Date	21st March 2019		
Ward	Queen Ediths		
Site	Land Rear Of 17 Hills Avenue Cambridge CB1 7UY		
Proposal	Erection of a single storey dwelling with associated access and landscaping.		
Applicant	Blues Propety Ltd		

SUMMARY	The development accords with the Development Plan for the following reasons: - The proposal would not harm the character of the area - The proposal would not significantly harm the residential amenity of neighbours - The proposal would provide a high quality living environment for future occupants.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, No. 17 Hills Avenue, located on the north side of Hills Avenue, consists of a two storey detached property situated in a large plot. No. 17 has two vehicle accesses from each corner fronting Hills Avenue. Within the site, located at the rear is a single storey outbuilding which is attached to a similar structure to the rear of the site within No. 18 Cavendish Avenue.

1.2 The application site does not fall within the conservation area or controlled parking zone. However, within the curtilage of the

site, there are four TPOs, all of which are towards the western boundary parallel to No. 17A.

2.0 THE PROPOSAL

2.1 The proposal seeks the erection of a single storey dwelling with associated access and landscaping.

2.2 The proposed dwelling would have an internal floor space of 198.07m² and would have a flat roof with a height of 3 metres. The proposal includes a chimney which would protrude 1.3 metres from the roof with a width of 1.5 metres. The dwelling has been designed in a combination of vertical cedar cladding and through coloured monocouche render with a sedum flat roof. Access to the proposed dwelling from Hills Avenue would be via a gated driveway adjacent to the boundary with No.17A. Set back from the road before the proposed gates would be a bin store adequate for the size of dwelling proposed, to the southwest of the site. Both car and cycle parking are provided within the application site. The development would provide a garden area allocated to the new dwelling with the remainder of the existing garden being retained within the curtilage of the host dwelling.

2.3 The proposal was amended to remove the proposed chimney.

2.4 The application is accompanied by the following supporting information:

1. Design and access statement
2. Drawings
3. Arboricultural assessment and tree protection plan
4. Drainage strategy

3.0 SITE HISTORY

Reference	Description	Outcome
16/1234/NMA2	Non Material Amendment on application 16/1234/FUL for changes to the original proposed site boundary between the host dwelling and the plot on which the new dwelling will be built	Pending consideration

16/1234/NMA1	Non material amendment on application 16/1234/FUL for proposed addition of ramp added adjacent to South East Elevation, proposed upper terrace to have a permeable finish over route zone (north west), proposed main entrance door to be timber (south west), proposed addition of 6 nos rooflights, proposed central roof section eaves extended to adjacent rooves, proposed doors and windows moved to suit internal layout of dwelling and proposed bull nose fascia detail amended.	Permitted
16/1234/FUL	Erection of a new dwelling.	Permitted
C/93/0409	Erection of a detached double garage (ancillary to class c3 use) (amended by letter dated 10.08.93 and accompanying drawings).	Approved
C/92/0616	End reduce branches overhanging house by 3m to clear property, raise lower canopy to give clearance of 3m.	Approved.
C/89/0791	Change of use and extension (conversion of existing house to provide sheltered accommodation and erection of a single storey rear extension).	Withdrawn.
C/89/0281	Controlled flats.	Refused
C/88/1035	Erection of bungalow (outline application).	Refused.
C/87/1011	Outline application for the erection of 1 no. bungalow.	Refused.

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 **Relevant Development Plan policies**

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3 28, 31, 35 50, 51, 52, 55, 56, 57, 71 81, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 The development is considered acceptable subject to conditions requiring a traffic management plan, visibility splays, and that no private water from the site drains across the highway.

Sustainable Drainage Officer

6.2 The development proposed is unacceptable and should be refused as the proposal is not in accordance with Policy 31 of the adopted Cambridge City Council Local Plan because sufficient surface water drainage details demonstrating the principle of draining the site have not been submitted to the local planning authority.

6.3 Updated comments: Acceptable subject to a surface water drainage condition.

Environmental Health

6.4 The development proposed is acceptable subject to construction hours and piling conditions.

Landscape Design

6.5 No objections subject to a hard and soft landscaping condition.

Streets and Open Spaces

6.6 No formal objection subject to a Tree Protection Plan and Arboricultural Method Statement condition, site meeting condition, implementation condition and tree protection condition.

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:

- 18 Cavendish Avenue

7.2 The representations can be summarised as follows:

- The proposal is larger than the previously approved plans and consequently more occupants
- The proposal would result in minimal garden space which is uncharacteristic of the area. The area has a 'garden suburb' feel with substantial gardens
- The chimney added will cause the smoke to dissipate over neighbouring gardens. Can it be stipulated that the chimney is to be used only for a gas flue.
- The shape of the plot is peculiar

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

8.0 ASSESSMENT

Principle of Development

8.1 Whilst the principle of the development has already been established in the previously approved application (16/1234/FUL), since then the Cambridge Local Plan 2018 has been adopted and thus, the principle will need to be assessed again. The proposal is for the subdivision of the existing residential plots and therefore, policy 52 of Cambridge Local Plan (2018) is relevant in assessing the proposal.

8.2 Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:

a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;

b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
c. the amenity and privacy of neighbouring, existing and new properties is protected;
d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
e. there is no detrimental effect on the potential comprehensive development of the wider area.

8.3 I consider that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.

Context of site, design and external spaces

8.4 Besides the minor increase in scale, decrease in height and change in configuration, the proposed single storey dwelling is similar in design to 16/1234/FUL which was previously approved at Planning Committee. The works have yet to start for 16/1234/FUL. Due to the nature of the subdivision and the location of the proposed dwelling to the rearmost point of the existing garden, the proposal would not be prominent from any public viewpoint.

8.5 As the previously approved application (16/1234/FUL) stated, the original pattern of development has changed to include an element of back garden subdivision due to the presence of No.6a and No.12a Cavendish Avenue. This highlights that subdivision is not uncommon within the area. I am of the opinion that the pattern of development has changed to include sub-divisions and back land developments and I consider that the proposal would not go against the grain of the built form within the area.

8.6 With increasing the scale and massing of the proposal compared to the approved scheme, the space around the proposed dwelling, including garden space, would decrease. Whilst generous gardens are characteristic of the area, it is considered that the character and appearance of the area would not be adversely affected by the proposed development.

As previously noted, the proposed dwelling would not be visible from public viewpoints including views from Hills Avenue. The rear outbuilding and the majority of the existing trees would be retained along the borders of the proposed development, and therefore the proposed dwelling would be relatively shielded from view from the rear of neighbouring properties. Additionally, the proposed dwelling would be more contemporary in appearance than the previously approved application due to the sedum roof and vertical cedar cladding design. The proposal would maintain a sizeable section of the rear garden for private use for the host dwelling.

8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.8 The separation distance between the properties on Hills Avenue (Nos. 17, 17A and 19) and the proposed dwelling would be over 20 metres. Additionally, the western site boundary would retain the majority of the existing vegetation, the southern boundary would be landscaped with planting and a 2 metre high boundary fence and the existing 1.8 metre close boarded fencing would be retained on the existing boundaries. These factors combined, I am of the opinion that the proposed single storey dwelling would not visually enclose, significantly overlook, overbear or overshadow the aforementioned Hills Avenue properties.

8.9 On the north side of the proposed dwelling which would face No. 18 Cavendish Avenue, multiple windows have been proposed. These windows would serve two bedrooms and a utility room. Whilst these windows would not be obscure glazed, due to the presence of the reconstructed outbuilding and the significant separation distance of 30 metres, I am satisfied that the proposal would not give rise to any significant overlooking impacts or loss of privacy. Whilst the presence of the proposed dwelling would be felt and the proposal would be visible from neighbouring outlooks, due to the relatively low height (3 metres), vegetation screening, existing fencing, re-consolidated outbuilding and sedum roof, I am of the opinion that the proposal would not visually dominate the views from

neighbouring properties, retaining the open feel of the rear gardens. Furthermore, I am satisfied that the proposal would also not create a significant sense of enclosure for No.18.

8.10 In terms of overshadowing, given the orientation of the application site, the properties to the rear of the development on Cavendish Avenue are the only properties likely to be overshadowed by the proposal. However, due to the substantial length of the rear gardens of Cavendish Avenue properties and the scale and massing of the proposed single storey dwelling, it is considered that the proposal would not adversely affect daylight or sunlight levels to the detriment of No.16 or No.18.

8.11 I am of the opinion that noise and disturbance resulting from the outside amenity space would not be significant due to the residential nature of the proposal. In addition, the proposed outside amenity space for the proposed dwelling is well screened from neighbours thus this would mitigate any significant noise pollution resulting from the proposal. Whilst the proposal would introduce vehicle movements alongside the boundary with No. 17A, due to the retention of the existing boundary treatment, low frequency of use and no habitable rooms being located on this elevation of No.17A, I consider that noise resulting from vehicle movements would not be significant. Similarly, the noise impact on the host dwelling would also be limited. No. 17 has no windows on the side elevation serving habitable rooms and would be separated by a boundary fence spanning 2 metres. In my opinion, this would screen any great noise resulting from vehicle or pedestrian movements. To prevent excess noise resulting from the vehicle movements, I recommend a bound material condition for the driveway.

8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 55 and 35.

Amenity of future occupiers

8.13 The new dwelling proposed would have a total internal floor area of 198.7 m² which is significantly above the 117m² minimum stated in policy 50 of the Cambridge Local Plan 2018. In addition, the bedrooms all comply with the internal space

standard. Therefore, it is considered that the proposed dwelling would provide a good standard of living for future occupiers. The proposal would provide level thresholds with sufficient width to facilitate wheelchair access and would be Part M4(2) Building Regulations compliant, in accordance with Local Plan Policy 51.

Size of external amenity space:

8.14 The proposed four bedroom dwelling is considered a family home. Whilst it is acknowledged that the garden size has decreased from the previous application due to the addition of a bedroom, it is considered that the proposal still provides sufficient outside amenity space for a family of four within a city environment.

8.15 In my opinion the proposal provides an adequate level of residential amenity for future occupiers and I consider that it is compliant with Cambridge Local Plan (2018) policies 50, 51, 52 and 56.

Highway Safety

8.16 The Highway Authority has raised no objection to the proposed works, subject to conditions. Furthermore as the driveway would utilise the existing vehicle access onto Hills Avenue, it is considered that the proposal would not introduce any highway safety issues.

8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.18 The proposal provides adequate space for a car parking space, situated parallel to the proposed garage, which complies with the Car Parking Requirements set out in Appendix L of the Cambridge Local Plan 2018.

8.19 The proposed cycle parking would be situated within the proposed attached garage; this would provide covered and secure storage for four bikes which is considered sufficient provision.

8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Refuse Arrangements

8.21 The bins associated with the proposal would be situated within the proposed garage and the proposed plans show a bin collection point towards the southern entrance of the site. The distance between the collection point and the proposed bin store in the garage would be over 30 metres; this is considered to be too much of a distance and does not comply with the RECAP Waste Management Guide. However, I am satisfied this can be addressed via a condition.

Third Party Representations

8.22 The third party representations have been addressed in the table below:

Comment	**Response**
The proposal is larger than the previously approved plans and consequently more occupants	Whilst there has been an increase in the scale and capacity of the proposed dwelling comparative to the previously approved application, it is considered that the proposal provides a good quality living environment for future occupants. It is considered also that, due to the significant separation distances between the proposed dwelling and neighbouring occupiers as well as the boundary treatment enclosing the dwelling, the additional noise and disturbance cause by the additional bedroom (and potentially two more occupants) would not be significant.
The proposal would result in minimal garden space which is uncharacteristic of the area. The area has a 'garden suburb' feel with substantial gardens	See section 8.6.

The chimney added will cause the smoke to dissipate over neighbouring gardens. Can it be stipulated that the chimney is to be used only for a gas flue.	The plans have been amended to remove the proposed chimney and therefore, this third party comment has been addressed.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

   Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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 2018 policy 35).

4. There shall 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 2018 policy 35).

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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 2018 policy 35).

6. No development shall take place above ground level, other than demolition until details 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 2018 policies 52, 55 and 57).

7. 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 (Cambridge Local Plan 2018 policy 81).

8. 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: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

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

   Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

10. Prior to the first occupation of the dwelling, hereby permitted, two 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the new dwelling. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

    Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

11. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

    Reason: In the interests of highway safety (Cambridge Local Plan 2018 Policy 81).

12. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The 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); 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.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: 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 2018 policies 55, 57 and 59).

13. Prior to any equipment, machinery or materials being brought onto the site for the purpose of development, including demolition, 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, and approved in writing by, the Local Planning Authority. The approved details shall be implemented prior to development commencing and 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 2018 policies 55, 57, 59 and 71).

14. Prior to the installation of any external lighting in the garden or on the building of the dwelling hereby permitted, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall:

    a) identify those areas/features on site that are particularly sensitive for bat species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

    b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

    All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To avoid disturbance to foraging bats (Cambridge Local Plan 2018 policy 70).

15. Any clearance of trees, introduced shrubs or scrub, shall only be completed outside of the bird breeding period of March - August in any calendar year, unless otherwise agreed in writing by the Local Planning Authority.

    Reason: To avoid disturbance to nesting birds (Cambridge Local Plan 2018 policy 70).

16. Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

    Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56).

17. Notwithstanding the approved plans, the building, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

    Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51).

18. Prior to the commencement of development, other than demolition, 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 2018 policies 31 and 32).

19. Prior to occupation of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside or refuse collection vehicle access point. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter.

Reason: To protect the amenities of nearby residents /occupiers and in the interests of visual amenity (Cambridge Local Plan 2018 policies 52, 55 and 57).

INFORMATIVE: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

PLANNING COMMITTEE **24th April 2019**

Application Number	19/0155/FUL	**Agenda Item**	
Date Received	14th February 2019	**Officer**	Alice Young
Target Date	11th April 2019		
Ward	Queen Ediths		
Site	Land R/O 3 And 5 Spalding Way Cambridge CB1 8NP		
Proposal	Single storey dwelling to the rear of 3 and 5 Spalding Way.		
Applicant	Ms Vanessa See 1B Ness Road Burwell Cambridge CB25 OAA		

SUMMARY	The development accords with the Development Plan for the following reasons: - The proposal would not harm the character of the area - The proposal is considered to have an acceptable impact on the amenity of adjoining occupiers. - The proposal provides adequate amenity space for the proposed and host dwellings.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site consists of two semi-detached properties (No. 3 and No. 5) on the south-western side of Spalding Way. The application site has no site constraints as it falls outside the conservation area and controlled parking zone.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission for a single storey dwelling in the rear gardens of No. 3 and No. 5 Spalding Way

that would be accessed via a driveway between the host dwellings. The dwelling would be an H-shaped property positioned centrally within its plot and with a detached double garage sited adjacent to the boundary with No.3. The proposal provides two off-street car parking spaces and a designated bin store on the shared boundary with No. 5 Spalding Way.

2.2 The application is accompanied by the following supporting information:

1. Design and access statement
2. Drawings

3.0 SITE HISTORY

There is no site history for land to the rear of 3 and 5 Spalding Way.

The planning history for 3 Spalding Way is as follows:

Reference	Description	Outcome
19/0185/FUL	Single storey rear extension to existing house, following demolition of existing conservatory.	Pending decision
C/01/0094	Two storey rear extension.	Approved
C/01/0375	Erection of a single storey rear extension.	Approved

The planning history for 5 Spalding Way is as follows:

Reference	Description	Outcome
19/0186/FUL	Single storey rear extension to existing house.	Pending decision

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 **Relevant Development Plan policies**

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3 35 50, 51, 52, 55, 56, 57 81, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No objections subject to the following conditions: traffic management plan; visibility splays; highway drainage and the driveway to be of a bound material.

Sustainable Drainage Engineer

6.2 The proposal is acceptable subject to a surface water drainage condition.

Environmental Health

6.3 The proposal is acceptable subject to the following conditions: construction hours, collection during construction and piling.

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

7.0 REPRESENTATIONS

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

- 1 Spalding Way
- 7 Spalding Way

7.2 The representations can be summarised as follows:

- Increased comings and goings and smaller outside amenity space for 3 and 5 Spalding Way would result in noise and disturbance
- The area is characterised by large spacious gardens and back land development such as that proposed are limited to two examples in the neighbourhood. These examples are located in neighbouring streets and have been built fronting the street. Therefore, the proposal is not in character with the immediate area.
- The proposed height of the garage and bungalow would be unreasonably high. The garage would exceed the height of the newly developed No.1A and the proposed bungalow would exceed the eaves height of the adjacent two storey house. This would dominate No.1's garden and alter the enjoyment of the sunsets.
- Any trees planted should be varieties of limited height to limit overshadowing.
- There are serious concerns regarding drainage as there have been issues since the development of no. 1.
- The proposal would restrict sunlight to the garden of No.7 in the afternoon and evening.
- The bungalow in this position is inappropriate and would obliterate the views to Queen Ediths Way
- Increased on-street parking pressure

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

8.0 ASSESSMENT

Principle of Development

8.1 The proposal is for the subdivision of two existing residential plots and therefore policy 52 of Cambridge Local Plan (2018) is relevant in assessing the proposal.

8.2 Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:

a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
c. the amenity and privacy of neighbouring, existing and new properties is protected;
d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
e. there is no detrimental effect on the potential comprehensive development of the wider area.

8.3 I consider that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.

Context of site, design and external spaces

8.4 The site is located within an area characterised by two storey semi-detached and detached properties with generous rear gardens. The proposed single storey dwelling would be situated 10 metres from the rear boundary of the application site and approximately 9.2 metres from the new rear boundary with No.

3 and No. 5 Spalding Way. The proposed 'H' shaped bungalow would not fill the width of the site allowing the retention of the existing trees and hedging which would retain the privacy of neighbouring and future occupiers. The proposed double garage would sit to the north-east of the proposed dwelling 1.1 metres from the shared boundary with No. 1. Whilst the examples of subdivisions in the area (No. 1A Spalding Way, No. 1B Strangeways Road, No. 6A Tillyard Way) differ from the proposal as they front the highway and are not back land developments, it is considered that the proposal would not adversely impact the pattern of development and character of the area as it would be viewed in the context of the grouping of properties along Spalding Way, Queen Edith's Way and Strangeways Road. Whilst the main ridge height of the proposed bungalow is 4.75 metres, it is considered that, due to the scale and massing of the proposal and the 40 metre distance between the proposal and Spalding Way, the proposed bungalow would not appear to dominate the street scene, nor would it adversely impact the character of the area. However, I do share concerns of neighbours that, due to the height of the ridge, this could lead to the conversion of the loft space and addition of a dormer under permitted development. To prevent this and allow the Local Planning Authority to consider its impacts on neighbouring amenity, I have recommended that any permission be subject to a condition to remove permitted development rights under Class B and Class C.

8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

Host dwelling (No.3)

8.6 The proposed garage would sit between No.3 and the proposed single storey dwelling, therefore, the only element which could potentially impact No.3 would be the proposed garage. As the garage would have a relatively low eaves height (2.5 metres) and would be situated 10.7 metres from the rear of No.3, I am of the opinion that the proposal would not create any significant overshadowing, overbearing or overlooking to No.3. Whilst the subdivision would result in the loss of outside amenity space for

the occupants of No.3, future occupiers of No.3 would have a garden with a length of 10 metres which is considered to be adequate for the size of dwelling. The proposed driveway would be adjacent to the boundary with No.3 to the north-west. While the proposal would create vehicle and pedestrian movements along the boundary with No.3, on this proposed boundary would be a 2 metre high fence and some additional planting to the western corner of No.3. Additionally, the intensity of the use of the proposed driveway would not be high. Therefore, I do not consider that the noise and disturbance would be to the detriment of the occupiers of No.3's amenity.

Host dwelling (No. 5)

8.7 The proposed dwelling would be situated over 17 metres from the rear of No.5. Sited between the proposal and No.5 would be the retained existing tree and proposed 2 metre close boarded fence and planting. Due to the separation distance and the proposed and existing barriers, I consider that the proposal would have a limited impact on No. 5 in terms of overbearing, overshadowing or overlooking. The proposed bin store for the new dwelling would be located on the south-eastern boundary corner of No.5, parallel to the driveway. Whilst there would be an increase in vehicle and pedestrian movements along the driveway adjacent to No.5, I do not consider this additional noise to be significant due to the low intensity of use and the existing and proposed screening.

No. 1

8.8 It is acknowledged that despite the triangular shape of No.1's rear garden, the residents at no. 1 regularly use the majority of their garden for leisure (patio to the east, vegetable patch to the rear). Due to the single storey nature of the proposal and the orientation of the application site (west of no.1), the proposal is unlikely to cause a significant impact on No.1's residential amenity. The proposed dwelling would be situated south-west of No.1's property meaning morning into early afternoon sunlight would be unaffected, only the late afternoon sunlight in the autumn/winter months would likely to be decreased. This is considered to not significantly impact No.1's amenity. In terms of overbearing resulting from the proposed dwelling and garage, due to the distance from the common boundary (2.5 metres) and the scale and massing of the proposed dwelling, it is

considered that the proposed dwelling would not appear to dominate or overbear No.1's rear garden. The bungalow is designed to be an 'H' shape with two pitched gable ends. The highest proposed ridge of the bungalow would be 4.75 metres in height; this would sit 6 metres from the shared boundary with No.1 and slope away from the boundary from the low eaves height of 2.4 metres. The proposed garage would be sited 1.1 metres from No.1's shared boundary and would have a hipped design with a ridge height of 4.25 metres and an eaves height of 2.5 metres. Whilst the ridge height of the proposed garage would be relatively high, this impact is offset by the 4 metre distance between the highest point of the building and the shared boundary. Therefore, the proposed garage is considered not to significantly enclose or overbear the residents of No.1. In terms of overlooking, due to the single storey nature of the proposal and the retention of the existing boundary foliage, the proposal is unlikely to result in a loss of privacy or the sense of overlooking. The proposed roof lights in the slope adjacent to the common boundary would not give rise to direct overlooking.

No. 7

8.9 The proposed single storey dwelling is situated south of No.7 and would be stepped away from the common boundary with No.7 by 2.6 metres. As the dwelling is single storey and situated to the south, No. 7 would not experience significant overshadowing. Although the proposal, due to its orientation, would impede on light levels received to the rear garden of No. 7 on summer mornings and to the mid-section of the garden in the early afternoons of autumn/winter, due to the scale and massing of the proposal, this is not considered to be detrimental to the amenity of No.7. Similarly to No.1, the proposed dwelling would be situated approximately 2.6 metres from the shared boundary and the ridge height 6 metres from the boundary. Therefore, it is considered that the proposal would not create a significant sense of enclosure to the residents at No.7. Due to the nature of the single storey dwelling and the existing (and to be retained) boundary trees and hedges, it is considered that the proposal would not lead to a loss of privacy to No.7.

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 (2018) policies 52, 56 and 35.

Amenity of future occupiers

8.11 The proposed three bedroom bungalow would provide two double bedrooms and a single bedroom, which would have a capacity of 5 persons. Policy 50 states that for a single storey three bedroom property with a capacity of 5 persons should have at least an internal floor space of 86m².The proposal would have a significantly higher total internal floor space of 122m². The proposed habitable rooms would also benefit from good levels of light and outlook. Therefore, it is considered that the proposal would provide a good quality living environment for future occupants. The proposed dwelling would have a level threshold and a bound driveway to allow sufficient access for disabled people, and the dwelling is of a size, configuration and internal layout to enable Building Regulations requirement M4(2) to be met. I have recommended a condition to secure this.

Size of external amenity space:

8.12 The proposed garden allocated to the new dwelling would have a 10 metre depth and 6.9 metre width; this is considered sufficient size for a three bedroom family house. As a result of the subdivision both 3 and 5 Spalding Way would have smaller gardens than at present, but they would measure 10 metres in depth which is also considered adequate outside amenity space.

8.13 In my opinion the proposal provides an adequate level of residential amenity for future occupiers and I consider that it is compliant with Cambridge Local Plan (2018) policies 50, 51, 52 and 56.

Highway Safety

8.14 The Highway Authority have no objections to the proposal subject to the conditions advised, therefore, I consider that the proposal would have a limited impact on highway safety.

8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52 and 81.

Car and Cycle Parking

8.16 The proposal provides sufficient space for two car parking spaces within the proposed garage. Whilst this is the maximum car parking provision for a new dwelling, the proposal still complies with policy 82 of the Cambridge Local Plan 2018. The proposed plans have been amended to increase the depth of the garage to provide three cycle parking spaces for the occupants of the new dwelling, which complies with the Local Plan cycle parking standards.

8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Refuse Arrangements

8.18 The bins allocated to the proposed single storey dwelling would be located adjacent to the driveway and the boundary with No.5. This is considered an acceptable distance from the dwelling and the bin collection point on Spalding Way, complying with the RECAP Waste Guidance.

Third Party Representations

8.19 The third party representations will be addressed in the table below:

Comment	**Response**
Out of character: The area is characterised by large spacious gardens and back land development such as the proposed are limited to two examples in the neighbourhood. These examples are located in far away in neighbouring streets and have been built fronting the street. Therefore, the proposal is not in character with the immediate area. The bungalow in this position is inappropriate and would obliterate the views to Queen Ediths Way	See section 8.4.

Noise and disturbance: Increased comings and goings and smaller outside amenity space for 3 and 5 Spalding Way would result in noise and disturbance	There would be increased comings and goings both by pedestrians and vehicles between the two host dwellings which would result in an inevitable increase in noise and disturbance. However, I do not consider that this would be significant enough to detrimentally harm neighbouring properties.
Overshadowing and overbearing : The proposed height of the garage and bungalow would be unreasonably high. This would dominate No.1's garden and restrict sunlight to the garden of No.7.	See section 8.6-8.10
Drainage: Concerns regarding drainage as there have been issues since the development of no. 1.	The Sustainable Drainage Officer finds the proposal acceptable subject to a pre-commencement condition relating to surface water drainage.
Increased parking pressure	Within the curtilage of the proposed dwelling would be a proposed garage which would provide two car parking spaces for future occupiers. This is more than adequate provision for parking within this sustainable location. Furthermore, the two host dwellings would retain the existing car parking spaces. In addition, the Cambridge On-Street Residential Parking Study (Published 19th June 2017) shows that Spalding Way does not experience great parking pressure. Therefore, I am satisfied that the proposed dwelling would not increase the existing parking pressure.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

   Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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 above ground level 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 2018 policies 52 and 57).

4. Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

   Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56).

5. Notwithstanding the approved plans, the building, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

   Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51).

6. For the hereby approved dwelling, notwithstanding the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): any roof additions or alterations shall not be allowed without the granting of specific planning permission.

   Reason: To protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57).

7. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   Reason: In the interests of highway safety (Cambridge Local Plan 2018 Policy 81).

8. Prior to the first occupation or bringing into use of the development, hereby permitted, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No 516-07 P. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

   Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

9. 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: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

10. The driveway to the dwelling, and car parking spaces to the front of 3 and 5 Spalding Way 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 (Cambridge Local Plan 2018 policy 81).

11. Prior to the commencement of development, other than demolition, 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 2018 policies 31 and 32).

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 2018 policy 35).

13. There shall 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 2018 policy 35).

14. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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 2018 policy 35).

INFORMATIVE: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

INFORMATIVE: Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

PLANNING COMMITTEE **24th April 2019**

Application Number	18/1685/FUL	**Agenda Item**	
Date Received	2nd November 2018	**Officer**	Lewis Tomlinson
Target Date	28th December 2018		
Ward	Kings Hedges		
Site	229 Milton Road Cambridge CB4 1XQ		
Proposal	Construction of 1No. 1 1/2 Storey Dwelling to land rear of No. 229 Milton Road, Cambridge		
Applicant	Mr & Mrs Perry 229 Milton Road Cambridge CB4 1XQ		

SUMMARY	The development accords with the Development Plan for the following reasons: - The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area; - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The proposed development would provide a high quality living environment for the future occupiers;
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site consists of land directly to the rear of 229 Milton Road. There is a single storey detached double garage on the site as well as a shingle parking area. The site does not fall within a Controlled Parking Zone. There are no site constraints. Beyond the rear and side boundaries of the site are backland dwellings at 227a and 229a Milton Road.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission for the erection of a two storey 1 bedroom dwelling. It would be accessed via a shared driveway with No's.229 and 229A Milton Road. It would have one off street car parking space, and would also provide cycle and bin storage within the boundary of the proposed dwelling.

2.2 The scheme has been amended since submission to:

- Move the positioning of the dwelling further to the north-west
- Reduce the height of the dwelling from 6.5m to 5.4m
- Widen the existing access to 5m for the first 5m back from the highway.

3.0 SITE HISTORY

3.1 None relevant

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3 31, 32, 35, 36 50, 51, 52, 55, 56, 57, 59 80, 81, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

First comments

6.1 Recommend refusal as the proposal would result in an intensification of use of the existing access, which is of insufficient width to enable two vehicles to pass.

Comments following submission of amended plans to increase width of access to 5m for 5m back from the highway

6.2 No objection subject to the inclusion of conditions regarding falls and levels and bound material.

Drainage Officer

First comments

6.3 Insufficient surface water drainage details submitted.

Comments following submission of amended plans

6.4 No objection subject to the inclusion of a surface water drainage condition and maintenance of SUDS

Environmental Health

6.5 No objection subject to the inclusion of conditions regarding construction hours, collection during construction and piling.

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 address have made objections:

- 231 Milton Road

7.2 The objections can be summarised as follows:

- The cramped nature of the development would be out of keeping with the character of the area
- Overlooking
- Increase in noise and activity

7.3 An objection has been received from Camcycle:

- The proposed garage would be under the size requirements of a garage within the Cycle Parking Guide SPD.

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
3. Residential amenity
4. Surface water drainage and flood risk
5. Refuse arrangements
6. Highway safety

7. Car and cycle parking

Principle of Development

8.2 Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

Policy 52 Protecting garden land and the subdivision of existing dwelling plots

8.3 As the proposal is for the subdivision of an existing residential plot, policy 52 of Cambridge Local Plan (2018) is relevant in assessing the acceptability of the proposal.

8.4 Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:

a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
c. the amenity and privacy of neighbouring, existing and new properties is protected;
d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
e. there is no detrimental effect on the potential comprehensive development of the wider area.

8.5 I consider that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.

Context of site, design and external spaces

8.6 This particular section of Milton Road is characterised by large two storey housing. While there is a strong linear pattern of development along Milton Road, there is also a strong character of backland development directly to the rear of the site which is visible from Milton Road. The proposed dwelling would be visible from the street scene, when looking along the shared access, but, due to the distance back from the road, together with its small scale and low height (reduced to 5.4m from the originally proposed 6.5m), it would not have a significant visual impact. A materials condition is recommended to ensure the proposal would be of a high quality finish. The proposal would also include an appropriate sized amenity area for the proposed dwelling.

8.7 It is my opinion the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute an overdevelopment of the site in accordance with Cambridge Local Plan (2018) policies 52, 55, 56 & 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.8 The north-west facing elevation would be circa 20m away from the front elevation of No.229A. The south-east facing elevation would be circa 21.5m away from the rear elevation of No.229 and circa 11.6m away from the rear elevation of No.231. It would also be circa 7.5m away from the rear boundary of the garden of No.229. While it would be an acceptable distance away from neighbouring properties, I consider that given the backland positioning of the dwelling, a condition requiring all first floor windows to be obscure glazed and non-opening up to 1.7m is necessary to ensure that none of the neighboring properties would be overlooked.

8.9 I have assessed above the potential impact on the residential amenity of the surrounding occupiers in terms of overlooking, overbearing sense of enclosure and overshadowing. I am satisfied that the proposed dwelling due to its orientation, layout and distance from existing dwellings and boundaries, would not have a significant adverse impact on the residential amenity of

the neighbouring occupiers such that it would warrant refusal. To ensure the residential amenity of the occupiers of the neighbouring properties are protected in the future and to also ensure that the proposed amenity space is retained, I recommend removing permitted development rights under Class A (alterations including insertion of new windows), Class B (loft conversions, rear dormers), C (roof alterations) and Class E (outbuildings).

Wider area

8.10 The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. I accept this advice and have recommended the conditions accordingly.

8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 36, 52, 55 and 56.

Amenity for future occupiers of the site

8.12 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. The proposed unit would comply with the standards. In this regard, the unit would provide a high quality internal living environment for the future occupants in my opinion. The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m^2)	Proposed size of unit	Difference in size
1	1	2	2	58	65.5	+7.5

8.13 Policy 50 of the Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. The proposed dwelling would have a south facing garden of an appropriate size for a 1 bed dwelling.

8.14 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 (2018) policy 50.

Accessible homes

8.15 The development has been assessed for compliance with Policy 51 and complies with the requirements of Part M4 (2) of the Building Regulations. I have recommended a condition to secure this requirement.

Surface water drainage and flood risk

8.16 The Drainage Officer has not raised any objections subject to a surface water drainage condition. In my opinion, subject to this condition, the proposal is compliant with the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Refuse Arrangements

8.17 A bin store is proposed within the site which would provide adequate waste storage. In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

8.18 Following the submission of amended plans to increase the width of the first 5m of the driveway, the Highway Authority is satisfied there would not be any adverse impact upon highway safety. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car Parking

8.19 The proposal includes 1 car parking space for the proposed dwelling. This complies with the maximum standards in the Cambridge Local Plan (2018). The proposal would result in the loss of the garage and additional parking area for No.229. As there are two car parking spaces at the front of No.229 which

will be retained, I do not consider this loss of car parking would warrant a refusal of the application.

Cycle Parking

8.20 The proposal has been amended to address comments received from Camcycle, and the proposal now includes cycle parking within a store in the garden.

8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

9.0 CONCLUSION

9.1 In my opinion, the proposed development would not amount to overdevelopment of the site nor would it have an adverse impact upon the area, the neighbouring properties or the future occupants of the development.

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 91 of the Town and Country Planning Act 1990 (as amended by 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 2018 policy 35).

4. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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 2018 policy 35).

5. There shall 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 2018 policy 35).

6. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of the proposed attenuation;
d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
e) Full details of the proposed attenuation and flow control measures;
f) Site Investigation and test results to confirm infiltration rates;
g) Full details of the maintenance/adoption of the surface water drainage system;
h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure appropriate surface water drainage (Cambridge Local Plan 2018 policies 31 and 32).

7. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure appropriate surface water drainage (Cambridge Local Plan 2018 policies 31 and 32).

8. Notwithstanding the approved plans, all the first floor windows shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. The development shall be retained as such thereafter.

Reason: In the interests of residential amenity and for the amenity of future occupiers (Cambridge Local Plan 2018 policies 55 and 58).

9. Notwithstanding the approved plans, the building, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51).

10. For the hereby approved dwelling, notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C and E 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 dwellinghouses, including insertion of new windows; loft conversion including rear dormers; and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling, to protect the character of the area and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57).

11. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

    Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

12. Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

    Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56).

13. Prior to the occupation of the dwelling, hereby permitted, the access shall be increased in width to 5m for 5m back from the highway, in accordance with the details shown within drawing no. 18-03 Rev F. The access shall thereafter be retained in accordance with these details.

    Reason: In the interests of highway safety (Cambridge Local Plan, Policy 81).

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Agenda Item

CAMBRIDGE CITY COUNCIL

REPORT OF:	Arboricultural Officer	
TO:	Planning Committee	24th April 2019
WARDS:	TRU	

OBJECTION TO CITY OF CAMBRIDGE
TREE PRESERVATION ORDER (TPO) NO. 36/2018

1.0 INTRODUCTION

1.1 A TPO has been served to protect a tree in the rear garden of 5 Barrow Road, Cambridge.

1.2 As an objection to the order has been received, the decision whether or not to confirm the order is brought before Committee.

1.3 Members are to decide whether to confirm or not confirm the Tree Preservation Order.

2.0 RECOMMENDATION

2.1 The tree preservation order is confirmed without amendment.

3.0 BACKGROUND

3.1 A section 211 Notice was received proposing crown lifting works to a Pine and the felling of a Yew and a Western Red Cedar in the rear garden of 5 Barrow Road. The works were proposed to allow a Magnolia and other species to form a healthy shape, to allow more light into the garden and allow the addition of smaller deciduous plants. Following a site visit officers concluded that there was justification for the crown lift to the Pine to allow more light under the tree's canopy and that the loss of the Yew would have no material impact on amenity. However the Western Red Cedar is visible from Barrow Road and Trumpington Road, especially in the winter, and makes a positive contribution to amenity and the character of the conservation area. Because the reasons given for the tree's removal were not considered sufficient to outweigh its value, a TPO was served to protect the Western Red Cedar.

4.0 POWER TO MAKE A TPO

4.1 If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make trees, groups of trees or woodlands the subject of TPO.

4.1.1 Expedience

If there is a risk of trees being cut down or pruned in ways which would have a significant impact on their contribution to amenity it may be expedient to serve a Tree Preservation Order. In some cases the Local Planning Authority may believe trees to be at risk generally from development pressure and therefore consider it expedient to protect trees without known, immediate threat. Where trees are clearly in good arboricultural management it may not be considered appropriate or necessary to serve a TPO

4.1.2 Amenity

While amenity is not defined in the Town and Country Planning Act, government guidance advices that authorities develop ways of assessing the amenity value of trees in a structured and consistent way. Cambridge City Council Citywide Tree Strategy 2016 – 2026 sets out the criteria for assessing amenity in Policy P2 and considers visual, wider impact, atmospheric, climate change, biodiversity, historic/cultural and botanical benefits when assessing the amenity value of trees.

4.1.3 Suitability

The impact of trees on their local surroundings should also be assessed, taking into account how suitable they are to their particular setting, the presence of other trees in the vicinity and the significance of any detrimental impact trees may have on their immediate surroundings.

4.2 Suitability of this TPO

4.2.1 Expedience

The TPO is considered to be expedient because there was insufficient justification for its removal, which would have a detrimental impact on amenity.

4.2.2 Amenity

Visual. The Western Red cedar is visible from barrow Road and, especially in the winter, Trumpington Road.

Wider Impact. The tree contributes positively to the character and appearance of the conservation area.

Climate Change. Larger trees and evergreen trees have a greater impact with regard to climate change adaptation.

4.2.3 Suitability
The trees are not conflicting with the reasonable use of the property, are not implicated in any direct or indirect damage and are not causing unreasonable shading or maintenance requirements.

5.0 CONSULTATIONS

5.1 A TPO must be served upon anyone who has an interest in land affected by the TPO.

5.2 Following such consultation an objection has been received to the TPO from 3 Barrow Road.

6.0 CONSIDERATIONS

6.1 The objection is made on the following grounds:

Objection	Officer Response
The tree is very large and abutting the fence between 3 and 5 Barrow Road	The gardens of Barrow Road are generous and the tree is considered to be an appropriate size for the location.
The overhanging branches are a nuisance as they hinder light to plants in number 3 and impede their growth. The tree takes water from plants and the lawn.	It is appreciated that the impact of the tree on its immediate surroundings could be an inconvenience but this is insufficient justification to allow its removal.
There are lots of trees and bushes in the garden and in surrounding gardens and when the tree is removed the intention is to plant more bushes.	There is a lack of large trees in Cambridge and of evergreens. Replacement with more bushes would not mitigate the loss of a large evergreen tree.
As Mr Lane is a member of public and does not consider the tree to be an amenity there is no reason why the Council should prevent the tree from being cut down.	The Council has a Tree Strategy that defines amenity and it is with regard to this that officers are required to consider amenity. The tree's amenity value is considered to be sufficient to justify a TPO.

7.0 OPTIONS

7.1 Members may

- Confirm the Tree Preservation Order
- Decide not to confirm the Tree Preservation Order
- Confirm the Tree Preservation Order with modification

8.0 RECOMMENDATION

8.1 The officer recommends that Members confirm City of Cambridge Tree Preservation Order 36/2018.

9.0 IMPLICATIONS

(a)	Financial Implications	None
(b)	Staffing Implications	None
(c)	Equal Opportunities Implications	None
(d)	Environmental Implications	None
(e)	Community Safety	None

BACKGROUND PAPERS:
The following are the background papers that were used in the preparation of this report:
City of Cambridge Tree Preservation Order 36/2018
Objection to TPO 36/2018
TWA 18/467/TTCA
To inspect these documents contact Joanna Davies on extension 8522
The author and contact officer for queries on the report is Joanna Davies on extension 8522
Date originated: 01.04.19
Date of last revision: 03.04.19

Appendix 1 TPO Pan

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Agenda Item

CAMBRIDGE CITY COUNCIL

REPORT OF: Arboricultural Officer
TO: Planning Committee 24th April 2019
WARDS: TRU

OBJECTION TO CITY OF CAMBRIDGE TREE PRESERVATION ORDER (TPO) NO. 37/2018

1.0 INTRODUCTION

1.1 A TPO has been served to protect trees in Newton Road, Cambridge.

1.2 As an objection to the order has been received, the decision whether or not to confirm the order is brought before Committee.

1.3 Members are to decide whether to confirm or not confirm the Tree Preservation Order.

2.0 RECOMMENDATION

2.1 The tree preservation order is confirmed without amendment.

3.0 BACKGROUND

3.1 A tree preservation order was served to protect trees at 28 Newton Road from possible excessive pruning by neighbours. At the time of our inspection three additional trees in the front gardens of 22, 26 and 40 Newton Road were noted to make a material contribution to amenity and were therefore included in the TPO.

4.0 POWER TO MAKE A TPO

4.1 If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make trees, groups of trees or woodlands the subject of TPO.

4.1.1 Expedience
If there is a risk of trees being cut down or pruned in ways which would have a significant impact on their contribution to amenity it may be expedient to serve a Tree Preservation

Order. In some cases the Local Planning Authority may believe trees to be at risk generally from development pressure and therefore consider it expedient to protect trees without known, immediate threat. Where trees are clearly in good arboricultural management it may not be considered appropriate or necessary to serve a TPO

4.1.2 Amenity
While amenity is not defined in the Town and Country Planning Act, government guidance advices that authorities develop ways of assessing the amenity value of trees in a structured and consistent way. Cambridge City Council Citywide Tree Strategy 2016 – 2026 sets out the criteria for assessing amenity in Policy P2 and considers visual, wider impact, atmospheric, climate change, biodiversity, historic/cultural and botanical benefits when assessing the amenity value of trees.

4.1.3 Suitability
The impact of trees on their local surroundings should also be assessed, taking into account how suitable they are to their particular setting, the presence of other trees in the vicinity and the significance of any detrimental impact trees may have on their immediate surroundings.

4.2 Suitability of this TPO

4.2.1 Expedience
G1 and T3 are located close to the boundary with 30 Newton Road. Officer's had concerns that proposed works to the trees by 30 Newton Road would be detrimental to tree health and amenity value and believed it prudent to serve a preservation order to limit the extent of any works. While there was no known immediate threat to trees at 22, 26 and 40 officers believe that trees may be at threat generally. As the road is not located in conservation area trees could be pruned or removed at any time without warning.

4.2.2 Amenity
Visual. All trees included in the TPO are clearly visible from Newton Road, especially T1, G1, T2 and T4 which are in the front gardens.

Wider Impact. The trees contribute positively to the character and appearance of the area.

Climate Change. Larger trees have a greater impact with regard to climate change adaptation.

4.2.3 Suitability
The trees are not conflicting with the reasonable use of the property, are not implicated in any direct or indirect damage and are not causing unreasonable shading or maintenance requirements.

5.0 CONSULTATIONS

5.1 A TPO must be served upon anyone who has an interest in land affected by the TPO.

5.2 Following such consultation an objection has been received to the TPO from 26 Newton Road.

6.0 CONSIDERATIONS

6.1 The objection is made on the following grounds:

Objection	Officer Response
The Birch, T2, was planted by the current owners to screen the house over the road, which it now does	Not pertinent to suitability of TPO
The tree is suitably positioned in the garden	Agreed
It is not expedient or necessary to include the tree as it is under good management at not at threat from being removed and there is no prospect of a change of ownership	Officer's decisions are objective. Trees in Cambridge are under a general threat from unjustified tree works and/or pressure of development. It is Council policy to seek opportunity to increase statutory protection. The TPO will not hinder continued good management
Public visibility is not sufficient to make an order, the tree is not rare, there are other Birch trees in the road, it has no cultural significance is not native and has no historic value	With reference to the Town and Country Planning Act 1990 and government guidance, visual amenity alone is sufficient to justify a TPO, however, the tree also contributes positively to the environment and climate change adaptation

7.0 OPTIONS

7.1 Members may

- Confirm the Tree Preservation Order
- Decide not to confirm the Tree Preservation Order

- Confirm the Tree Preservation Order with modification

8.0 RECOMMENDATION

8.1 The officer recommends that Members confirm City of Cambridge Tree Preservation Order 37/2018.

9.0 IMPLICATIONS

(a)	Financial Implications	None
(b)	Staffing Implications	None
(c)	Equal Opportunities Implications	None
(d)	Environmental Implications	None
(e)	Community Safety	None

BACKGROUND PAPERS:
The following are the background papers that were used in the preparation of this report:
City of Cambridge Tree Preservation Order 37/2018
Objection to TPO 37/2018
To inspect these documents contact Joanna Davies on extension 8522
The author and contact officer for queries on the report is Joanna Davies on extension 8522
Date originated: 01.04.19
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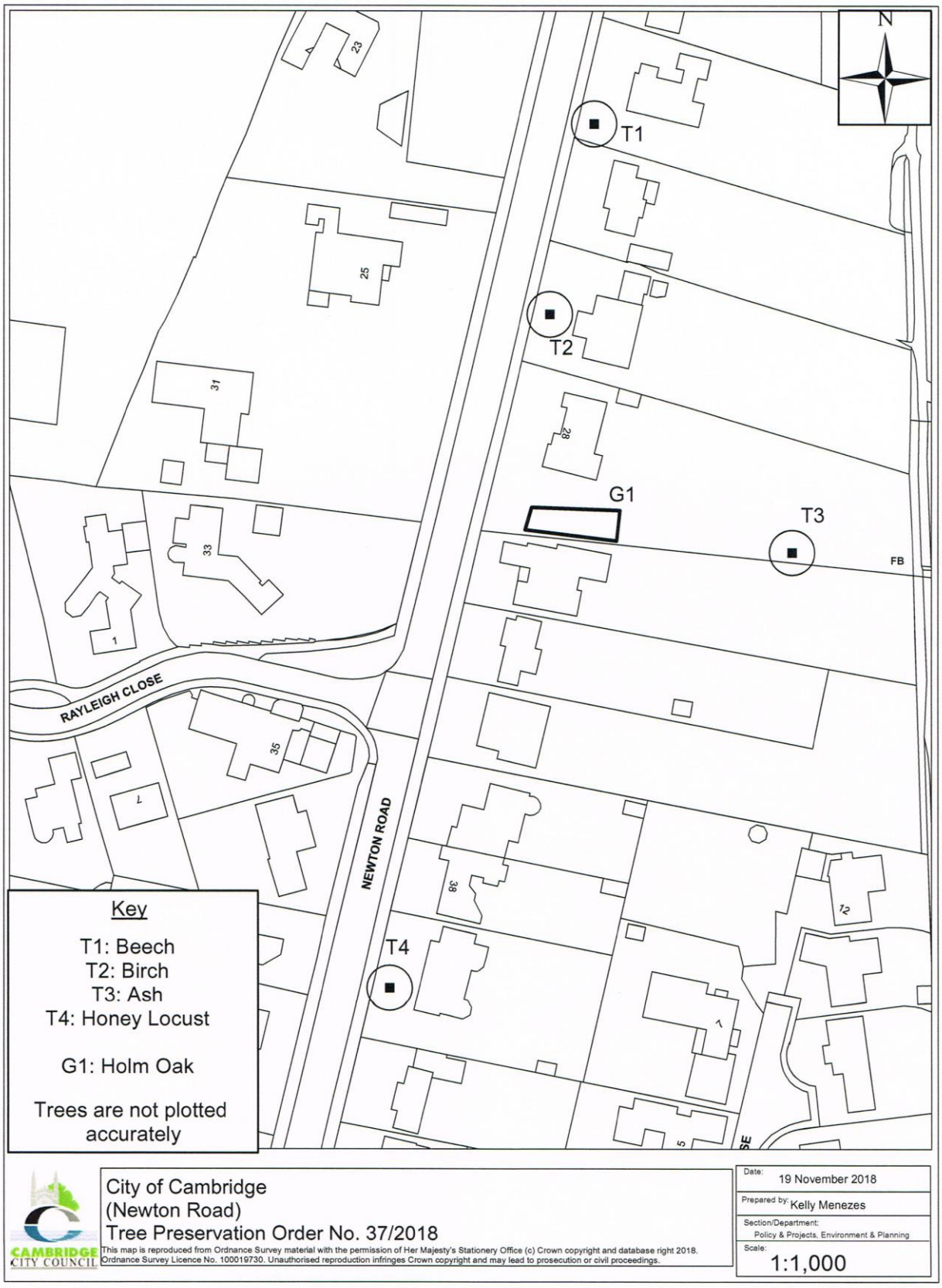
Appendix 1 - TPO Pan



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Agenda Item

CAMBRIDGE CITY COUNCIL

REPORT OF: Arboricultural Officer
TO: Planning Committee 24th April 2019
WARDS: ECH

OBJECTION TO CITY OF CAMBRIDGE
TREE PRESERVATION ORDER (TPO) NO. 38/2018

1.0 INTRODUCTION

1.1 A TPO has been served to protect a tree in the front garden of 156 Green End Road, Cambridge.

1.2 As an objection to the order has been received, the decision whether or not to confirm the order is brought before Committee.

1.3 Members are to decide whether to confirm or not confirm the Tree Preservation Order.

2.0 RECOMMENDATION

2.1 The tree preservation order is confirmed without amendment.

3.0 BACKGROUND

3.1 The council received a communication from a member of public concerned that the subject tree was under threat because of a change of ownership. A site visit was made to assess the tree and its amenity value and a tree preservation order was served to protect a Field Maple in the properties front garden.

4.0 POWER TO MAKE A TPO

4.1 If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make trees, groups of trees or woodlands the subject of TPO.

4.1.1 Expedience
If there is a risk of trees being cut down or pruned in ways which would have a significant impact on their contribution to

amenity it may be expedient to serve a Tree Preservation Order. In some cases the Local Planning Authority may believe trees to be at risk generally from development pressure and therefore consider it expedient to protect trees without known, immediate threat. Where trees are clearly in good arboricultural management it may not be considered appropriate or necessary to serve a TPO

4.1.2 Amenity
While amenity is not defined in the Town and Country Planning Act, government guidance advices that authorities develop ways of assessing the amenity value of trees in a structured and consistent way. Cambridge City Council Citywide Tree Strategy 2016 – 2026 sets out the criteria for assessing amenity in Policy P2 and considers visual, wider impact, atmospheric, climate change, biodiversity, historic/cultural and botanical benefits when assessing the amenity value of trees.

4.1.3 Suitability
The impact of trees on their local surroundings should also be assessed, taking into account how suitable they are to their particular setting, the presence of other trees in the vicinity and the significance of any detrimental impact trees may have on their immediate surroundings.

4.2 Suitability of this TPO

4.2.1 Expedience
While there was no known immediate threat to the tree, officers believe there to be a general threat primarily due to the change of ownership. As there is no conservation area affording general protection for the tree, it could be pruned or removed at any time without warning.

4.2.2 Amenity
Visual. The tree is clearly visible from Green End Road.

Wider Impact. The tree contributes positively to the character and appearance of the area.

Climate Change. Trees are an important tool to help combat the negative impacts of climate change.

4.2.3 Suitability
With considered management, the tree will not conflict with the reasonable use of the property or neighbouring properties, it is not implicated in any direct or indirect damage and is not

causing unreasonable shading or maintenance requirements that cannot be remedied.

5.0 CONSULTATIONS

5.1 A TPO must be served upon anyone who has an interest in land affected by the TPO.

5.2 Following such consultation an objection has been received to the TPO from 154 Green End Road.

6.0 CONSIDERATIONS

6.1 The objection is made on the following grounds:

Objection	Officer Response
The tree is enormous and encroaches on 154 Green End Road blocking light to the property.	Agree that the tree is large and that considered pruning is justified.
The tree has not been maintained despite requests to the property owners.	This is a civil issue and not pertinent to the suitability of TPO.
It is disproportionate to the size of the garden and needs to be pruned. Making a tree work application every time this needs to be done is too onerous.	The officer agrees that it would be appropriate to crown lift the tree and carry out a sympathetic crown reduction. The tree work application form is simple and the process is easily completed on line. Furthermore we can agree repeat works to maintain the tree at a specified size and shape in one application. The inconvenience of completing an application is considered to outweigh the tree's value.
Agree with the provision that the tree should not be felled but disagree with the requirement to seek permission to prune it.	It is not only tree removal that needs to be safeguarded, heavy or poor quality pruning could lead to its decline or have a detrimental impact on its appearance and amenity value.

7.0 OPTIONS

7.1 Members may

- Confirm the Tree Preservation Order
- Decide not to confirm the Tree Preservation Order

- Confirm the Tree Preservation Order with modification

8.0 RECOMMENDATION

8.1 The officer recommends that Members confirm City of Cambridge Tree Preservation Order 38/2018.

9.0 IMPLICATIONS

(a)	Financial Implications	None
(b)	Staffing Implications	None
(c)	Equal Opportunities Implications	None
(d)	Environmental Implications	None
(e)	Community Safety	None

BACKGROUND PAPERS:
The following are the background papers that were used in the preparation of this report:
City of Cambridge Tree Preservation Order 38/2018
Objection from 154 Green End Road
To inspect these documents contact Joanna Davies on extension 8522
The author and contact officer for queries on the report is Joanna Davies on extension 8522
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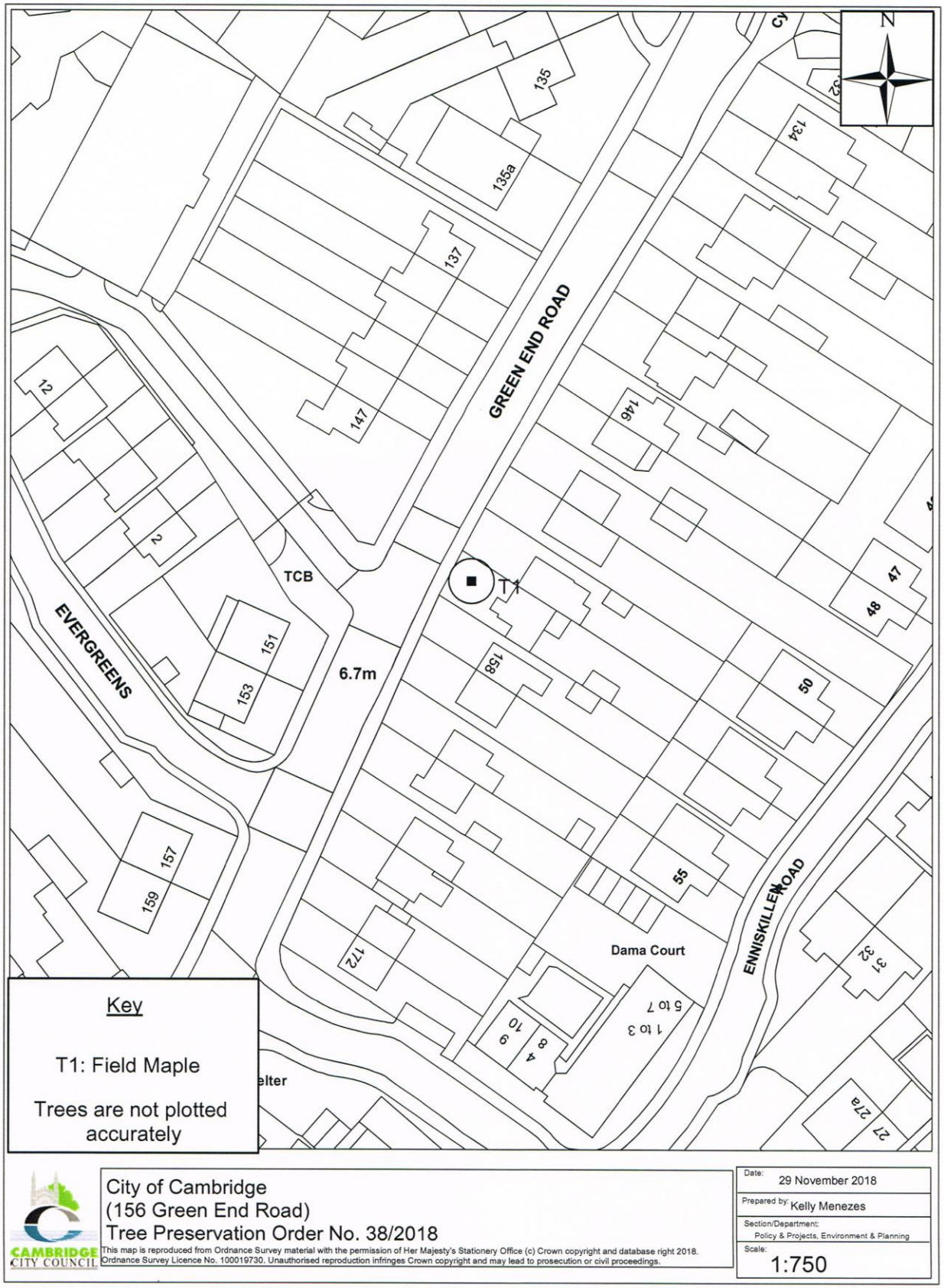
Appendix 1 - TPO Pan



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