



**SOUTH AREA COMMITTEE
CHAIR COUNCILLOR**



AGENDA

To: City Councillors: Taylor (Chair), Blackhurst (Vice-Chair), Al Bander, Ashton, Dryden, McPherson, Pippas, Stuart, Swanson, Carter, Heathcock and Shepherd

County Councillors: Carter, Heathcock and Shepherd

Dispatched: Tuesday, 10 May 2011

Date: Wednesday, 18 May 2011
Time: 7.30 pm
Venue: Meeting Room - Queen Edith's Chapel
Contact: Martin Whelan **Direct Dial:** 01223 457012

- 1 **APOLOGIES FOR ABSENCE**
- 2 **MINUTES** (*Pages 1 - 10*)
- 3 **MATTERS AND ACTIONS ARISING FROM THE MINUTES**
- 4 **DECLARATIONS OF INTEREST**

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

- 5 **OPEN FORUM**
- 6 **DISCUSSION REGARDING PROPOSALS FOR THE FUTURE OF CAMBRIDGESHIRE LIBRARY SERVICES** (*Pages 11 - 12*)

7 **NEW PROVISION FOR COLLECTION OF ADDITIONAL MATERIALS AT RECYCLING POINTS.** *(Pages 13 - 14)*

8 **PLANNING APPLICATIONS**

8a 11/0262/FUL - 65 Cavendish Avenue, Cambridge *(Pages 15 - 28)*

8b 11/0242/FUL - 37 Monkswell *(Pages 29 - 38)*

8c 10/0535/FUL - 1 Mowbray Road Cambridge Cambridgeshire CB17SR
(Pages 39 - 50)

INFORMATION FOR THE PUBLIC

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

To ensure that your views are heard, please note that there are Question Slips for Members of the Public to complete.

Public speaking rules relating to planning applications:

Anyone wishing to speak about one of these applications may do so provided that they have made a representation in writing within the consultation period and have notified the Area Committee Manager shown at the top of the agenda **by 12 Noon on the day before the meeting** of the Area Committee.

Filming, recording and photography at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

REPRESENTATIONS ON PLANNING APPLICATIONS

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

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

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

The same deadline will also apply to the receipt by the Department of additional

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

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

To all members of the Public

Any comments that you want to make about the way the Council is running Area Committees are very welcome. Please contact the Committee Manager listed at the top of this agenda or complete the forms supplied at the meeting.

If you would like to receive this agenda by e-mail, please contact the Committee Manager.

Additional information for public: City Council officers can also be emailed firstname.lastname@cambridge.gov.uk

Information (including contact details) of the Members of the City Council can be found from this page:

<http://www.cambridge.gov.uk/democracy>

SOUTH AREA COMMITTEE

3 March 2011
7.30 - 9.15 pm

Present: Councillors Taylor (Chair), Blackhurst (Vice-Chair), Al Bander, McPherson and Swanson

Officers Present:

Patsy Dell – Head of Planning Services
Lynda Kilkelly – Safer Communities Manager
Christine Allison – Licensing Manager
Martin Whelan – Committee Manager

Also Present:

Chief Executive – Cambridgeshire Community Foundation
Cllr Clare Blair – Executive Councillor for Climate Change and Growth
Sgt Jim Stephenson – Neighbourhood Policing Sgt
Inspector Steve Kerridge – Cambridgeshire Police

11/11/sac Apologies for Absence

Apologies for absence were received from City Councillors Dryden, Newbold, Stuart, Sanders and County Councillors Heathcock, Carter and Shepherd.

11/12/sac Minutes

The minutes of the meeting held on 10th January 2011 were approved as a true and accurate record of the meeting.

11/13/sac Matters and Actions Arising form the Minutes

The committee noted that an update had been circulated on the Nightingale Avenue project since the last meeting.

11/14/sac Declarations of Interest

Cllr Al Bander – Item 11/20/SAC – Personal Interest as member of Trumpington Residents Association

Cllr Blackhurst – Item 11/20/SAC – Personal Interest as member of Trumpington Residents Association, and his wife is a director of the association.

Cllr Taylor – Item 11/17/SAC – Personal Interest as husband works in the area covered by the cumulative impact area.

11/15/sac Open Forum

There were no questions raised.

11/16/sac Safer Neighbourhoods

The committee received a report from the Neighbourhood Policing Sergeant and Safer Communities Managers regarding Safer Neighbourhoods.

The committee welcomed Sgt Stephenson as the new Neighbourhood Policing Sergeant. The composition of the South Area Neighbourhood Policing Team was noted.

The committee were provided with an update on the previously agreed priorities, Anti Social Behaviour on Paget Road and Foster and Anti Social Behaviour on Cherry Hinton High Street.

The committee were provided with highlights of the report,

- i. Total level of crime had fallen
- ii. Fall in burglary and thefts of/from cars. Specific concern was raised about the increased levels of burglary in Trumpington Ward.
- iii. Violent crime had increased in Cherry Hinton Ward. It was noted that the rise was predominantly common assault and related to domestic or violence between “friends”.

- iv. Robbery had increased in Cherry Hinton Ward. A brief overview of the issues associated with the robberies was provided.

The Committee asked the following questions regarding the report.

- i. What is the typical time location/time of the Cherry Hinton robberies? The Sgt advised that the crimes were predominantly late evening/after dark in isolated areas.
- ii. Could the problems associated with the consumption with alcohol be attributed to a particular venue serving alcohol? The Sgt advised that the issues were primarily related to home drinking and for example friends falling out, and that there was no pattern regarding where the alcohol had been purchased.
- iii. The positive resolution of the problems associated with Foster Road and Paget Road were welcomed.
- iv. Clarification was requested on the relative split of responsibilities between the British Transport Police and the local police. The Sgt agreed to provide clarification in the next report.
- v. It was questioned whether the low levels of anti-social behaviour in December could be attributed to the poor weather. The Sgt agreed with the suggestion.
- vi. Clarification was requested regarding the reference to incidents on Queen Edith's Way regarding reports of youths throwing objects. The Sgt agreed to report back on the latest status in the next report.
- vii. The Police were asked whether information related to domestic violence could be incorporated into the reports? The Sgt agreed to review the suggestion, however it was noted that a specialist force wide team undertook the majority of the work in this area.
- viii. The positive impact of the CCTV units regarding the problems associated with Tesco's was welcomed.
- ix. Clarification was requested regarding the legality of electrically assisted scooters. The Sgt agreed to provide an update regarding the legality of the devices.

- x. The Police were asked regarding the implementation of the 20mph limit on Wulfstan Way and Gunhild Way, and whether it was being adhered to. The Sgt advised that no adverse reports had been received.

The Police thanked residents of the area for their assistance in the collation of evidence, which had resulted in the closure of a Cannabis factory.

Resolved unanimously to,

- i. Agree the priorities as outlined in the committee report
- ii. Propose an additional priority regarding burglary in Trumpington Ward.

11/17/sac Licensing Act 2003 Statement of Licensing Policy - consultation on the section of Hills Road between the junctions of Regent Street and Purbeck Road as a fourth cumulative impact area and extension of the Leisure Park cumulative impact (CI) area to include the section of Cherry Hinton Road running from Hills Road to Clifton Road

The committee received a report from the Licensing Manager regarding the consultation on the possible extension of the cumulative impact areas.

The Licensing Manager was questioned why the item hadn't been presented to the committee earlier. The committee were advised that the consultation didn't begin until after the papers were circulated for the January meeting.

The Licensing Manager was asked for more information about the consultation arrangements. The committee were informed that the notification of the consultation had been sent to every residents association, licensed premises, responsible authorities and others with an interest in the policy.

Resolved (Unanimously) to

- i. Note the consultation

11/18/sac Sex Establishments Draft Statement of Licensing Policy

The committee received a report from the Licensing Manager regarding the Sex Establishments Draft Statement of Licensing Policy.

The Licensing Manager confirmed that the proposed policy was based on counsels' advice and that to date a small number of responses had been received.

Resolved (Unanimously) to

- i. Note the consultation

11/19/sac Environmental Improvement Programme

The Committee Manager presented a report on the Environmental Improvement Programme in the absence of the Environmental Projects Manager.

The committee requested an update on the latest status of the Rectory Terrace project at the next meeting.

Resolved (Unanimously) to

- i. Approve the allocation of £8000 for the Cherry Hinton Road Hanging Baskets.

11/20/sac Community Development and Leisure Grants

The committee received a report from the Chief Executive of Cambridgeshire Community Foundation regarding Community Development and Leisure Grants.

The committee were advised that two applications had been received relating to Trumpington Residents Association and Denis Wilson Court.

Resolved (Unanimously) to

- i. Approve the applications for Community Development and Leisure Grants as outlined in the committee report.

11/21/sac Localism Bill and Planning

The committee received a presentation from the Head of Planning Services and the Executive Councillor for Climate Change and Growth regarding the implications of the localism bill on the planning system.

The committee and members of the public asked the following questions

- i. The biggest challenge is apathy, how will this be overcome? The Executive Councillor emphasised the importance of effective engagement.
- ii. Does the abolition of the regional spatial strategy provide an opportunity for the fringe developments to be renegotiated? The Head of Planning Services confirmed that the delivery of the Southern Fringes was in advanced delivery phase, and that the review of the local plan would consider the future needs of the city. The Executive Council emphasised the importance of developing sustainable communities.
- iii. How will the proposals affect the viability of world food supplies? The Executive Councillor and the Head of Planning Services welcomed the comments, and acknowledged the need to address the associated issues carefully.
- iv. Has any consideration being given to prevent multiple successive applications? The Head of Planning Services advised that the right to apply for planning permission would remain.
- v. The Head of Planning Services confirmed that the Cambridge Local Plan (and all other local plans) would remain in force.

11/22/sac Planning Applications

12a 10/1278/REM - The Cottage, Gazeley Road, Cambridge

The committee received an application for reserved matters approval for the erection of one five-bedroom house.

Resolved (Unanimously) to accept the officer recommendations and approved subject to conditions for the following reasons,

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1, H1, T9, T14, ENV7 and WM6
Cambridge Local Plan (2006):

3/1,3/4,3/7,3/10,3/12,4/4,4/13,5/1,8/2,8/6 and 8/10

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

12b 10/0996/FUL - 255 Hills Road, Cambridge

The committee received an application for full planning permission for the erection of a single storey rear extension to the dwelling.

Mr Martin Roach spoke in objection to the application and raised the following issues,

- i. The cumulative effect of the successive applications
- ii. The inappropriate size of the proposed development resulting in a progressive feeling of enclosure.
- iii. Loss of light and overshadowing

The applicant spoke in favour of the application.

Resolved (4 votes to 1) to accept the officer recommendations and approved the application, subject to conditions, for the following reasons

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England Plan (2008) Policy ENV7 Cambridge Local Plan (2006)
Policies 3/4, 3/14

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

12c 11/0003/FUL - 1A Orchard Estate, Cambridge

The committee received an application for reserved matters approval for the conversion of the present property from a dwelling and annex to two dwellings.

Resolved (Unanimously) to

1. Accept the officer recommendations and approved subject to conditions for the following reasons,

i. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1

Cambridge Local Plan (2006): 3/1,3/4,3/7,3/8,5/2,5/14,8/6,8/10,8/11 and 10/1

ii. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

2. Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 31st March 2011 it is recommended that the application be refused for the following reason(s).

i. The proposed development does not make appropriate provision for public open space, community development facilities and life-long learning facilities in accordance with the following policies, standards and proposals 3/7, 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006; and policy P6/1 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004.

The meeting ended at 9.15 pm

CHAIR

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Briefing for City Area Committee meetings on the Library Service Review

The following strategy for the future of Library services in Cambridgeshire was agreed by the County Council at their meeting on 15th February:

- **Externalisation of the service to a charitable trust**, together with related services including archives, cultural services, and adult learning and skills. The County Council will still have statutory responsibility for the service, but becoming a trust will provide greater focus and flexibility and unlock funding and savings to which the Council does not have access
- **A shared approach to the delivery of library support and specialised services** – including bibliographic services, reference and online services - with four other local library authorities in order to make economies of scale, in a project called SPINE (Shared Partnership In the East)
- **Service redesign** based on libraries working in groups, enabling more self service use of library services, re-designing work processes, and reducing the number of staff
- **Encouraging much greater community participation** in the management and running of library services through volunteering and acting on Friends Groups, Community Management Boards, and the Board of Trustees
- **A review of the library network** to make savings whilst ensuring a comprehensive and efficient service based on community need. This will include:
 - Exploring the potential for all library services to join with other services as part of multi agency ‘community hubs’
 - Inviting more communities to run their own library facilities, in a similar way to the existing community run Library Access Points
 - It may also result as a last resort in some library closures, following careful assessment of the needs of local communities and the use made of libraries, if sufficient savings cannot be found from the above approaches

13 libraries have been selected for priority consideration for the review of the network, following an initial assessment of community need and library performance. These are the 7 libraries that fall within the bottom quartile for both library performance and community need:

- Comberton
- Cottenham
- Linton
- Sawston
- Sawtry
- Warboys
- Willingham

And the 6 other libraries that fall within the lower half for community need:

- Bar Hill
- Buckden
- Great Shelford
- Milton Road
- Rock Road
- Yaxley

This is in line with the Council's focus on prioritising its resources on individuals and communities with greatest need, and on the understanding that communities with relatively less deprivation may be more able to access alternative service points or to take over the running of their own libraries.

In the South area of the city, the two libraries affected by this strategy for the future are Cherry Hinton Library and Rock Road Library. The impacts on these libraries are as follows:

Cherry Hinton Library – in common with all libraries, Cherry Hinton Library will become part of a group of libraries, with most of the management carried out from the 'hub' library (in this case Central Library). Self service technology will be installed so that users can issue and return their own items. Opening hours will be reviewed, and the library is likely to be single staffed most of the time. We will be looking for volunteers to help support the service and enable more activities to take place. As an additional possibility we will be looking, in consultation with the community, for potential opportunities to co-locate the library with other services as part of a community hub.

Rock Road – as one of the 13 libraries under closer review, the options we will be looking at include:

- Taking the same approach as for other libraries (see Cherry Hinton above)
- potential opportunities for redevelopment / relocation with other services as part of a multi agency community hub
- consulting with the community on the possible transfer to the community to run as a Library Access Point. The Library Friends Group and Chesterton Community Association have already expressed interest in this possibility.
- Closure – as a final option if all else fails

The final outcome for this library will not be known until final proposals for the library infrastructure are drawn up later in the year, taking all the above possibilities into account.

Detailed public consultation and engagement will take place over the coming months, before final proposals are presented to Cabinet later in the year.

For further information please view details on our web site at

<http://www.cambridgeshire.gov.uk/leisure/libraries/news/libservicereview/>

A briefing for Councillors about new provision for collection of additional materials at recycling points.

1. Background

Cambridge City Council operates 23 public recycling points providing a range of recycling banks, where residents can take their dry recyclables to a local facility in, for example, a neighbourhood car park and segregate various materials for recycling. A report was taken to committee in June last year for the provision and maintenance of banks at public recycling points and the subsequent recycling of the material

Following the procurement exercise we are now able to offer an extended range of materials at certain sites. These are:

- New provision of banks for the collection of Small Electrical and Electronic items (also known as small WEEE)
- New provision of banks for plastic tubs, pots and trays
- Replacement of existing textiles and shoe banks and replacement of book and media banks with new containers.

2. Bank and Service providers.

Textile, books and media and Small WEEE banks will be provided by Waste Recycling Group (WRG). Collection of plastic Tubs Pots and Trays will be done by Donarbon (now called Amey Cespa).

Provision and collection of paper, glass, cans and plastic bottle will be unaffected and continue to be done by City Services.

3. Location of banks

Existing textile and book banks will simply be replaced and no existing provision for these materials will be lost. Not all sites in the city are large enough to accommodate new banks and so it is the intention to use the sites that have sufficient space whilst trying to get a fair distribution of banks. Table 1 below gives a summary of the proposed locations. The colours show where banks will be provided and retained. Any new banks are marked by the word "New". Tesco have recently announced plans to provide its own recycling facilities at its stores to replace local council provision, Therefore, Tesco is excluded from consideration, for the time being, until we know what their intentions are for the recycling point on Newmarket Road.

Table 1: Summary of proposed provision.

Ward	Recycling Point	Textile and shoes	Books and Media (tapes and discs)	Small electrical items (weee)	Plastics tubs, pots and trays
South	Colville road		New	New	New
	Cherry Hinton Hall	New			New
	Waitrose		New	New	New
North	Arbury Court		New	New	
East	Beehive			New	
	Sainsburys			New	New
	Focus DIY	New	New		New
West/ central	Lammas land				

4. Feedback

We would like to take this opportunity to ask residents for their feedback and any comments they may have on this service.

There will be a display and feed back forms at the meeting.

SOUTH AREA COMMITTEE MEETING – 18th May 2011

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 11/0242/FUL

Location: **37 Monkswell, Cambridge**

Target Date: 18.05.2011

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 11/0262/FUL

Location: **65 Cavendish Avenue, Cambridge**

Target Date: 04.05.2011

To Note: An email has been received from the neighbour at 67, who had previously not raised objection to the proposal, seeking clarification about the degree of loss of light. The same email makes the point that the existing projection of 65 behind 67 is 1.3 metres, not the 1.8m stated in the Committee report. An officer has spoken to the agent who drew the plans (where 1.8 is the illustrated extend of the projection) and it is understood that in preparing the plans an earlier drawing was used, so it may be an inherited problem. An attempt will be made to double-check this prior to the meeting when a further oral report will be made.

A request has been received from the applicant that the material submitted with the application be circulated with the amendment sheet. That is not the practice of the authority as all the information is available on line. The photographs of other extensions in the locality will be displayed at the meeting. It has also been pointed out that the dimension given at page 19, paragraph 8.5, line 7 is incorrect. The 5.90 metres stated there should be 5.0 metres.

Amendments To Text: In the light of the advice above, about the extent to which 65 projects behind 67, other dimensions in page 19 paragraph 8.5 may also be incorrect. If, when a further site visit has been done, it is clear that the figures given are inaccurate and further changes to the text are necessary, an additional note will be circulated at Committee.

Pre-Committee Amendments to Recommendation: None.

Although the change in the distance by which 65 projects behind 67 will clearly have a bearing on the degree of enclosure and loss of light I remain of the view that the proposal is overbearing in its relationship with 67

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 10/0535/FUL

Location: **1 Mowbray Road**

Target Date: 02.09.2010

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: an additional condition to ensure there is adequate cycle parking provision.

5. The additional bed and breakfast rooms shall not be brought into use until a scheme for the provision of 2 secure, covered, on-site cycle parking spaces has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented before occupation of the additional rooms, and shall be maintained thereafter.

Reason: To ensure appropriate cycle parking is provided to standard (Cambridge Local Plan 2006 policy 8/6)

DECISION:

Application Number	11/0262/FUL	Agenda Item	
Date Received	9th March 2011	Officer	Mr Marcus Shingler
Target Date	4th May 2011		
Ward	Queen Ediths		
Site	65 Cavendish Avenue Cambridge Cambridgeshire CB1 7UR		
Proposal	Part two and part single storey rear extension and single storey side extension.		
Applicant	Mr. And Mrs. Ferguson 65 Cavendish Avenue Cambridge Cambridgeshire CB1 7UR		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 65 Cavendish Avenue is an end-of-terrace, two-storey house and its associated front and rear gardens, situated to the north side of the street, about 85 metres west of the junction with Hinton Avenue. The house is at the west end of the terrace and both end houses in their original form projected both very slightly forward of and behind the houses in the centre of the terrace. There were also gables to the front and rear of the end houses. The application house is finished in cream render (as is the rest of the terrace) under a tiled roof and has been extended previously with a flat roof single storey extension that projects out of the rear gable at the western side of the rear elevation. There are single storey garage structures to the west of the house, between the main house and the common boundary with the non-attached house, No. 63.
- 1.2 The area is residential in character containing a mix of detached, semi-detached and terraced two-storey houses, which vary widely in scale and are finished indifferent materials. The houses to the west are set back about 5 metres further from the street than the application house. The two houses at

the eastern end of the terrace, 69 and 71, have both had substantial extensions to the rear.

- 1.3 The site is not in a conservation area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application follows the withdrawal of an earlier application seeking planning permission for a part single and part two-storey rear extension (10/1179/FUL) and again seeks permission for a part single and part two-storey rear extension to the existing property. The proposed extension will measure 5m deep at ground floor level reducing to 4.0m at first floor level and will be 5.5m wide with a hipped and pitched roof rising to a maximum height of 7.3 m; the extension will be set 1.9m off the common boundary with the attached property to the east (67), and 3.8m off the common boundary with the property to the west (63).
- 2.2 The application is reported to Area Committee for decision at the request of Councillor Swanson.

3.0 SITE HISTORY

Reference	Description	Outcome
10/1179/FUL	Part single part two-storey rear extension.	W/D

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)
Planning Policy Guidance 13: Transport (2001)
Circular 11/95 – The Use of Conditions in Planning Permissions

5.2 East of England Plan 2008

ENV7 Quality in the built environment

5.3 Cambridge Local Plan 2006

3/4 Responding to context

3/14 Extending buildings

5.4 Supplementary Planning Documents

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

5.5 Material Considerations

5.6 No additional considerations arise.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objections.

6.2 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 None received although it is noted that the neighbours at 67 Cavendish Avenue supported the previous proposal for development.

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

Context of site, design and external spaces

- 8.2 The proposed extension will be only partially visible from the street as it is predominantly set to the rear of the property and thus any impact will be limited to what can be seen from the street to the southwest. The scale of what is proposed and that the houses to the west are set back 5 metres further from the street than the application property, means the rear extension will be more visible than it would be in many other circumstances. That notwithstanding I consider the views will be relatively oblique and given the scale of some other housing nearby, I do not consider that the character and appearance of the locality would be harmed by the extension. The development although of significant bulk and scale is of an acceptable design which will, subject of the use of appropriate matching materials, integrate satisfactorily as a harmonious and clearly subsidiary addition to the existing property. The proposed extension is of significant depth at 5m at ground floor but the rear garden of the property is generous at 36m overall and I do not consider that the rear garden environment would be harmed by the development. The single storey side porch is limited in scale and set back from the frontage and will not in my opinion detract either from the appearance of the house or the street. The proposals are thus considered to be acceptable from the visual perspective.
- 8.3 In my opinion and from the visual perspective alone, the proposal is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

Residential Amenity

- 8.4 Of greater concern in this instance is the potential impact on neighbouring residential amenity. The extension will be set 3.8m away from the common boundary with the unattached neighbouring property to the west, 63 Cavendish Avenue, and 6.3m from the dwelling. Given that 63 is set 5m further back from the street than the application dwelling, I consider that extension will for the most part align with the flank wall of 63. Despite ground floor windows in that elevation, I consider any impact on light to or outlook from 63 would be limited and not so harmful as to justify refusal. Although the porch is closer to the common boundary with 63, the only property it might be considered to have a bearing upon, it is a porch covering an

existing access and although there might be some light spillage, I do not consider it will have a material bearing upon 63 and nor will either element of the proposal materially affect the privacy to that dwelling.

- 8.5 The relationship with the attached dwelling to the east, 67 Cavendish Avenue is my greatest concern. The rear gable of the original dwelling means that 65 has always projected about 1.8 metres beyond the rear wall of 67, hard on the common boundary. The proposed extension has been set off the common boundary by 1.9m and projects, at ground floor, a further 5.90 metres out into the garden, 6.8 metres in all. At first floor level the current proposal, which has been reduced from that first suggested in the previous application, has been reduced to 4m in length at first floor level (5.8m in all behind 67), with the roof being hipped back. While these reductions and amendments undoubtedly reduce the impact of the development, the combination of the existing projection and the extension proposed still gives an overall depth of 6.8m at ground floor and 5.8m at first floor level. At a position that remains relatively close to the boundary, I am of the view that the proposed rear extension is unneighbourly and harmful to the neighbouring property. I consider the development will be overbearing in its relationship with 67 and create an unacceptable sense of enclosure for 67 imposing on the outlook and eroding the amenity of 67, resulting in a loss of natural daylight. In forming this opinion, I have been very aware of the substantial extensions to 69 and 71 Cavendish Avenue and that the neighbours at 67 were supportive of the previous proposal for development. I do however consider that the timing and scale of the extensions at the other end of the terrace do mean that they can be properly be seen in a different light from this proposal and I remain of the opinion that the rear extension is not acceptable.
- 8.6 In my opinion the proposal fails to adequately respect the residential amenity of its neighbours or the constraints of the site and I consider that it is in clear conflict with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

9.0 CONCLUSION

9.1 The proposals are considered to be unacceptable and refusal is thus recommended.

10.0 RECOMMENDATION

REFUSE for the following reason:

1. The proposed two-storey rear extension, because of its height and its length, its proximity to the common boundary and its position slightly south of due west the neighbouring property at 67 Cavendish Avenue, would have a material adverse impact on that property. It would unreasonably dominate and be overbearing in its relationship with 67, causing the occupiers of that property to suffer an undue sense of enclosure, to the detriment of the level of amenity they should reasonably expect to enjoy. It would also cause a loss of light to the rear of that house and its rear garden area and would erode the quality of the outlook from the property. The development is for these reasons contrary to policy 3/14 of the Cambridge Local Plan 2006. It follows that the development also fails to respond to its context or to relate satisfactorily to its surroundings and is therefore also contrary to policy ENV7 of the East of England Plan 2008, to policy 3/4 of the Cambridge Local Plan 2006 and to advice provided by Planning Policy Statement 1 - Delivering Sustainable Development (2005).

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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information”

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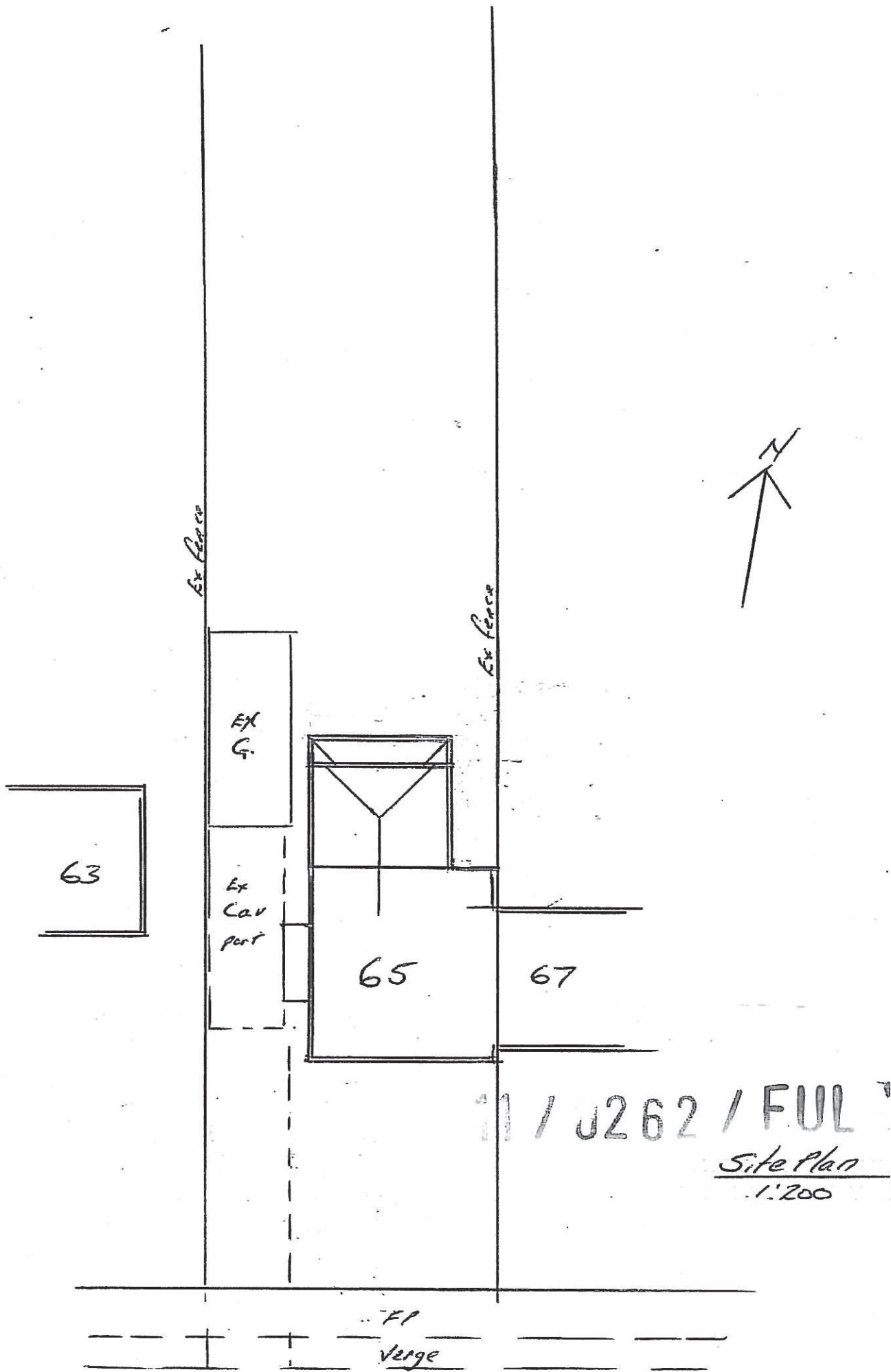


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65 Cavendish Avenue Cambridge Cambridgeshire CB1 7UR



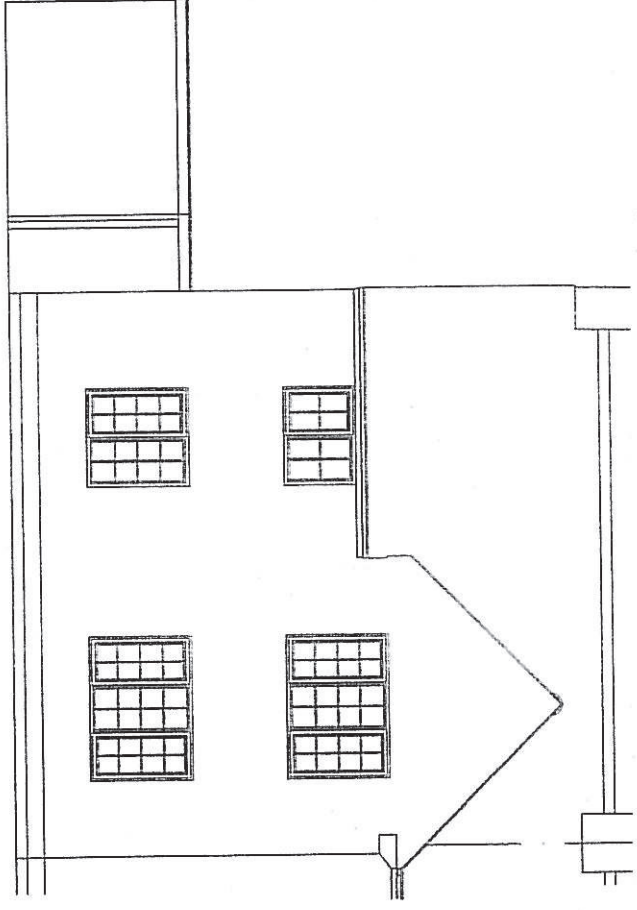
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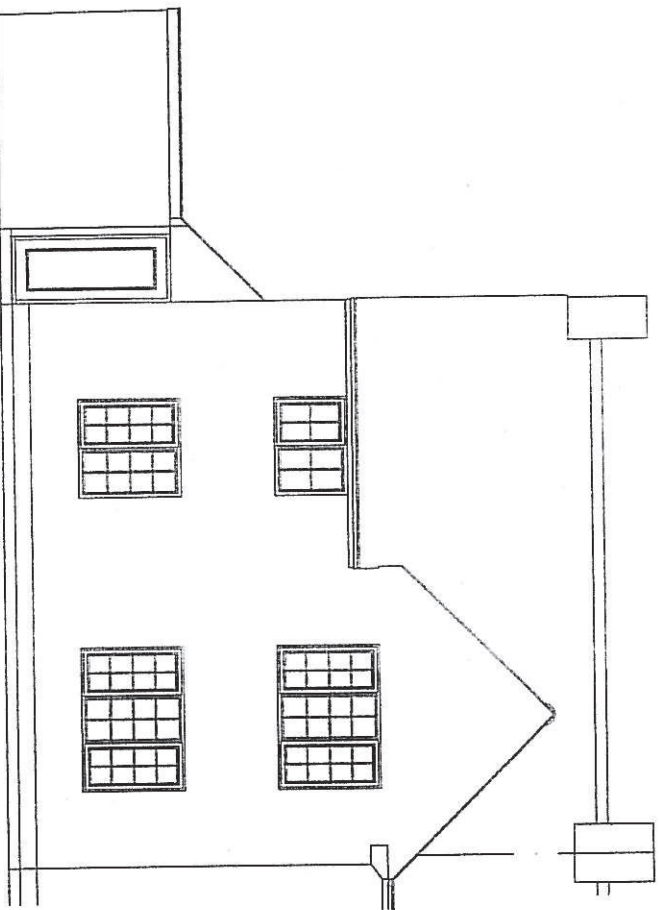


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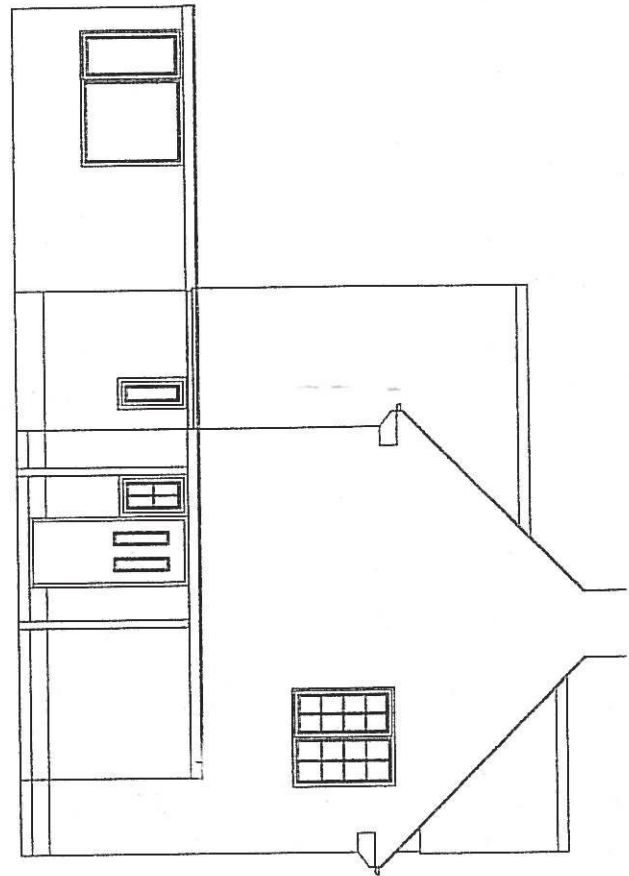
Site Plan
1:200



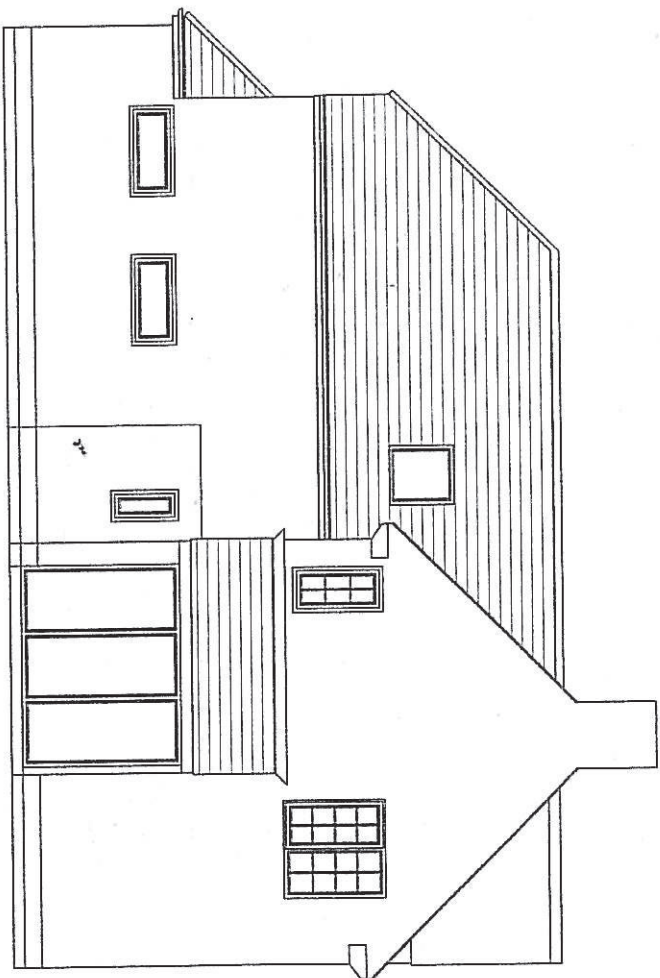
Existing Front Elevation



Proposed Front Elevation

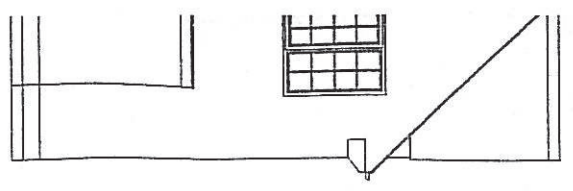


Existing Side Elevation

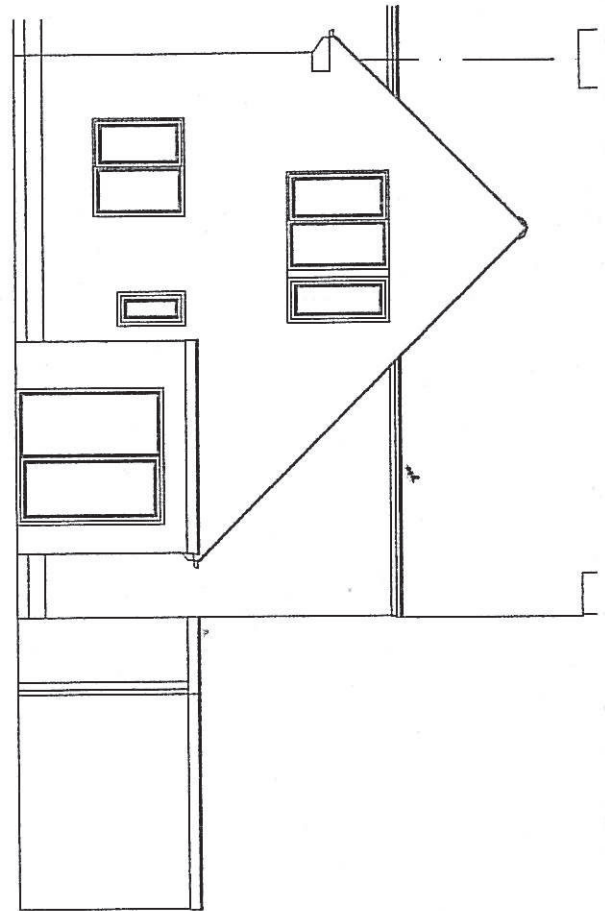


Proposed Side Elevation

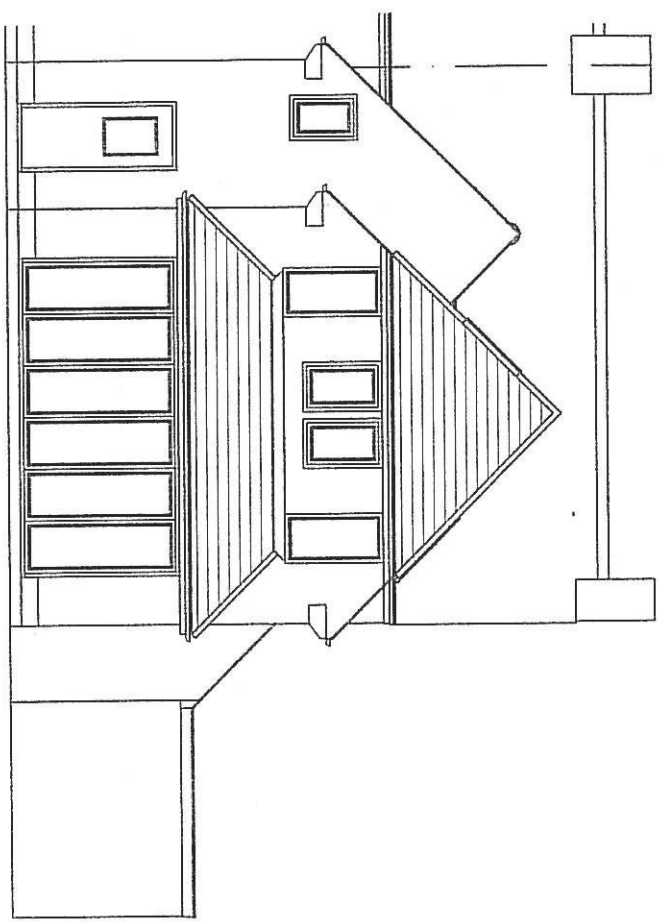




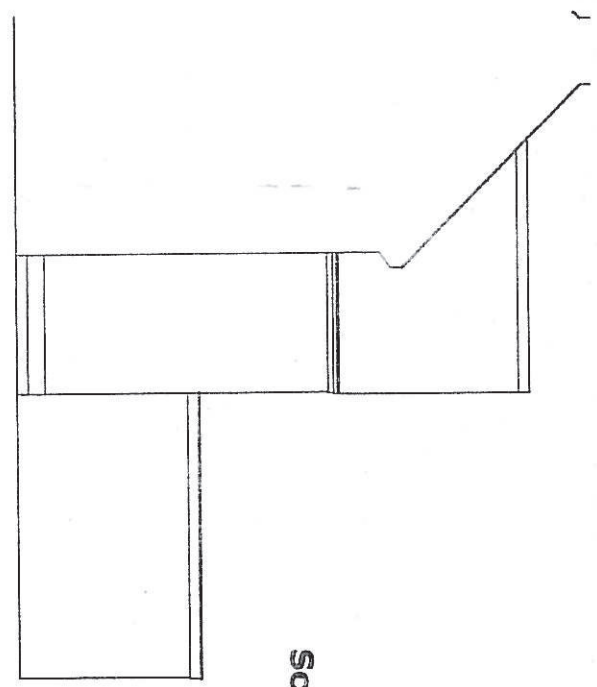
Existing Rear Elevation



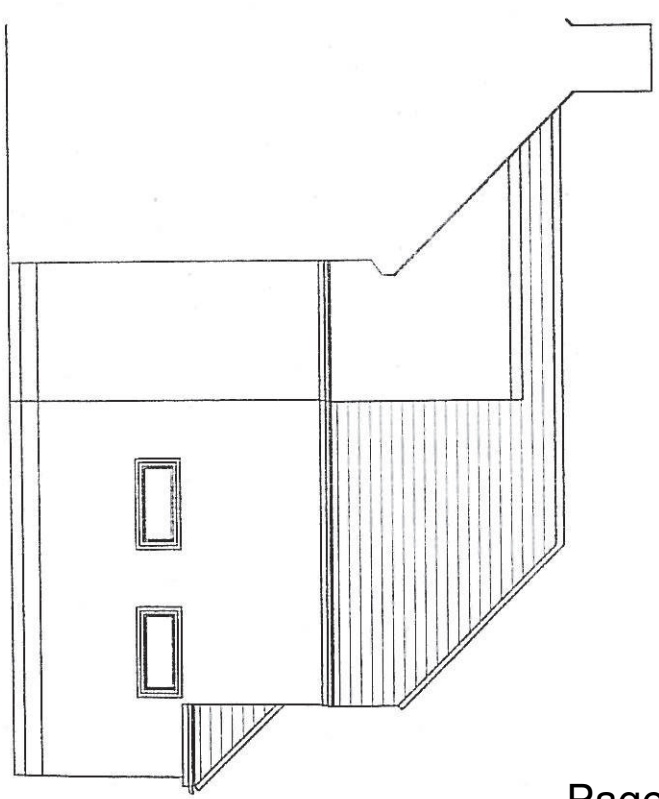
Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation



Section

Scale 1 : 20

Concrete Found

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Application Number	11/0242/FUL	Agenda Item	
Date Received	23rd March 2011	Officer	Miss Catherine Linford
Target Date	18th May 2011		
Ward	Trumpington		
Site	37 Monkswell Cambridge Cambridgeshire CB2 9JU		
Proposal	Erection of a wooden log cab (movable) will be used as a study.		
Applicant	Dr Salah Al Bander 37 Monkswell Cambridge Cambridgeshire CB2 9JU		

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 Monkswell is a residential enclave on the north side of Paget Road in Trumpington. The western part of the development comprises two-storey flats, grouped around a pleasant courtyard with a central area of grass and trees. No. 37 Monkswell is a first-floor flat situated on the northwestern corner of this square; it has a detached garden about 13 metres square which is about 12 metres north of the flat, with access to it by a narrow passageway. The garden area is enclosed on all sides by fencing in different states of repair and there are trees both in and nearby the site. The area is predominantly residential and the garden of the property, the site of this application, is surrounded by other residential gardens, with the gardens of 42, and 44 Alpha Terrace to the north; the garden of No. 6 Sefton Close to the west; the garden of No. 35 Monkswell to the south; and the gardens of Nos. 39 and 41 Monkswell to the east.

1.2 This property does not lie in a Conservation Area.

2.0 THE PROPOSAL

- 2.1 This application seeks planning permission for a cabin, within the garden of 37 Monkswell, measuring 5.8m x 5.4m x 2.7m in height to the ridge. At its closest point, the cabin would be situated 1.5m from the western boundary, and 1.5m from the northern boundary.
- 2.2 This application follows a previous application for a wooden cabin, which was of a similar size and design to that proposed in this application, though the previously proposed cabin was closer to some of the boundaries.
- 2.3 This application is put to Committee for determination as the applicant is a City Councillor for Trumpington Ward.

3.0 SITE HISTORY

Reference	Description	Outcome
C/98/1128	Installation of satellite dish with 200cm diameter	A/C
08/1038/FUL	Erection of a portable wooden cabin within garden curtilage	A/C

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

- 5.2 **PPS1 Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development

objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

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

5.4 East of England Plan 2008

SS1 Achieving sustainable development
ENV7 Quality in the built environment

5.5 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No Objection

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

7.0 REPRESENTATIONS

7.1 No representations have been received to date.

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

Context of site, design and external spaces

- 8.2 No. 37 Monkswell is a first floor flat, with No. 35 on the ground floor. To the rear of these properties the garden is divided into two, with the front section belonging to No. 35 and the rear section belonging to No. 37.
- 8.3 The proposed wooden cabin would be situated in the northwestern corner of the rear section of garden, 1.5m from the northern boundary, and 1.5m from the western boundary (at its closest point). The garden is screened from the adjoining gardens to the north and west by fencing, trees and shrubs.
- 8.4 The wooden cabin is quite simple in design and I believe it would not be out of character with other sheds and gardens nearby. I consider it to be acceptable in terms of context, although the impact the proposal would have on residential amenity also needs to be assessed.
- 8.5 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

- 8.6 The wooden cabin would have windows on only the eastern elevation (the previous proposal included windows on both the eastern and southern elevations). The western, southern and northern elevations would all be blank. The cabin would therefore only overlook the garden of the applicant.
- 8.7 As the garden is well screened by trees and shrubs and enclosed by fencing, the wooden cabin is not of a height to have the potential to overshadow in any material way the rear gardens of the neighbouring properties of No. 42 and 44 Alpha Terrace and 6 Sefton Close. As the cabin would be approximately 7m from the garden of No. 35 Monkswell, I do not believe it would overshadow or have any material impact on that garden either.
- 8.8 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I

consider that it is compliant with East of England Plan (2008) policy ENV7, East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/7.

9.0 CONCLUSION

- 9.1 In my opinion, the proposed wooden cabin would not be very apparent from anywhere other than the first floor flats, 37 and 41 Monkswell and given the distances, would not do any harm to 41 and belongs to 37. In the context of surrounding gardens fences and outbuildings the proposal will not have any material adverse impact on either the surrounding area or the amenities of neighbouring residents. The application is therefore acceptable and is recommended for approval.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. The building hereby approved shall only be used for purposes incidental to the enjoyment of the dwellinghouse, 37 Monkswell, and for no other purpose.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 3/7)

3. Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV7;

Cambridge Local Plan (2006): 3/4, 3/7, 3/11, 3/12;

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

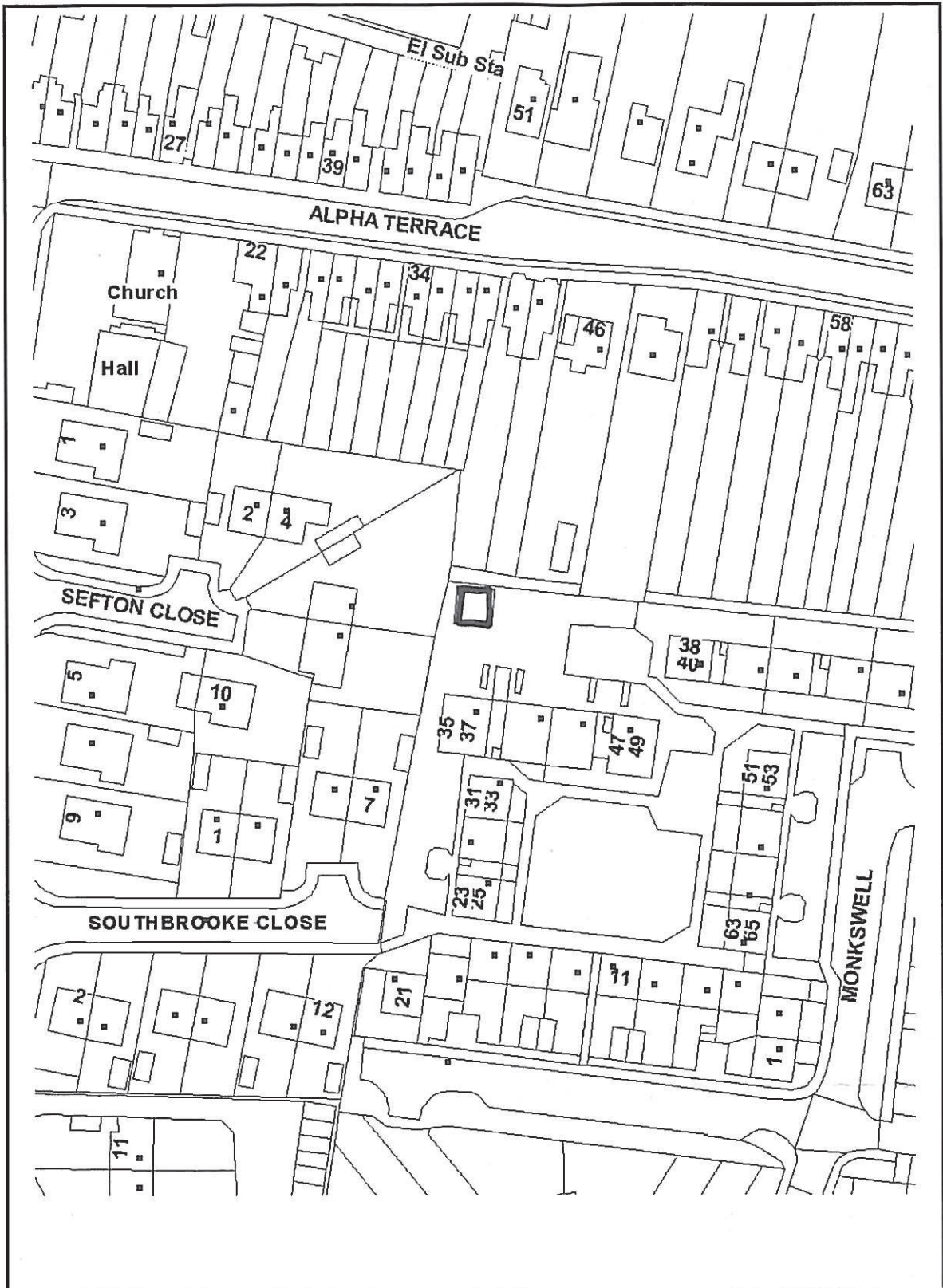
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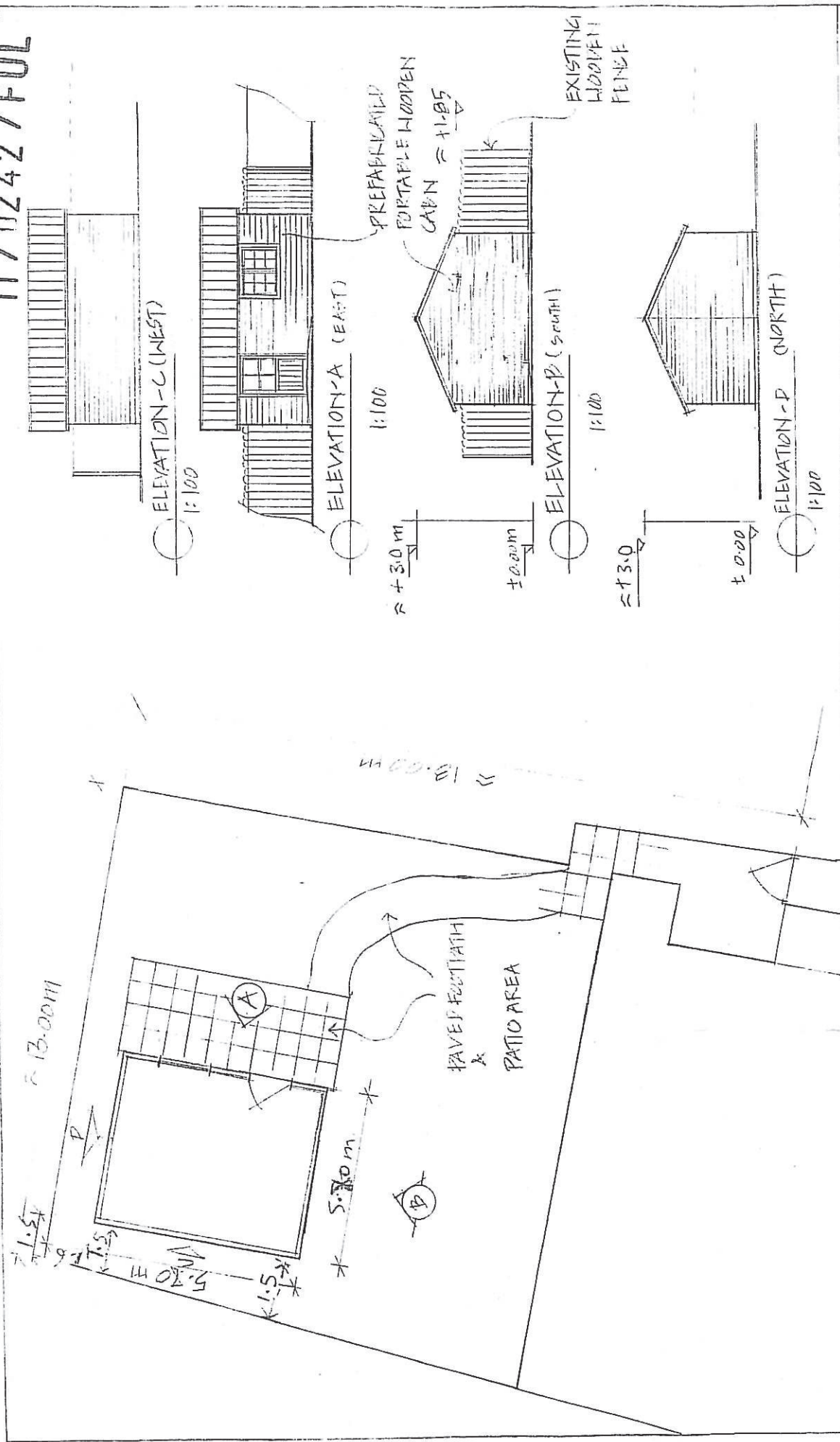


11/0242/FUL

37 Monkswell Cambridge Cambridgeshire CB2 9JU

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11/0242/FUL



<p>JOB No. 1102 DRAWN BY: SG CHECKED BY: SG DATE: 07.02.11</p>	<p>REV: 1 NORTH & WEST ELEV ADDED DOORS & WINDOWS REVISED</p>	<p>37 MONK SHELL - GARDEN. PROPOSED LOCATION FOR PORTABLE WOODEN CABIN</p>	<p>DN G No. 1102-02</p>	<p>© UPP</p>	<p>NOTE: DRAWINGS ARE FOR INFORMATION PURPOSE ONLY. FOR SPECIFICATIONS REF. TO MAIN SPEC.</p>
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Application Number	10/0535/FUL	Agenda Item	
Date Received	8th July 2010	Officer	Mr Tony Collins
Target Date	2nd September 2010		
Ward	Queen Ediths		
Site	1 Mowbray Road Cambridge Cambridgeshire CB1 7SR		
Proposal	Change of use from dwelling to bed & breakfast.		
Applicant	Mr George Pippas 1 Mowbray Road Cambridge Cambridgeshire CB1 7SR		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 1 Mowbray Road is a semi-detached property on the east side of the road (which is part of the city ring road), 50m north of the roundabout at the junction with Queen Edith's Way. The building is faced in red brick, with a hipped, tiled roof. The half-hexagonal front bay, which extends from ground level to the eaves, is rendered. The front door is set back from the elevation within an arched open porch
- 1.2 The building is not listed. The site is not within any conservation area. There are no protected trees on the site. The site is not within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Previously, two rooms in the building (the main front and rear bedrooms upstairs) were used for bed and breakfast purposes, a configuration which this council normally deems to be within Use Class C3 (dwellings). From June 2008, bed and breakfast use was extended to an additional bedroom upstairs, and a ground-floor bedroom. The application seeks permission for this

bed and breakfast use in four rooms, which has been suspended pending the outcome of this application.

3.0 SITE HISTORY

3.1 None

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009)

Planning Policy Guidance 13: Transport (2001)

Planning Policy Statement 25: Development and Flood Risk (2006)

Circular 11/95 – The Use of Conditions in Planning Permissions

5.2 East of England Plan 2008

SS1 Achieving sustainable development

T1 Regional transport strategy objectives and outcomes

T14 Parking

ENV7 Quality in the built environment

5.3 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/11 The design of external spaces

5/4 Loss of housing

6/3 Tourist accommodation

8/2 Transport impact

8/10 Off-street car parking

5.4 **Supplementary Planning Documents**

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

5.5 **Material Considerations**

Strategic Flood Risk Assessment (2005)

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

- 6.1 Refusal originally recommended because three cars could not be parked in a manner which would allow them to enter and leave in forward gear.
- 6.2 Following the submission of a revised layout, the highway authority gave the following amended advice.
- 6.3 With the removal of the gate as an obstacle to manoeuvring it is possible to provide the two parking spaces (as shown) for the development to achieve safe access to the carriageway - a reasonable, practicable solution.
- 6.4 The retention of the gate may otherwise provide a deterrent to safe access.
- 6.5 This level of provision does not exceed the maximum level allowable within the Local plan parking standards, and so would comply with local authority parking policy, although the proposal has potential to generate car parking demand in excess of the level of provision. On such occasions, some additional car parking may appear on-street. However, this would not be viewed by the highway authority as grounds to object to the proposal, as the area around the site has on-street controls that would prevent parking in locations that would endanger highway users.
- 6.6 The proposed conditions provide a reasonable and practicable operational arrangement for access, and would provide reasonable safeguards for the safe operation of the access. Therefore the proposed parking layout, in conjunction with the proposed conditions, addresses the concerns raised previously.

The highway authority withdraws its recommendation that the proposal be refused on grounds of highway safety.

- 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 No representations have been received

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. Residential amenity
3. Highway safety
4. Car and cycle parking

Principle of Development

- 8.2 Policy 6.3 of the Cambridge Local Plan (2006) encourages development which maintains, strengthens or diversifies the range of short-stay visitor accommodation, provided that, in the case of conversion from residential use, some permanent residential space is retained. This application proposes the retention of a kitchen and a living room/bedroom for private use. In my view the accommodation to be provided would strengthen the range of short-stay visitor accommodation available in the city, and the retained private accommodation is sufficient to satisfy policy. I recommend an informative reminding the applicant that use of this retained space for bed-and-breakfast use is specifically not authorised.
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 6.3 of the Cambridge Local Plan (2006).

Residential Amenity

- 8.4 The proposal involves no changes to the exterior of the building, and no additional plant. The intensification of use proposed is, in my view, not significant enough to have any unacceptable impact on the residential amenity of neighbours.
- 8.5 In my opinion the proposal adequately respects the residential amenity of its neighbours, and I consider that it is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Highway Safety

- 8.6 The original application showed a car parking layout with three spaces in front of the house. The local highway authority objected to this layout on the basis that vehicles would be unable to enter and leave the site in forward gear, and that if vehicles were to reverse out of, or on to, the ring road at this point, they would create a threat to highway safety. Following further discussion with the applicant, and a joint site visit by the case officer and a development control engineer from the highway authority, it was agreed that three vehicles could not be accommodated within the space in front of the building in a manner which would avoid a threat to highway safety. As a result of this visit, the applicant has submitted a revised car parking layout, which shows space for only two cars.
- 8.7 I am satisfied that the revised layout would allow vehicles to access and leave the car parking space in a safe manner, but in view of the highway authority's concern on this issue, it is important to ensure that the chance of unsafe manoeuvres is minimised. I therefore recommend three conditions for the reasons indicated. This solution is supported by the highway authority.

Condition 2: To prevent on-site car parking in the former front garden space except within the two car parking bays specified in the revised drawing. Without this condition, guests will be tempted to park in all the available space, blocking the routes needed for safe manoeuvring.

Condition 3: To require a notice in the forecourt reminding guests not to reverse into the highway. Guests will be short-

term visitors, who may not be familiar with traffic conditions on Mowbray Road. They may need the additional guidance of such a notice.

Condition 4: To require the setting back of the side gates. The diagram demonstrating safe manoeuvring paths requires the opening of the side gates. Guests are unlikely to choose this option over reversing into the street, and the gates must therefore either be set back from the front of the building or removed.

These conditions also require implementation of the respective works before use commences, to avoid the use proceeding without a safe car parking layout.

- 8.8 In my opinion, subject to these conditions, the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.9 City Council's car parking standards permit car parking provision for guest houses of up to two spaces per three bedrooms, plus one space per resident staff. Three spaces would thus be the maximum permitted level for this application. As I have indicated above, a lower level of two spaces is necessary for highway safety reasons. I do not consider that this level will cause significant problems for on-street car parking in the vicinity.
- 8.10 The City Council's cycle parking standards require one cycle parking space for every two members of staff, and two spaces for every ten bedrooms. Depending on the interpretation of this standard, either one or two cycle parking spaces are required. I am confident that this level of provision can be made securely within the rear garden space of the building.
- 8.11 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

9.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. The additional bed and breakfast rooms shall not be brought into use until a scheme of landscaping for the forecourt which prevents on-site parking of cars other than in the two specified bays has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented before occupation of the additional rooms, and shall be maintained thereafter.

Reason: to ensure highway safety (Cambridge Local Plan 2006 policy 8/2)

3. No additional bed-and-breakfast rooms shall be brought into use until a notice advising guests that they should not reverse vehicles into or out of the highway has been displayed on the forecourt. The notice shall remain in place so long as the bed-and-breakfast use continues.

Reason: to ensure highway safety (Cambridge Local Plan 2006 policy 8/2)

4. The additional bed and breakfast rooms shall not be brought into use until the existing side gates of the property are removed or set back to allow the turning manouvres shown on the approved car parking layout to take place without the gates being opened. The gates shall not be restored to their present position thereafter.

Reason: to ensure highway safety (Cambridge Local Plan 2006 policy 8/2)

INFORMATIVE: The applicant is reminded that this permission permits use of only the four rooms marked 'guest room' on the approved drawings for bed-and-breakfast guests, and that the remaining rooms in the building must be retained as permanent residential accommodation.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: policies T2, T14 and ENV7

Cambridge Local Plan (2006): policies 3/4, 6/3, 8/2, 8/6 and 8/10

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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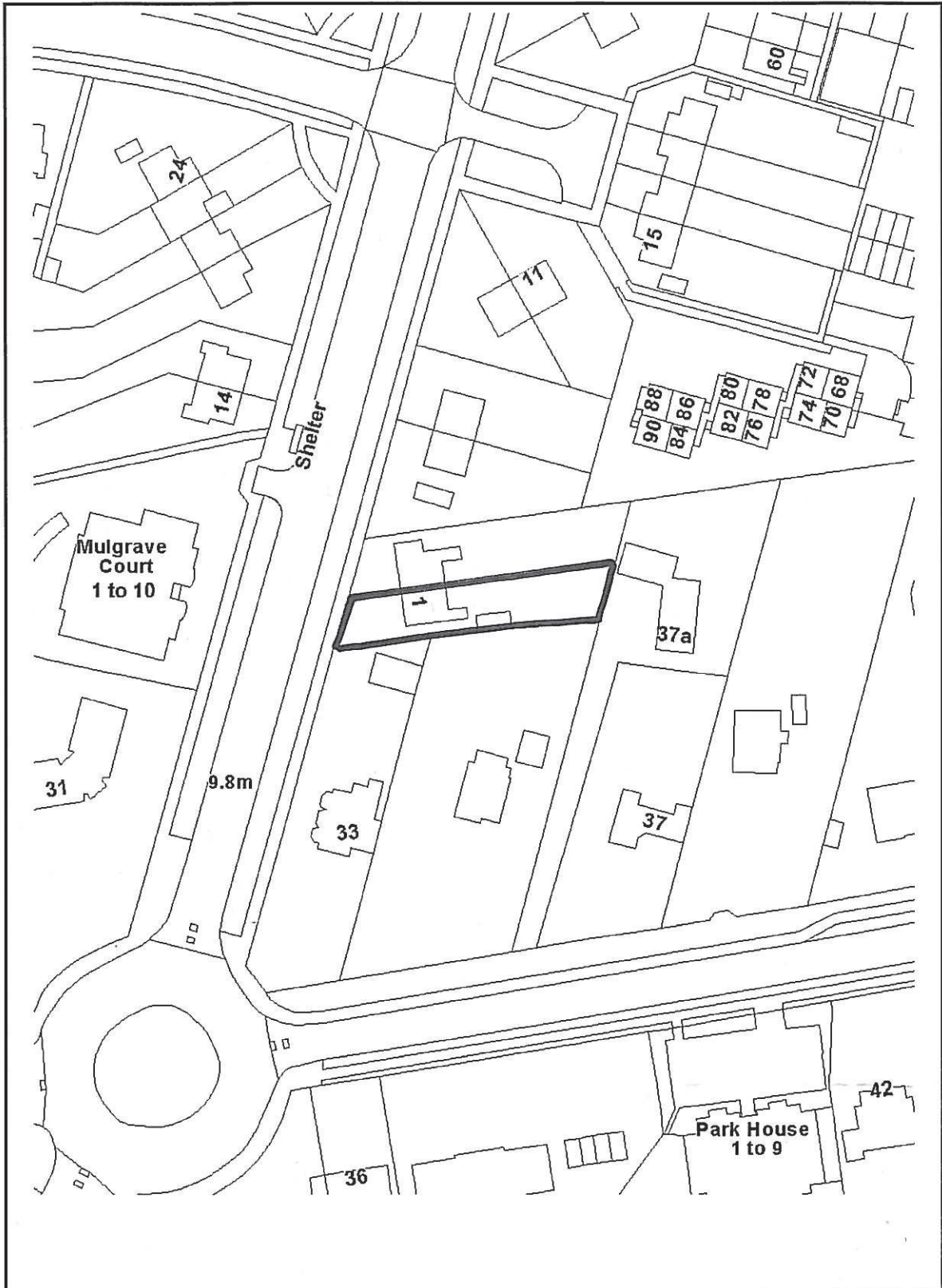
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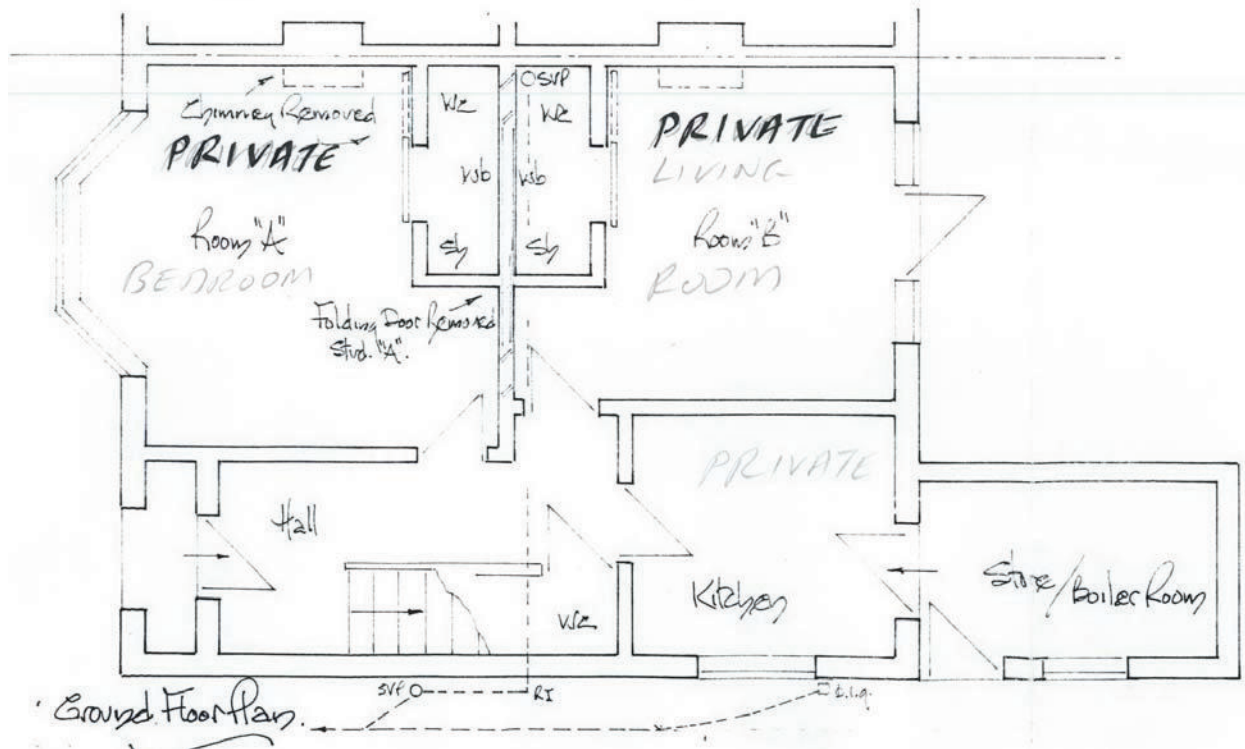
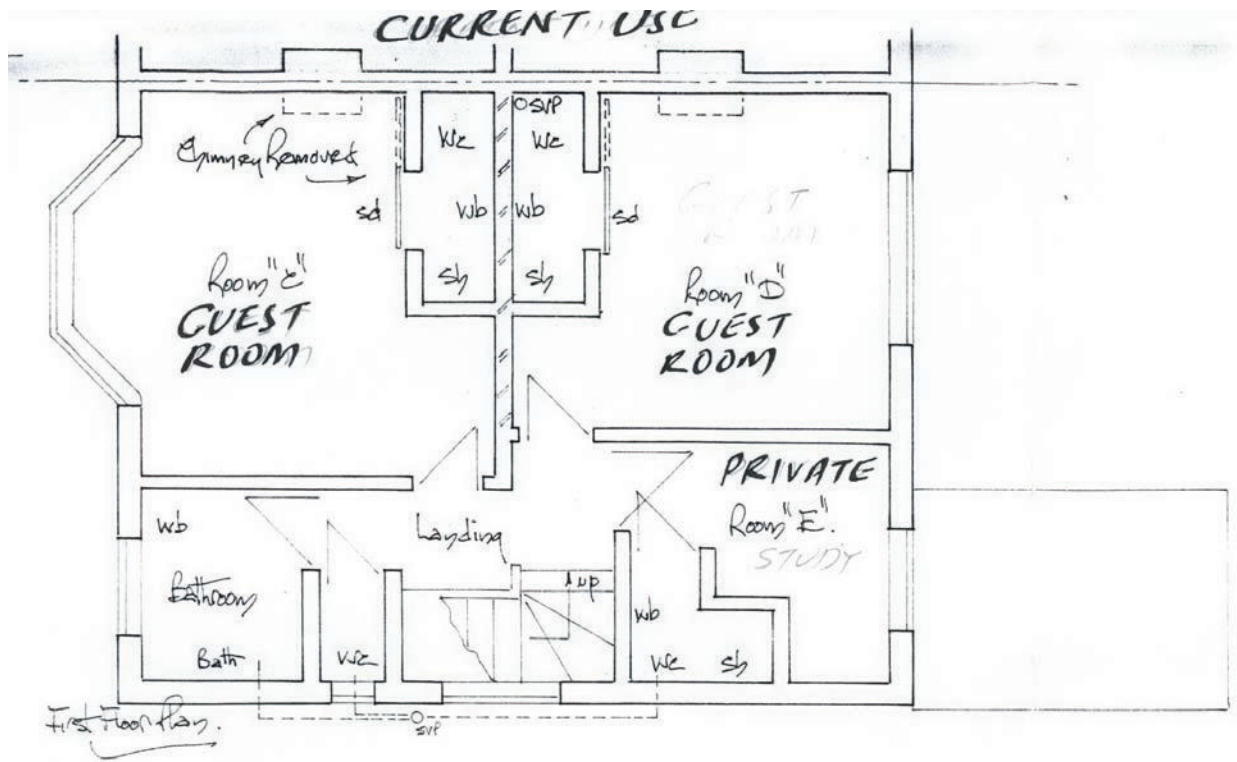
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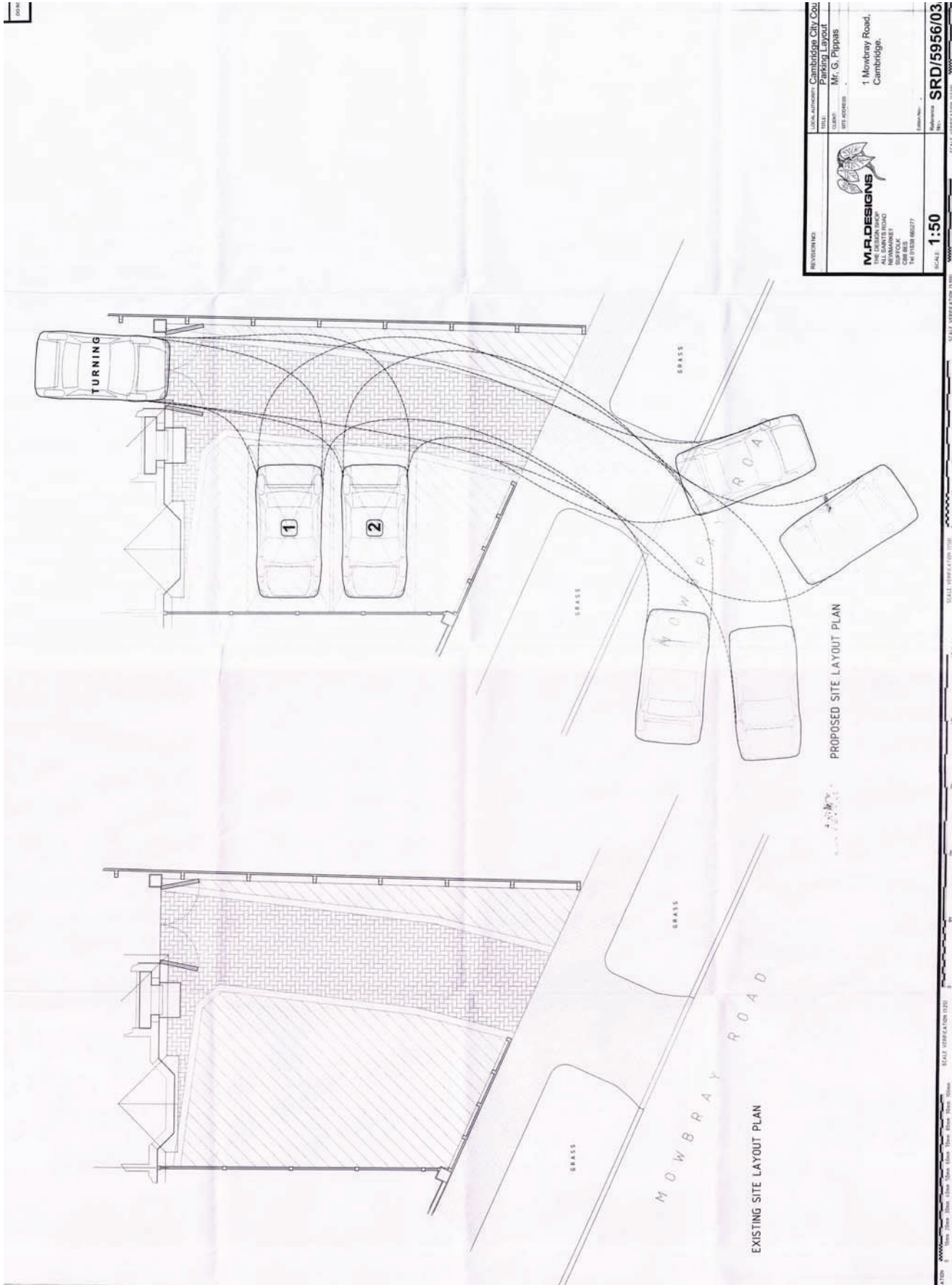
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or by visiting the Customer Service Centre at Mandela House.



10/0535/FUL
1 Mowbray Road Cambridge Cambridgeshire CB1 7SR





<p>M.A. DESIGNS 1111 SAINTS ROAD WINTHROP, MA 01890 TEL: (978) 860-7777</p>	<p>LOCAL AUTHORITY: Cambridge City Cou TITLE: Parking Layout CLIENT: Mr. G. Pippas SITE ADDRESS: 1 Mowbray Road, Cambridge</p>
<p>SCALE: 1:50</p>	<p>Reference: SRD/5956/03</p>

PROPOSED USE

