



Cambridge City Council Planning

Date: Wednesday, 1 July 2020

Time: 9.00 am

Venue: This is a virtual meeting.

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: 9am
- **Part Two**
Minor/Other Planning Applications
Start time: At conclusion of Part One
- **Part Three – not required**
General and Enforcement Items

There will be a thirty minute lunch break before part two of the agenda is considered. Short breaks may be called throughout the meeting at 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.

2 Apologies

3 Declarations of Interest

4 Minutes

(Pages 7 - 20)

Part 1: Major Planning Applications

5 19/1098/FUL - 121-125 Chesterton Road (Mitchams (Pages 21 - 78)

Corner)

6 19/1734/FUL - Clerk Maxwell Road (Pages 79 - 120)

Part 2: Minor/Other Planning Applications

7 19/1444/FUL - 51-53 Argyle Street (Pages 121 - 148)

8 19/1770/FUL - 32 St Andrews Street (Pages 149 - 166)

9 20/01318/FUL - 248 Coldhams Lane (Pages 167 - 182)

Planning Members: Smart (Chair), Baigent (Vice-Chair), Green, Lord, McQueen, Porrer, Thornburrow and Tunnacliffe

Alternates: Bird, Page-Croft and Price

Information for the public

Details how to observe the Committee meeting will be published no later than 24 hours before the meeting.

Members of the public are welcome to view the live stream of this meeting, except during the consideration of exempt or confidential items, by following the link to be published on the Council's website.

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If members of the public wish to address the committee please contact Democratic Services by 12 noon two working days before the meeting.

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- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Appendix 1 – Planning Policies and Guidance

(Updated January 2020)

1.0 Central Government Advice

1.1 National Planning Policy Framework (NPPF) February 2019 – 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 (NPPG)

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

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

Planning Obligations

1.4 Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

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.

The 2019 amendments to the regulations removed the previous restriction on pooling more than 5 planning obligations towards a single piece of infrastructure.

2.0 Development Plans

2.1 The Cambridgeshire and Peterborough Minerals and Waste Plan 2011

2.2 Cambridge Local Plan 2018

3.0 Supplementary Planning Documents

3.1 Sustainable Design and Construction 2020

3.2 Cambridge Flood and Water 2018

3.3 Affordable Housing 2008

3.4 Planning Obligations Strategy 2004

Development Frameworks and Briefs

3.5 The New Museums Site Development Framework (March 2016)

3.6 Ridgeons site Planning and Development Brief (July 2016)

3.7 Mitcham's Corner Development Framework (January 2017)

3.8 Mill Road Depot Planning and Development Brief (March 2017)

3.9 Land North of Cherry Hinton (February 2018)

3.10 Grafton Area of Major Change - Masterplan and Guidance (February 2018)

4.0 Use Classes

Class A1: Shops

Class A2: Financial & Professional Services

Class A3: Restaurants & Cafes

Class A4: Drinking Establishments

Class A5: Hot Food Take-away

Class B1: Business

Class B2: General Industrial

Class B8: Storage or Distribution

Class C1: Hotels

Class C2: Residential Institutions

Class C3: Dwellinghouses

Class C4: Small House in Multiple Occupation

Class D1: Non-Residential Institutions

Class D2: Assembly and Leisure

Sui Generis: A use on its own, for which any change of use will require planning permission

PLANNING

4 March 2020

10.00 am - 6.50 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Sargeant (Vice-Chair), Baigent, Green, Lord, Porrer, Thornburrow and Tunnacliffe

Officers:

Delivery Manager Development Management: Nigel Blazeby

Interim Management Support – Planning: Phil McIntosh

Democratic Services Manager: Gary Clift

Principal Planner: Ganesh Gnanamoorthy

Principal Planner: Lewis Tomlinson

Senior Planner: Aaron Coe

Senior Planner: Andy White

Arboricultural Officer: Joanna Davies

Planner: Sophia Dudding

Legal Adviser: Keith Barber

Committee Manager: Sarah Steed

Committee Manager: James Goddard

FOR THE INFORMATION OF THE COUNCIL**20/17/Plan Apologies**

Apologies were received from Councillor McQueen. Councillor Thornburrow attended as the Alternate.

20/18/Plan Declarations of Interest

Name	Item	Interest
Councillor Sargeant	20/27/Plan	Personal: Residents spoke to him about the application, but Cllr Sargeant did not fetter his discretion.
Councillor Thornburrow	20/21/Plan and	Had been the Executive Councillor for Streets and

	20/22/Plan	Open Spaces when the Silver Street toilet development application first commenced. Would not take part in the debate or decision or sit at the committee table.
Councillor Porrer	20/20/Plan	She had sat on Housing Scrutiny Committee when they had made a decision regarding the financing of the project. She still had an open mind and had not fettered her discretion.
Councillor Baigent	All	Was a member of Extinction Rebellion and the Cambridge Cycling Campaign.

20/19/Plan Minutes - to follow

Minutes were not presented to the committee for approval.

20/20/Plan 19/1616/FUL - 67-97A Campkin Road

The Committee received an application for full planning permission.

The application sought approval for demolition of 32no existing flats and garages, and erection of 75no new affordable dwellings, including 4no houses and 71no apartments, a new community facility, car parking, landscaping and associated works.

The Principal Planner referred members to the amendments contained in the Amendment Sheet which dealt with an additional neighbour representation and conditions proposed by the Local Lead Flood Authority following the withdrawal of their objection to the application.

The Principal Planner as part of his presentation proposed two additional conditions, the first related to noise from the community centre garden in order to protect residential amenity and the second was to require EV charging points were provided in accordance with an approved plan.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 to secure the planning obligations referenced in paragraphs 8.73 of the Officer's report; and
- ii. the planning conditions set out in the Officer's report; and
- iii. the following additional conditions set out in the amendment sheet; and

37 (Surface Water Drainage)

No development hereby permitted, with the exception of demolition, shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambridgeshire District 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 also 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 and all SuDS features;
- 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) Temporary storage facilities if the development is to be phased;
- h) A timetable for implementation if the development is to be phased;
- i) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;

- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water;
- l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

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.

38 (Management and maintenance)

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 the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

39 (Foul Drainage)

No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

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.

40 Flood Evacuation Plan

No building hereby permitted shall be occupied until a flood evacuation plan has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development is safe to access and egress in the event of a flood.

ADDITIONAL INFORMATIVES:

INFORMATIVE: Finished Floor Levels:

The applicant is advised that the proposed finished floor levels are set below the recommended freeboard allowance. The applicant has set out their reasons for this – principally that the applicant's modelling shows the properties as not flooding and a higher finished floor level (relative to local ground level) would result in impractical access ramps. Our preference would be to provide more freeboard as a contingency. For the avoidance of doubt the setting of finished floor levels (as with all other design choices) is ultimately at the applicant's risk and the Lead Local Flood Authority accept no liability for consequences of the design.

The applicant is advised that, given the low amount of freeboard on the finished floor levels, that they consider flood resilient construction techniques and materials such as those outlined in the DCLG Improving the Flood Performance of New Buildings - Flood Resilient Construction guidance:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

INFORMATIVE Green Roofs:

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

INFORMATIVE Pollution Control:

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

iv. The following additional conditions tabled at committee and

a) Music and amplified voice is prohibited in the external community centre garden at all times.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

b) The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing number CPK-EV01 - Electric Vehicle Charging Points shall be the type / standard as detailed below and shall be installed prior to use of the development hereby permitted is commenced and retained thereafter, unless otherwise approved in writing by the Local Planning Authority.

The charging points shall be designed and installed in accordance with BS EN 61851.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Policy 36 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

- v. An amendment to condition 35 to include maintenance details of green roof areas, with the specific wording being delegated to the Delivery Manager Development Management.

20/21/Plan 19/1167/FUL - Public Toilet, Silver Street

Councillor Thornburrow withdrew from the Committee for items 19/1167/FUL and 19/1350/LBC and did not take part in the discussion or decision making.

The Consultant Planner gave an officer presentation covering both 19/1167/FUL and 19/1350/LBC planning applications. Members were advised that the two applications would be debated at the same time but separate votes would need to be taken on each application.

The application 19/1167/FUL sought approval for refurbishment of existing basement toilets and associated works to include the provision of a new guard rail to the basement stairs, and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure).

The application 19/1350/LBC sought approval for the refurbishment of existing basement toilets and associated works to include the provision of a new guard rail to the basement stairs, and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure).

The Consultant Planner referred members to the amendments contained in the Amendment Sheet which included details for both the full planning application and the listed building consent application.

The Committee received two representations in objection to the applications:

The first representations covered the following issues:

- i. Silver Street had always been a place for tourists to congregate, this had become hazardous because of stalls, bicycle racks and benches. Suggested that obstructions should be removed and that this was an accident waiting to happen.
- ii. Suggested the kiosk element of the proposal should be reconsidered and that movement on the street would be hampered.
- iii. There was a high risk of accidents in this area.

The second representations covered the following issues:

- i. He was pleased to have contributed to the Development Control Forum but had expected to see revised plans to address safety concerns, access and trees.
- ii. Was disappointed that the re-submitted plans had no significant amendments.
- iii. Requested that the application was deferred because this was an important application
- iv. Expressed concerns about safety, although there was a solid build line this was much closer to the street.
- v. A University representative no longer suggested that disabled students used this street.
- vi. The pedestrian crossing had been installed following a fatality in the area.
- vii. The Disability Panel and the City Council's Access Officer objected to the application.

- viii. Suggested that the kiosk was removed and replaced with an accessible toilet.
- ix. Said the design of the development was reverse engineered.
- x. Commented that the trees would need to be constantly pollarded and that there should be a tree replacement strategy.

Mr Mac Mahon (Applicant's Agent) addressed the Committee in support of the application.

The Committee voted on the Planning Officer's recommendation to approve the application and this was lost by 4 votes to 2 with 1 abstention.

Meeting paused for 10 minutes for officer's to consider reasons for refusal. These were read out to Members and then the Planning Delivery Manager suggested that rather than refuse the application, that Members may want to consider whether the application could be deferred for the Council (as applicant) to consider the areas of concern raised.

The Committee resolved by 5 votes to 2 to nullify the above decision.

The Committee:

Resolved (by 7 votes to 0) to defer the application for the following reasons:

- i. Siting of building and height
- ii. Appearance of electronic turnstile to basement
- iii. Location of entrance to accessible toilet.
- iv. Further information on the Water Management Strategy

20/22/Plan 19/1350/LBC - Public Toilet, Silver Street

Councillor Thornburrow withdrew from the Committee for this item and did not take part in the discussion or decision making.

The Delivery Manager Development Management recommended deferring this item for the same reasons given for 19/1167/FUL - Public Toilet, Silver Street.

The Committee:

Resolved (by 7 votes to 0) to defer the application.

20/23/Plan 18/1890/FUL - Family Centre, Malta Road

Withdrawn from the agenda to allow a public consultation to be carried out.

20/24/Plan 19/1389/TDAMIN - Cambs and Hunts Health Authority, 18 Vinery Road

The Committee received an application for technical details consent for construction of 9 dwellings and means of access, following demolition of redundant Health Authority offices (pursuant to grant of 19/0769/PIP for Permission in Principle for residential development of 9 dwellings).

The Senior Planner updated his report by referring to amended wording of condition 9 (Agreed by Environmental Health 03.03.2020) as set out on the Amendment Sheet.

Mr Mead (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Resolved (by 7 votes to 1) to grant the application for technical details consent in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer including the amendment to condition 9.

20/25/Plan 19/1506/FUL - 4 Huntingdon Road

The Committee received an application for change of use from 9 bedroom guest house (Use C1) to 9 bedroom House in Multiple Occupation (Use Sui Generis).

Mr Stubbings (Applicant) addressed the Committee in support of the application.

The Committee:

Unanimously resolved to grant the application for change of use permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer.

20/26/Plan 19/1409/FUL - 38 Pakenham Close

The Committee received an application for retrospective application for change of use from 6 bedroom HMO (use Class C4) to 7 bedroom HMO (Sui generis).

The Committee:

Resolved (by 6 votes to 1) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer.

20/27/Plan 19/1301/FUL - 23 Garden Walk

The Committee received an application for full planning permission.

The application sought approval for 2x new build one bed semi-detached incidental garden style properties to the rear of 23 Garden Walk

The Senior Planner updated his report to include Condition 11 amendments (cycle parking and bin storage details to be confirmed prior to development).

Councillor Thornburrow proposed amendments to the Officer's recommendation to include a:

- i. Landscape control condition to protect the amenity of the site.
- ii. Fire hydrant informative.

These amendments were **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation to require planting of a mulberry tree.

This amendment was **carried unanimously**.

The Committee:

Resolved (by 4 votes to 3) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report, plus amendments to condition 11; [and]
- ii. amendment to condition 4 to make reference to a Mulberry Tree and landscape control condition to protect the amenity of the site [and]
- iii. include an informative relating to fire hydrants.

20/28/Plan 19/1290/FUL - 32 Arbury Road

The application sought approval for change of use of the ground floor for the existing Veterinary Practice to expand into, and first floor to remain residential.

The Senior Planner updated his report to include:

- i. Condition to control access.
- ii. Amendment to paragraph 8.8.

Mr Loxley (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report and Amendment Sheet, and subject to the conditions recommended by the Officer:

- i. Condition to control access.
- ii. Para 8.8 was amended to the following: The proposed first floor flat has been amended to a three bedroom flat served by a separate kitchen and living room and two bathrooms. The proposed flat would have a gross internal floor area of approximately 110m². The minimum gross internal floor area for a 3 bedroom (5 person) single level residential dwelling, as stipulated in policy 50 of the Cambridge Local Plan, is 86m². The proposed self-contained flat would exceed this requirement and therefore, would provide an appropriate standard of internal accommodation.

20/29/Plan 19/0763/FUL - 305 Hills Road

The Committee received an application for demolition of an existing dwelling and erection of a single dwelling together with access and landscaping.

The Applicant's Agent addressed the Committee in support of the application.

Councillor Thornburrow proposed an Informative on boundary treatment to enable free movement for hedgehogs. The Committee supported this proposal.

Councillor Porrer proposed a Condition to install an electric vehicle charging point. The Committee supported this proposal.

Councillor Thornburrow proposed that a Condition be added that details of the cycle and bin storage be submitted for officer approval. The Committee supported this proposal by 6 votes to 0.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to the conditions recommended by the Officer and the additional Conditions and Informative set out above.

20/30/Plan 19/0724/FUL - 184 Perne Road

The Committee received an application for a hip to gable roof extension with rear box dormer and juliet balcony, single storey side and rear extension. Subdivision of house to form 2 flats.

The Committee received representation in objection to the application from a resident of Perne Road.

The representations covered the following issues:

- i. There is an adequate supply of flats in the city.
- ii. Noise transference from proposed living room to neighbour's bedroom.
- iii. Inappropriate roof extension.
- iv. Need to preserve semi-detached homes.
- v. Smaller gardens, lack of amenity and bio-diversity.
- vi. Overbearing nature of the extension.

The Committee requested that an Informative be added to address the objector's referred noise transference. The officers would consider whether it was possible to draft an appropriate Informative.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer including an Informative as referred to above.

20/31/Plan 19/0866/FUL - 67 Perne Road

The Committee received an application for a proposed rear extension to include loft extension to convert 3 bed dwelling into 3 no. flats.

The Committee was advised that an additional 14 day consultation period applied to this application. It was appropriate for the Committee to consider the application on the understanding that if there were material issues raised during the consultation it was to be re-submitted for determination. The responses to the consultation would be provided to the Chair, Vice Chair and spokes.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to any material points arising in the further consultation period.

20/32/Plan Objection to TPO 37_2019 - Newmarket Road

The Committee received an application to confirm or not to confirm a Tree Preservation Order 37/2019 at 393-395 Newmarket Road.

The Committee:

Unanimously resolved to approve the Officer's recommendation to confirm City of Cambridge Tree Preservation Order 37/2019.

20/33/Plan Objection to TPO 40_2019 - 291 Arbury Road

The Committee received an application to confirm or not to confirm a Tree Preservation Order 40/2019 at 291 Arbury Road.

The Committee:

Unanimously resolved to approve the Officer's recommendation to confirm City of Cambridge Tree Preservation Order 40/2020.

The meeting ended at 6.50 pm

CHAIR

Application Number	19/1098/FUL	Agenda Item	
Date Received	7th August 2019	Officer	Aaron Coe
Target Date	6th November 2019		
Ward	West Chesterton		
Site	121 - 125 Chesterton Road		
Proposal	Part-demolition of existing building and provision of a mixed use scheme comprising 19no. small and large HMO units (4-8 bedrooms each) (within Class C4/Sui Generis) (2-3.5 storeys), including 2no. 'flexible use' retail units (Units 1 and 2) (Class A1-A5 use) fronting Chesterton Road and 1no. 'flexible use' unit (Unit 3) (Class D2 (yoga studio) or Class A1-A5 use) fronting Croft Holme Lane at ground floor level. Provision of private and communal amenity space for shared residential units, with associated landscaping, cycle and refuse/recycling storage.		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The principle of the mixed use scheme in this location is considered acceptable and will add to the vitality, viability and diversity of the area. - The proposed design, scale and massing is acceptable and will replace an existing building which currently detracts from the appearance and character of the Conservation area.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site 121-125 Chesterton Road is situated on Mitcham's Corner within the Castle and Victoria conservation area. The site is positioned at the larger western and central

part of a one-way road system around Mitcham's Corner for vehicles and cyclists. Victoria Road is located to the north of the site, Chesterton Road to the south and Croft Holme Lane to the west of the site. The surrounding area is mixed in character with residential properties along Victoria Road and Croft Holme Lane and The Boathouse Public House to the south. Immediately to the east of the site is Lloyds bank with 2no. flats above (Class C3) immediately to the east. Several other retail facilities and services are within the immediate vicinity of the site, including convenience stores, a post office, pubs, restaurants, takeaways, pharmacy, doctors and a dental surgery.

- 1.2 The site is currently occupied by Office Outlet on the western part of the site which is 2 storeys in height with car parking provision at first floor and roof level, accessed via a ramp along Chesterton Road. Other retail units currently occupy the ground floor fronting onto Chesterton Road with car parking on the upper floors serving the office outlet store.
- 1.3 The site falls within the Central Conservation Area and within the controlled parking zone. The site also falls within the Mitcham's Corner Opportunity Area (policy 22 of the Cambridge Local Plan 2018).

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the part-demolition of the existing building and provision of a mixed use scheme comprising 19 no. self-contained shared residential units (4-8 bedrooms each) (within Class C4/Sui Generis). The proposal also includes 2no. 'flexible use' retail units (Units 1 and 2) (Class A1-A5 use) fronting Chesterton Road and 1no. 'flexible use' unit (Unit 3) (Class D2 (yoga studio) or Class A1-A5 use) fronting Croft Holme Lane at ground floor level. Provision of private and communal amenity space for shared residential units, with associated landscaping, cycle and refuse/recycling storage.
- 2.2 The proposed redevelopment comprises the demolition of the existing gabled warehouse fronting Victoria Road.

2.3 The following is proposed:

- 6 residential townhouses are proposed along Victoria Road, (1 x 8 bedroom unit, 4 x 7 bedroom unit, 1 x 5 bedroom unit).
- 7 residential units are proposed along Croft Holme Road (4 x 5 bedroom units, 3 x 6 bedroom units)
- 6 residential units fronting onto Chesterton Road (1 x 4 bedroom unit, 4 x 5 bedroom units and 1 x 6 bedroom unit).

3.0 SITE HISTORY

Reference	Description	Outcome
13/0036/FUL	Demolition of the existing buildings and the construction of a new building (3-4 storeys) with basement, comprising commercial floorspace at ground floor level (Unit 1 at 930 sq m (Class A1) and Unit 2 at 308 sq m (Class A1, A2 or A3)) and student accommodation (sui generis); with the provision of student accommodation (sui generis) on upper floors comprising 172 no. rooms. Provision of 41 no. car parking spaces at basement level, with ramped access from Chesterton Road.	Withdrawn
15/1403/ADV	Installation of 2 box panel fascia signs with static internally illuminated lettering to Unit 2.	Permission granted
15/1937/S73	Section 73 application to vary condition 3 of 15/1403/ADV to seek approval of the light source as requested in the condition. It should be removed once approved.	Withdrawn

14/0506/FUL Proposed conversion of ground and first floor to 1 retail unit (Class A1) (Non Food) (1,227m²/13,204ft²) and 2 retail units (Classes A1 (Non Food), A2, A3, A4, A5 and/or D1 medical practitioner use only in the alternative), including ground floor extension (1,078m²/11,600ft²). Retention of existing first floor car park (27 spaces). Proposed vehicular access and servicing arrangements from Chesterton Road. Permission granted

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	1 3
Plan 2018		14 22 28 29 31 32 34 35 36
		45 47 48 50 51
		55 56 57 58 59 61 62 64 70 71 72
		80 81 82

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

<p>Central Government Guidance</p>	<p>National Planning Policy Framework 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
<p>Previous Supplementary Planning Documents</p> <p>(These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)</p>	<p>Greater Cambridge Sustainable Design and Construction (January 2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Mitcham’s Corner Development Framework (2018)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 *As Submitted*

The authority provided a response on 12 September 2019 to the submitted design which stated that the application should be refused for the following reasons:

- The doors to the proposed sub-station and rear access to the retained commercial units open over the existing adopted highway which is a breach of the Highways act 1980 and presents a significant hazard to pedestrians using the footpath along Victoria Road.
- All 109 cycle parking spaces are accessed from Croft Holme and Victoria Road, increased conflict between cyclists and motor vehicles. An access should instead be provided from Chesterton Road making use of the shared use facility. To overcome these issues a suitable internal link from the proposed cycle parking to the shared use facility on Chesterton Road should be provided.

As Amended

6.2 The proposed changes were sufficient to overcome the authority's original request to refuse the application. The development is acceptable subject to conditions related to the following:

- Traffic Management Plan
- Delivery/Collection hours
- Servicing plan
- Removal of dropped kerbs
- Highway levels

City Council Environmental Health Team

As Submitted

6.3 Fundamental concerns which require further assessment / redesign.

- Balconies on road facades to be fully enclosed winter gardens to achieve recommended amenity space external noise levels.
- Assessment and consideration of nearby commercial noise sources impacting upon the proposed development.
- Details of kitchen ducting to discharge at roof height for A3, A4 & A5 uses.
- Proposed location of all commercial plant.
- Proposed hours of use for commercial uses.

As Amended

6.4 The development is acceptable subject to conditions related to the following matters:

- Contaminated Land
- Construction hours
- Noise
- Dust
- Odour
- Balcony designs
- Low NOx Boilers

Greater Cambridge Shared Waste Service

6.5 The proposals are acceptable.

City Council Conservation Team

As Submitted

6.6 No objections subject to conditions

As Amended

6.7 No objections subject to conditions relating to the following matters:

- Materials (Brickwork, Roof details, Joinery, Glass types, Windows)
- Shopfront design and signage

City Council Urban Design Team

6.8 *As Submitted*

- Provide details of the number of staff spaces required.
- Revise the ground floor plan to identify cycle parking for staff of ground floor commercial uses to demonstrate how they will be incorporated into the design.
- Show circulation and bike parking zones to demonstrate how the cycle parking spaces along the eastern wall of the western cycle store can be accessed or consider relocating the single Sheffield stand which impedes access.
- Provide an elevation drawing of the shop fronts which indicates the signage zone.
- Provide information to explain how lighting is intended to be integrated into the design.
- Consider the installation of a stall riser.

- Provide clarification on how the location of photovoltaics (PVs) have been decided and consider relocating PVs to south-facing landscape garden elevations.

As Amended

6.9 The proposed development is acceptable subject to conditions relating to the following:

- Materials (Brickwork, Roof details, Joinery, Glass types, Windows)
- Shopfront design and signage
- PV panel locations

City Council Sustainability Officer

As Submitted

6.10 Further information requested due to the proposed developments non-compliance with Policy 28 of the Cambridge City Local Plan. Further work is required in respect of climate change adaptation, site waste management, use of materials, please refer to Greater Cambridge Sustainable Design and Construction SPD. Additional information was also needed in relation to the risk of residential units overheating, the officer advised an overheating analysis should be carried out in line with requirements of CIBSE guidance.

As Amended

6.11 The development is acceptable subject to conditions relating to the following:

- Carbon reduction
- Water efficiency

City Council Landscape Architect

6.12 The submitted approach/design is acceptable subject to conditions relating to the following:

- Hard and Soft landscaping
- Management and Maintenance
- Podium planter and Irrigation details

City Council Arboricultural Officer

6.13 No objections subject to conditions.

- Arboricultural method statement and Tree protection plan (TPP)
- Site meeting with Tree Officer
- Implementation of TPP

City Council Drainage Engineer

As Submitted

- 6.14 The proposals have not indicated a suitable surface water drainage strategy. The proposals are not in accordance with Paragraph 163 of the National Planning Policy Framework or Policy 31 of the adopted Cambridge City Council Local Plan, as sufficient surface water drainage details demonstrating

As Amended

- 6.15 The development is acceptable subject to conditions relating to the following:
- Surface water drainage strategy

Lead Local Flood Authority

As Submitted

- 6.16 The proposal as submitted was not in accordance with Policy 31 or 32 of the Cambridge City Plan.

As Amended

- 6.17 Runoff proposals greater than greenfield rate deviate from Policy 32 of the Cambridge City Local Plan and will need to be agreed with by Cambridge City Council before the LLFA is able to support the strategy. As the City Council has confirmed that discharge rates of 5 l/s are acceptable in line with the Cambridge City Plan, this part of the LLFA objection is removed. However, a principle agreement is still required from Anglian Water, particularly as problems have been identified with the downstream sewer network.

Anglian Water

- 6.18 No objections subject to conditions.
- No construction of hardstanding until the agreed surface water strategy has been implemented.

Cadent

6.19 The authority confirmed assets in proximity to the subject site and the authority must be contacted prior to the commencement of any works should the application be granted planning permission.

Designing Out Crime Officer

As Submitted

6.20 The officer provided a response on 23 September 2019 which provided the following recommendations:

- Seating and recessed areas around planters should be carefully considered as these spaces have the potential to attract rough sleepers and anti-social behaviour.
- External lighting and CCTV cameras should be made available for comment by the authority.
- Door entry systems and access control should be made available to individual rooms and should allow residents to confirm the identity of callers prior to allowing access. No trade button access should be allowed.
- There should be measures set in place for the control of bike storage areas and bin stores as these areas have the potential to cause anti-social behaviour.

6.21 *As Amended*

- In relation to the seating bench adjacent to unit 3 (outside the main residential entrance). this may be used by residents, the landscape plan shows this as a 5 seat bench. Note the addition of armrests but there will need to be an armrest between each seat area to deter the rough sleeping.
- Appreciate the removal of the bench outside unit 2.
- Conditions relating to CCTV, an external lighting plan and security of the bin/cycle stores.

Environment Agency

As Submitted

6.22 The authority identified the site as having some potential contamination and have provided conditions contamination requiring a remediation strategy for addressing potential sources of before works on the site can commence which must

be verified by the authority prior to discharge of these conditions.

As Amended

- 6.23 The authority provided a response to additional information provided stating they were satisfied with the information supplied subject to conditions.
- Remediation strategy
 - Unexpected contamination
 - Surface water disposal
 - Piling

Cambridgeshire County Council Transport Assessment Team

- 6.24 Acceptable subject to a Travel Plan and Residential travel pack condition.

Viability Consultant

As Submitted

- 6.25 The Applicant's viability assessment seeks to demonstrate that the scheme cannot support any affordable housing. We have undertaken our own assessment of the proposed scheme which generates a residual land value of c. £5.87m and when benchmarked against a site value of c. £6.30m the scheme generates a deficit of c. £0.43m. However, we have requested additional information from the Applicant and therefore our initial conclusions may be subject to revision.

As Amended

- 6.26 We have undertaken our own assessment of the proposed scheme which generates a residual land value of c. £5.87m and when benchmarked against a site value of c. £6.30m the scheme generates a deficit of c. £0.43m.

Since issuing our draft report in December 2019 the Applicant has submitted a letter dated 14 January 2020 and we set out our comments under the question headings set out in the Applicant's letter.

Question 1: "We request further information from the Applicant with regards to the anticipated target market for the scheme and why they did not have regard to rents at purpose-built student accommodation".

We have reviewed the information provided by the Applicant with regards to purpose-built student accommodation compared to the proposed scheme. For the purpose of this assessment we do not consider that the proposed rents are unreasonable. Albeit, the Council may wish to implement a review mechanism whereby scheme viability is assessed at a later agreed point in time.

Question 2: “With regards to the proposed commercial units we have requested the Applicant’s evidence base to support their suggested rents....”

We note that agreements have been made with these users regarding relocation into the proposed scheme. The Applicant has submitted details of these agreements and we consider that the proposed commercial revenue is not unreasonable.

Question 3: “We also note that the Applicant has not submitted a breakdown of their valuation and request that this is provided so that we can consider the valuation approach in further detail.”

We have reviewed the valuation breakdown and are satisfied that this is not unreasonable as a site value benchmark.

Design and Conservation Panel Meeting Of Wednesday 13th March 2019

6.27 Conclusion:

The Panel agree that this site is ripe for development. The basic configuration of the scheme, with perimeter blocks of accommodation, that reference the conservation area, and a central courtyard garden are appropriate. However, there are major unresolved design issues in the design of both aspects. In particular, in the central garden the uncomfortable level changes to terraces will not be successful, but would create dark overlooked spaces. This is as yet far from being the green oasis that would be needed to encourage shared use. The proposals should reconsider the corner massing to create a strong presence on the Chesterton Road and Victoria Road corners, which will be prominent in long views down both these streets. The entrance routes for residents and access to the bike and bin stores need to be rationalised.

VERDICT – AMBER (6)

The relevant section of the minutes of the panel meetings are attached to this report at Appendix 1.

Disability Consultative Panel

6.28 The Panel's comments were as follows:

The Panel note that the proposal to re-design the existing gyratory traffic system is no further forward, and as there is no on-site parking, this area remains hostile to the vulnerable; particularly wheelchair users.

Conclusion.

The development could be used by the ambulant disabled and with a variety of amenities nearby and good transport links, it is well located.

This proposal will fulfil an important need among the single population who might otherwise be homeless.

6.29 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 objected to the proposal:

Cambridge Past, Present & Future;
Friends of Mitchams Corner;
Hookham House Croft Holme Lane, Cambridge.
14A Corona Road, Cambridge.
2 Croft Holme Lane, Cambridge;
23 Greens Road, Cambridge;
32 Greens Road, Cambridge;
47 Greens Road, Cambridge.

7.2 The representations can be summarised as follows:

- The design response is ill-considered and responds poorly to the site context. This has been raised as a particularly important component given the prominence of the site which acts as gateway to Cambridge from the north and west.
- Overdevelopment

- Creation of road use conflicts between vehicle, cycle and pedestrian traffic
- Inadequate provision of storage and waste disposal
- Lack of car parking provision on site in relation to demand generated by the development.
- Concerns on the management of the site during the construction phase.
- Concerns on future alterations of use.
- Lack of private open space integrated into the development for use by residents
- Lack of landscaping incorporated into the design.
- Overlooking concerns.
- Overshadowing concerns.
- The mass and scale of the proposed development is out of character with the prevailing development within the streetscape.
- Noise pollution generated from construction and future occupants of both the residential and commercial tenancies.

7.3 The owner/occupier of 2 Lichfield Road, Cambridge supported the proposal stating the design response was well considered and would improve facilities available to the surrounding community.

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. Affordable Housing
3. Context of site, design and external spaces (and impact on heritage assets)
4. Carbon reduction and sustainable design
5. Water management and flood risk
6. Light pollution, noise, vibration, air quality, odour and dust
7. Inclusive access

8. Residential amenity
9. Refuse arrangements
10. Highway safety
11. Car and cycle parking
12. Third party representations
13. Planning Obligations (s106 Agreement)

Principle of Development

Proposed Commercial Uses

- 8.2 The application site is situated within Mitcham's Corner District Centre. Policy 72 identifies that district centres are important in providing uses for day-to-day needs close to where people live and work.

Policy 72 states that new A1 (shop) uses will be permitted if they are in proportion to the scale and function of the centre. Proposals for other centre uses, as defined in Table 8.1 within this policy will be permitted provided:

- a. they complement the retail function and maintain or add to the vitality, viability and diversity of the centre;
- b. provision is made for an active frontage, such as a window display, which is in keeping with the character of the shopping area; and
- c. they would not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems.

Changes of use from A1 to another centre use (as set out in Table 8.1) will be permitted where the development would satisfy the above criteria and additionally:

- d. **in district centres** – the number of properties in A1 use would not fall below 55 per cent (measured as a proportion of the total number of units within the 'A' use classes in the district centre);

- 8.3 As shown above Policy 72 states that changes of use from A1 to another centre use will be permitted, in District Centres, where the number of properties in A1 use would not fall below 55% (measured as a proportion of the total number of units within the 'A' use classes in the District Centre). The existing use of the ground floor of the application site is A1. The

proposed scheme involves the re-provision of the existing retail floorspace and frontages to Chesterton Road. The proposal is to re-accommodate Evans Cycles (Class A1), Nicholas Anthony Kitchens (Class A1) and introduce Cam Yoga Studio (Class D2) on to Croft Holme Lane frontage. Within the submitted information the applicants have clearly stated that the intentions for the development is to retain two of the retail units at A1 use class. However, in order to enable flexibility the application seeks permission for the ground floor retail/commercial floorspace to benefit from flexible uses under Class V, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015. The applicants are seeking flexible use for units 1 and 2 for use classes A1-A5 and unit 3 for use classes D2 (yoga studio) or A1-A5.

- 8.4 The applicants have submitted evidence to demonstrate that in a worst case scenario with all three units no longer being used as an A1 use the number of A1 uses within the district centre would not fall below the 55 per cent threshold (measured as a proportion of the total number of units within the 'A' use classes in the district centre). It is considered by officers that enabling the flexibility of uses as requested will prevent the units being left vacant for lengthy periods of time which will help to ensure the vitality and viability of this part of the District Centre is maintained, in accordance with Cambridge Local Plan 2018 Policy 72.
- 8.5 In respect of Policy 22 (Mitchams Corner Opportunity Area), this policy indicates that development proposals which promote the use of sustainable transport, create a sense of place and deliver local shops and services will be supported. The proposed mixed use scheme is considered by officers to meet the requirements of this policy.

Proposed Residential Use

- 8.6 The proposal involves 19no. shared residential units which include a mixture of use Class C4 (3-6 unrelated individuals) and Sui Generis (more than 6 unrelated individuals). Paragraph 59 of the NPPF recognises the importance of land coming forward to meet the needs of groups with specific housing requirements and Paragraph 61 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. The

applicants have defined this housing type to being specifically aimed at young professionals/ key workers that are unable to purchase a property and instead rent within HMO accommodation. The applicant has confirmed that preliminary discussions have taken place with Cambridge University Hospitals and the applicant has provided evidence that there is clear demand for this house type within Cambridge which makes reference to employers that would benefit from this housing typology such as Astrazeneca, Microsoft and Amazon.

- 8.7 Policy 22 of the Cambridge Local Plan 2018 sets out that development proposals within the Mitchams Corner Opportunity Area should provide a mix of uses including residential uses on upper floors. Moreover, Policy 72 indicates that residential uses are supported on upper floors subject to appropriate access arrangements being provided that would not prohibit the use of the ground floor.
- 8.8 It is acknowledged that Policy 72 does not permit any form of residential development at ground floor level in district centres. However, given that the application proposal involves only 6 units at ground floor level along the Victoria Road frontage which would be directly adjacent to existing residential uses it is considered that this slight departure from the requirements of this policy is acceptable in this instance. On balance, it is considered that the principle of the proposed residential development of both part of the site at ground floor and upper floors is considered to be acceptable subject to the assessment of other material and relevant policy considerations.
- 8.9 Policy 48 sets out the criteria where proposals for small HMOs (C4 use) and large HMOs (sui generis) will be supported. Policy 48 requires the proposals to not result in an over concentration of such a use in a local area or cause harm to residential amenity or the surrounding area. HMO's usually come forward through change of uses within residential streets where family housing is immediately adjacent. This situation is different as the site does not fall within a predominately residential area but a mixed use area as well as being situated on in a space where there is a larger separation from existing residential properties.
- 8.10 It is acknowledged that the number of HMOs proposed will result in additional footfall and residents within the local area. Within the Cambridge Local Plan 2018 there is no figure given

to the definition of overconcentration, therefore every application is assessed on a site by site basis. The applicants have submitted evidence that demonstrates as existing there are 20 units with HMO licenses within a 400m radius of the site which equates to 4% of addresses. The approval of this scheme would result in the proportion of residential units which are HMO's in the immediate surrounding area (400m radius) increasing to approximately 8% of addresses. Whilst it is acknowledged that the proposed development will inevitably add to the concentration of HMOs in the area it is considered that the proportion of 8% of addresses within a 400m radius is not significant enough to be classified as an overconcentration that would cause harm to the residential amenity/ surrounding area and warrant the refusal of the application.

- 8.11 Overall, the principle of the proposed mixed use scheme in this location is considered acceptable and is in accordance with the key requirements of Cambridge Local Plan 2018 policies, 22, 48 and 72.

Affordable Housing

- 8.12 Policy 45 of the Cambridge Local Plan 2018 requires schemes of 15 units or more to provide a minimum of 40% affordable housing within the development unless the developer considers the scheme to be unviable in which case an independent viability appraisal must be submitted to support the application.
- 8.13 The applicants have stated that it would be unviable to provide any affordable housing and have submitted a viability assessment to demonstrate this. Their assessment concluded that: The development as proposed, produces a Residual Land Value of circa £5.87m which is approximately £0.47m below the benchmarked site value of circa £6.30m.
- 8.14 The Council appointed an Independent Consultant to review the submitted viability assessment. The consultant concluded in December 2019 that:

We have reviewed the Applicant's viability assessment, which seeks to demonstrate that the scheme cannot support any affordable housing. We have undertaken our own assessment of the proposed scheme which generates a residual land value of c. £5.87m and when benchmarked against a site value of c.

£6.30m the scheme generates a deficit of c. £0.43m. However, we have requested additional information from the Applicant and therefore our initial conclusions may be subject to revision.

8.15 Following the provision of additional information the Council's Independent Viability consultant concluded in February 2020 that:

- *The proposed rents are not unreasonable. Albeit the Council may wish to implement a review mechanism whereby the schemes viability is assessed at a later agreed point in time.*
- *The proposed commercial revenue is not unreasonable.*
- *The valuation breakdown of the site value benchmark is not unreasonable.*

We have undertaken our own assessment of the proposed scheme which generates a residual land value of c. £5.87m and when benchmarked against a site value of c. £6.30m the scheme generates a deficit of c. £0.43m.

8.16 Given the outcome of the assessment carried out by the Council's Independent Consultant it is considered that due to the financial deficit generated by the proposed scheme it would be unreasonable to request the provision of affordable housing in this instance. It is to be noted that the S106 agreement shall include a clawback clause. This clause would ensure that if the development delivers more revenue than predicted within the viability assessment, the applicant will be required to pay a financial contribution to the Council for the delivery of affordable housing off site.

8.17 An additional clause will be included in the S106 that ensures all 19 of the shared living units remain as let/rented accommodation for a 10 year period from the date of first occupation. Moreover, sui generis (large HMOs) uses do not benefit from permitted development rights and officers request that the permitted development rights regarding a change between a C4 (small HMO) use class and C3 (residential) use class are removed in this instance. This is to ensure that any future proposal to change the use to C3 use class would be assessed fully under a separate planning application.

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

- 8.18 As existing the site is an office outlet, cycle shop and kitchen shop on the ground floor with car parking and a yoga studio above. The entrances to the site are all via Chesterton Road. Immediately adjacent to the east of the site is Lloyds Bank. The existing building on site is considered to detract from the appearance and character of the conservation area. The proposed redevelopment of the site involves the demolition of the majority of the existing building (with the exception of the eastern and part of the west elements).
- 8.19 In respect of design, the applicant has been through an extensive pre application process and taken into account the key characteristics and surroundings in order to ensure the proposals respond positively to both the immediate and nearby surroundings of the site. The City Council Urban Design and Conservation team have reviewed the proposals and considered that the overall design of the scheme responds well to the sites traffic island context and other site constraints. The proposal is considered to respect the grain of existing properties along Chesterton Road, Croft Holme Lane and Victoria Road. This is articulated through subtle changes in brick, the proportion and detail of fenestration and varying roof pitches, which break down the overall mass of the building so that it reads as a series of terraces. The frontages are all considered to respond positively to the adjacent buildings of each street. The gables and areas of public realm at the corner junctions have been proportioned according to the surrounding built form, with fenestration detail used to mark focal points.
- 8.20 In terms of scale and massing the proposed development ensures that Chesterton Road is the primary frontage, followed by Victoria Road and then Croft Holme Lane as the less dominant, with lower massing setbacks/articulation along the facades. Through the pre application design process the corners of Chesterton Road/Croft Holme Lane and Croft Holme Lane/Victoria Road were identified as opportunities to create clear entrances to the Mitchams Corner Opportunity Area. The Chesterton Road and Croft Holme Lane junction has been carefully designed to reflect its prominent location through the introduction of an attractive area of public realm.
- 8.21 In respect of height, along Victoria Road the proposed buildings would vary from two to three storeys with accommodation in the roof space. The ridge heights along Victoria Road vary in height

from approximately 5.8m at the lowest point on the north west corner to 9.5m at the highest point. Adjacent to the north east corner of the application site is the Student Castle development (14/0543/FUL) this building reaches a height of 11.4 metres to the ridge. Therefore, the proposed maximum ridge height along Victoria Road is not considered to be excessive or out of character with the surrounding area. Along Croft Holme Lane the building heights vary from 10.5 m at the corner junction with Chesterton Road to 5.5m to the height of the recessed balconies which then rise a further 3 metres (8.5m) to the ridge of the Croft Holme Lane units. It should be noted that the ground levels on the site slope approximately 0.9m southwards from Victoria Road to Chesterton Road. Along the proposed primary frontage of Chesterton Road the main bulk of the elevation is proposed to be 10.5m in height which steps down to 8.5m on the south east corner adjacent to the Lloyds bank. The details of the proposed materials and the full extent of the designs of the shopfronts will be secured through conditions. The Mitchams Corner Development Framework SPD (2018) sets parameters for the building heights in this area. Along Chesterton Road the SPD allows for heights of 10metres across the entire frontage. It is acknowledged that the proposal reaches 10.5 metres at parts of the proposal along Chesterton Road, however the harm caused by an additional 0.5m is not considered to be significant and respects views from Jesus Green. Moreover, the scheme along Chesterton Road steps down to 8.5m for a nine metre stretch at the south east corner of the site towards the Lloyds Bank. On balance, the slight exceedance of the SPD building height figure is considered to be acceptable, the City Council urban design and Conservation team support this view.

- 8.22 In terms of movement and access the main entrance to the concierge serving the residential part of the scheme is situated on the Croft Holme Lane and Victoria Road corner junction and three separate accesses to the cycle parking facility (two along Victoria Road, one along Chesterton Road). The townhouses along Victoria Road will not require use of the lift or concierge space to access the residential units as they are proposed to have independent accesses along Victoria Road. The proposal involves inclusive level access across the entire site and the cycle store facilities have been proposed in a practical location across the ground floor of the site. In relation to external spaces the proposals provide for a large courtyard and communal

amenity space at first floor level. The external space will serve all residents and include a variety of planters and seating. The full details of the hard and soft landscaping and long term management and maintenance will be secured by conditions.

- 8.23 Overall, in terms of scale, mass and height the scheme is considered to have been broken down through set backs, variation of roof pitches and fenestration details the development is considered to respect the surrounding character and provide an enhancement of the Castle and Victoria Road Conservation Area by way of the replacement of the existing building that detracts from the appearance of the conservation area. This view is supported by both the City Council Urban Design and Conservation teams. The development is considered to be in accordance with Cambridge Local Plan 2018 policies 22, 55, 56 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.24 The site is adjacent to residential properties along Croft Holme Lane and Victoria Road and opposite a mixture of uses along Chesterton Road.

Overshadowing and daylight/ sunlight impact

The applicants have submitted a daylight and sunlight study which has been carried out in accordance with BRE guidance and this study is considered by officers to have assessed the impact on appropriate windows and garden spaces of the surrounding residential properties.

Properties on Croft Holme Lane

- 8.25 The applicants have submitted a daylight and sunlight assessment. The properties to be assessed along Croft Holme Lane are No's 1,2 and Hookham House. Due to the windows serving the front elevations of No.1 and No.2 Croft Holme Lane being north east facing this reduces the level of impact of the proposal on these properties. The applicants have carried out Vertical Sky Component (VSC) tests which confirm that these properties would still receive adequate daylight in accordance with the BRE guidelines. The applicants have also submitted

evidence that demonstrates the windows serving Hookham House would satisfy the 25-degree line test recommended by the BRE guidance and would therefore not be adversely affected by the development.

Properties on Victoria Road

- 8.26 The windows serving No's 12-24 Victoria Road have been assessed as part of the daylight sunlight assessment. All of the windows of these properties meet the requirement of retaining at least 80% of the existing value with the exception of four ground floor windows serving No's 12-20 Victoria Road which would retain 0.76-0.79 of the existing value. Whilst it is acknowledged that these four windows would receive marginally less than 80% of its current sunlight hours the properties would still remain compliant with the other elements of the BRE guidance and therefore is considered acceptable in terms of daylight and sunlight impact.

No.1 Milton Road

- 8.27 The applicants have submitted evidence that the ground floor window closest to the development would continue to receive daylight and sunlight in accordance with the BRE Report recommendations.

Properties on Chesterton Road

- 8.28 The applicants have also submitted evidence that demonstrates the Chesterton Road properties would satisfy the 25-degree line test recommended by the BRE guidance and would therefore not be adversely affected by the development.
- 8.29 Therefore, following the provision of the daylight and sunlight assessment evidence overall officers consider the proposal to sufficiently protect the daylight and sunlight amenity of the neighbouring properties.

Overbearing, Overlooking and Loss of privacy

Croft Holme Lane properties

- 8.30 The proposed development would be situated approximately 18m to the east/ north east of the properties along Croft Holme

Lane with the public highway network separating the existing properties from the proposed development. No.2 Croft Holme Lane has objected on the basis of their property being overlooked by the scheme. It is acknowledged that the design of the scheme which includes the addition of balconies on the west elevation will result in an element of overlooking towards the properties along Croft Holme Lane. However, the application site is in an urban area where an element of mutual overlooking between the properties is often expected. In this particular instance, it will result in views from the proposed scheme towards the front elevations of Croft Holme Lane properties. Generally inter-looking between front elevations of properties is not considered to be as sensitive as views into the rear elevations of residential units. Moreover, there is an existing public footpath that passes the front elevations of these properties with views into the ground floor windows from the public realm. Again, due to the design of the scheme through the variation of roof designs, recessed balconies and different heights of the buildings it is considered that the massing of the development is successfully broken up and achieves a scheme that does not create an overbearing impact on the adjacent properties. Overall, the impact in terms of overbearingness, loss of privacy and overlooking is considered to be acceptable and to not detrimentally impact the residential amenity of neighbouring properties.

Victoria Road properties

8.31 Units 14 to 19 of the proposed scheme would be situated circa 15m to the south of the front elevations of the properties on Victoria Road with the public highway network separating the existing properties from the development. The maximum ridge height of the proposal along Victoria Road is 9.5m to the ridge with the roof intentionally designed to slope away from the properties on Victoria Road in order to minimise the level of overbearing impact. There would also be variation in roof profiles and heights of properties along this elevation which help to break up the massing when viewed from the Victoria Road properties. Overall, given these factors it is considered that the level of overbearing impact would not be significant enough to warrant the refusal of the application.

8.32 In respect of loss of privacy and overlooking, the front elevations of Victoria Road properties would be sited

approximately 15 metres from the windows serving the new development. Inter-looking between front elevations of properties is generally less sensitive than views into the rear elevations of residential units. Therefore, given the urban location of the application site where an element of mutual overlooking is more generally accepted it is considered that the impact in terms of loss of privacy and overlooking is acceptable. Moreover, as existing the front elevations of the properties along Victoria Road abut a footpath and public highway where views into the ground floor windows of the property already exist. Therefore, it is considered that the approval of the proposed development would not detrimentally impact the amenity of these properties in relation to overlooking and loss of privacy.

Chesterton Road Properties

- 8.33 There is a significant separation in excess of 25 metres between the south elevation of the proposed development and any property along Chesterton Road. Due to the significant separation distance and orientation of the properties it is not considered that the proposed development would have a negative impact on any properties or uses along Chesterton Road in respect of overlooking or overbearingness.
- 8.34 Overall, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

- 8.35 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units either meet or exceed the standards. In this regard, the units would provide a high-quality internal living environment for the future occupants. 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 (m ²)	Difference in size
1	6	10	2	132	135	+ 3
2	5	10	2	128	128	0
3	5	6	2	110	115	+5
4	5	6	2	110	115	+5
5	5	6	2	110	115	+5
6	6	11	3	138	147	+9
7	6	11	3	138	146	+8
8	4	6	3	112	116	+4
9	5	7	3	125	133	+8
10	5	7	3	125	133	+8
11	5	7	3	125	132	+7
12	5	10	3	134	141	+7
13	6	11	2	138	160	+22
14	8	11	2	138	199	+61
15	7	11	3	138	180	+42
16	7	11	3	138	180	+42
17	7	11	3	138	180	+42
18	5	8	2	138	152	+14
19	7	10	2	138	188	+50

8.36 Within the supporting text of Policy 48 it states that new build HMOs should provide a standard of accommodation equivalent to that enjoyed by other residents and as such the provision of Policy 50 (Residential Space Standards) will ‘therefore be aspired to’. It is acknowledged that six of the units (3-5 and 9-11) show on the plans double bedrooms and space for 9/10 residents. It is considered by officers that given the nature of the scheme and the type of housing offered the majority of bedrooms within the scheme would be occupied by an individual rather than couples. It is however considered appropriate to impose a condition that ensures units 3-5 will be occupied by no more than 6 individuals and units 9-11 will be occupied by no more than 7 individuals. This will ensure that all of the units meet the internal residential space standard requirements as set out in Policy 50 of the Cambridge Local Plan 2018.

8.37 In terms of bedroom sizes, they do all meet the relevant minimum bedroom size space standard requirements. In assessing the amenity for future occupiers, a number of other factors must be taken into consideration such as the quality of

internal amenity of the future residents, provision of external amenity space, accessibility of the homes and the control over the use of the properties.

Quality of internal amenity

- 8.38 All the bedrooms within the units would enjoy an acceptable outlook as well as acceptable levels of daylight. Each unit would also have a communal area (kitchen, diner, living room) which would also have an acceptable level of outlook.

External amenity space

- 8.39 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. All the proposed units will have direct access to an area of private amenity space. Units 1-8 each have balconies/ terrace spaces. Units 9-13 would have private garden spaces at first floor level adjacent to the communal external space. Units 14 to 19 would all have private garden spaces on the ground floor. It is also to be noted, that the proposal will also provide a large shared high quality landscaped external amenity area on the first floor for all the occupants of the shared living accommodation to enjoy.

Accessible homes

- 8.40 The applicant has confirmed that the proposed residential units have been designed to meet the requirements of building regulations M4(2) such as level access for all units through the provision of a lift. This will be secured through a condition. The proposal is therefore compliant with the requirements of Policy 51 of the Cambridge Local Plan 2018.

Control over the use

- 8.41 A number of the units have 6 bedrooms or less, and in the future could be used for 6 people or less. These units could be classed as use class C4. Taking into account that a number of units fall below the required internal space standards for a property of that size, officers request that the permitted development rights regarding a change between a C4 (small HMO) use class and C3 (residential) use class be removed in this instance. This is to ensure that any future proposal to

change the use to C3 use class would be assessed fully. The standard condition for HMOs limiting the number of occupants per unit is recommended.

Amenity for future occupiers of the site balance

8.42 As outlined above, subject to the condition restricting the number of occupants within units 3-5 and 9-11 all of the units meet the internal space standard requirements and officers consider the quality of the internal amenity to be satisfactory, the level of external amenity area provision to be acceptable and the proposed units to be accessible. A condition removing permitted development rights is also recommended which would ensure any future change of use to a C3 use class would be assessed fully. For the above reasons, officers consider that the applicant has aspired to meet the requirements of policies 48, 50 and 51. On balance, the amenity for future occupiers is considered to be acceptable and the proposal would therefore meet the aims of policies 48, 50 and 51 of the Cambridge Local Plan 2018.

Highway Safety and Transport Impact

8.43 The Highway Engineer initially raised concerns with the arrangement for access to the rear of the retained retail unit and the arrangements for access to the cycle parking facilities. Subsequently, the applicant provided revised plans and the Highway Engineer has confirmed that these concerns have been addressed. The Highway Authority has recommended various conditions including a traffic management plan, delivery/removal of waste hours, servicing arrangements and the removal of existing vehicular access.

8.44 The County Council Transport Assessment Team have reviewed the submitted information and considered the development to be acceptable subject to a travel plan and residential travel pack condition.

8.45 The proposal is considered to be compliant with Cambridge Local Plan (2018) policy 81.

Carbon reduction and sustainable design

- 8.46 The applicant has submitted sufficient information to demonstrate compliance with Policy 28 of the Cambridge Local Plan 2018. During the course of the application a revised Sustainability Statement was submitted to provide further information on sustainable construction issues, including overheating. The City Council Sustainability officer has reviewed the information, the carbon reduction and water efficiency calculations have been considered acceptable subject to conditions securing the implementation.
- 8.47 It is considered that the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2018) policy 28 and the Greater Cambridge Sustainable Design and Construction SPD (January 2020).

Refuse Arrangements

- 8.48 The proposed refuse arrangements have been assessed by the Greater Cambridge Shared Waste team and considered acceptable. The existing refuse collection points will be maintained as part of the proposed development. This is considered acceptable and the proposal is considered compliant with Cambridge Local Plan (2018) policy 57.

Light pollution, air quality, noise, vibration and dust

- 8.49 The Environmental Health Officer has reviewed the submission and has no objection to the proposal subject to conditions regarding plant noise, construction hours, collection during construction, dust, contaminated land, details of the balconies, hours of use, ventilation, delivery hours, low NOx Boilers and various associated informatives.
- 8.50 It is considered by officers that subject to these conditions the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35 and 36.

Integrated water management and flood risk

- 8.51 The City Council Sustainable Drainage Engineer has reviewed the submitted information and confirmed a suitable surface

water drainage strategy can be delivered on the site and the full details of this will be secured by condition. The Lead Local Flood Authority has confirmed agreement with the City Council Drainage Engineer's comments subject to Anglian Water agreeing to the proposals. Anglian Water have also confirmed the proposed development is acceptable subject to conditions.

- 8.52 It is considered that 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.

Inclusive access

- 8.53 The development has been assessed for compliance with Policy 51. The applicant has amended the scheme to comply with the requirements of Part M4 (2) of the Building Regulations. A condition will be imposed to secure this requirement. All of the communal spaces will be wheelchair accessible.

Public Art

- 8.54 The proposals include details of a location for public art. A condition will be attached to secure the full details of the proposed sculpture prior to its installation. In accordance with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010

Trees

- 8.55 The submitted information has been assessed by the City Council Arboricultural officer. The proposals do not involve the removal of any trees and the development is considered acceptable subject to the relevant tree protection conditions. The development is considered acceptable and in accordance with Cambridge Local Plan policy 71.

Ecology

- 8.56 The site as existing is very urban with a hard landscaped character. There are no ecological habitats within the existing site arrangement. The proposal introduces a significant amount of greening, a brown roof and new communal garden space

which all support increased biodiversity. It is also considered necessary to impose a bird and bat box condition as an ecological enhancement. Subject to the imposition of this condition the proposal is considered to be in accordance with Cambridge Local Plan 2018 policy 70.

Car and Cycle Parking

Car Parking

- 8.57 Cambridge Local Plan 2018 states that car-free development is acceptable where there is good, easily walkable and cyclable access, where there is high public transport accessibility and where the car-free status of the development can realistically be enforced by on-street parking controls. The site itself falls within the controlled parking zone. There are streets to the north-west, north and north-east that currently do not fall within the controlled parking zone. There is an aim to introduce a residents car parking scheme in these areas in the immediate future. County Councillors at the Highways and Infrastructure Committee at Cambridgeshire County Council paused implementation of the controlled parking zone for a period of 12 months since the end of March 2020 to allow the provision of sustainable transport measures to catch up with the parking restrictions. Taking this into account, as well as the time required to discharge pre-commencement conditions and start construction on site, the controlled parking zones should be implemented prior to occupation.
- 8.58 It is considered that the car free status of the development is achievable through parking enforcement control. Moreover, any future residents will not qualify for Residents Permits within the existing Residents' Parking Schemes on surrounding streets and the proposal will therefore not impact on the existing car parking arrangements for surrounding properties. As requested by the Highway Authority an informative will be added to any permission granted to ensure the applicant is aware of this.
- 8.59 The proposal does not include the provision of a disabled car parking space. However, the site is located immediately adjacent to a drop off and servicing bay along Chesterton Road where Blue Badge holders are able to park for up to three hours, which is considered to be sufficient time for the dropping off and picking up of disabled residents. Given the constraints of

the site and car free nature of the proposal the lack of a disabled car parking space is considered acceptable in this instance.

Cycle Parking

8.60 In respect of cycle parking for the residential element of the proposal 110 cycle parking spaces within three separate covered, safe and secure areas are proposed. This equates to more than one space per bedroom. For the retail elements each retail unit has been allocated a covered and secure cycle storage area to serve members of staff. In respect of visitor cycle parking there are 34 spaces provided along Chesterton Road.

8.61 Overall, the provision of cycle parking for residents and retail uses proposed within the scheme is in accordance with the cycle parking standards set out within Appendix L of the Cambridge Local Plan 2018. The proposal is considered to be compliant with policy 82 of the Cambridge Local Plan (2018).

Third Party Representations

8.62 The issues raised by the third party representations have been addressed within the body of the report but will cover any outstanding matters in the below table:

Representation	Response
Poorly considered design	Addressed in paragraphs 8.18-8.23
The scheme will create conflicts between vehicles, cycles and pedestrians.	The scheme has been reviewed by Cambridgeshire County Council Highway authority and no concerns have been raised in relation to safety of motor vehicles, cyclists or pedestrians. As such officers are satisfied with the proposed development in this regard.
Inadequate provision for waste	The Greater Cambridge Shared Waste Team have reviewed the proposals and raised no concerns. Officers are satisfied the proposals comply with the RECAP guidance.
Lack of car parking	Addressed in paragraphs 8.57- 8.59
Concerned with the management of the site	A Traffic Management Plan, construction hours, construction/demolition noise and

during construction	vibration conditions will be attached to any permission granted to ensure the amenity of neighbouring properties is not harmed during the construction period.
Concerned by potential future alterations of the uses of the units	-Two of the commercial units are seeking permission for flexible A1-A5 use and the other unit for D2 (and A1-A5). The proposals have been assessed on this basis by the planning officers and the relevant specialist officers e.g Environmental Health. The flexible use of these units is considered to be in accordance with acceptable and in accordance with the Cambridge Local Plan 2018 policies. -Permitted development rights will be removed from the C4 units and the Sui generis units do not have permitted development rights. Therefore, any change of use for these units will require a new planning application.
Lack of open space for use by residents and lack of landscaping	The proposals include a large landscaped communal area to serve all residents within the shared living accommodation. Additional financial contribution towards tree planting and public realm improvements will be secured through the S106 agreement.
Overlooking concerns	Addressed in paragraphs 8.30-8.34
Overshadowing and loss of light concerns	Addressed in paragraphs 8.24-8.29
The proposed mass and scale is out of character with the surrounding area	Addressed in paragraphs 8.18-8.23
Noise pollution generated by construction and future occupants of residential and commercial uses.	A Traffic Management Plan, construction hours, construction/demolition noise and vibration condition will be attached to any permission granted to ensure the amenity of neighbouring properties is not harmed during the construction period.

Planning Obligations (s106 Agreement)

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

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

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

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

Resurfacing of public footpath (Croft Holme Lane and Victoria Road corner junction).

8.65 It is considered by officers that the developer should be required to improve the existing surfacing of the public highway on the Croft Holme Lane and Victoria Road corner junction immediately adjacent to the application site. Given the proximity of this area to the main entrance of the shared living accommodation it is considered to be a necessary improvement to make the development acceptable in planning terms. The applicants have agreed to fund and carry out this work and this will be secured through a suitably worded clause within the S106 Agreement. The precise details of the highway work will be established as part of a S278 Agreement.

Mitchams Corner Public Realm improvements

8.66 The Mitchams Corner Development Framework SPD indicates that tree planting and public realm improvements will be secured from developments within the Mitchams Corner

opportunity area. It is therefore considered appropriate to secure a financial contribution from the applicant towards these features. The applicant has agreed to provide a financial contribution and this will be secured through a suitably worded clause within the S106 Agreement. The precise delivery, location and types of trees and public realm enhancements will be established as part of the S278 Agreement.

9.0 CONCLUSION

- 9.1 Overall, the principle of the proposed mixed use scheme in this location is considered acceptable as it will add to the vitality, viability and diversity of the area in accordance with Cambridge Local Plan 2018 policies 22,55,56 and 72.
- 9.2 The design, scale and massing are acceptable and will not harm the residential amenity of neighbouring properties. It will replace an existing building which currently detracts from the appearance and character of the Conservation area. The scheme is considered to be compliant with Cambridge Local Plan policies 35,55,56 and 61.

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 demolition or construction works shall commence on site until a traffic management plan (TMP) has been submitted to and approved in writing by the Local Planning Authority. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on-street car parking.
- iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

10. All deliveries of materials or any removal of waste shall be constrained to the hours of 09.30hrs-15.30hrs Monday to Friday and 09:30 - 13:00hrs on Saturday. Deliveries and removal of waste shall not take place at any time on Sundays or public holidays.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policies 35 and 81).

11. Prior to the occupation of any of the proposed units a servicing plan for the residential and commercial units shall be submitted and approved in writing by the Planning Authority. The units shall thereafter be serviced in accordance with the approved scheme.

Reason: for the safe and effective use of the highway (Cambridge Local Plan 2018 Policy 81).

12. Prior to the occupation of any of the proposed units, the existing motor vehicle accesses to the site from Chesterton Road and Victoria Road shall be removed and returned to full faced kerbed footway.

Reason: for the safe and effective use of the highway (Cambridge Local Plan 2018 policy 81).

13. All areas of hard paving that abut the adopted public highway shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018 policy 81).

14. No occupation of the development shall take place until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include a residential travel pack and specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

15. 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)

16. 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)

17. 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)

18. 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.

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

Reason: To protect the amenity of neighbouring properties and future occupiers. (Cambridge Local Plan 2018 policy 35).

20. The noise insulation scheme and mitigation requirements as stated within the 24 Acoustics noise assessment technical report: R8046-1 Rev 1, dated 7th October 2019 shall be fully implemented, maintained and not altered.

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

21. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms located on the façades of zones 1 & 2, as specified within the 24 Acoustics noise assessment technical report: R8046-1 Rev 1, dated 7th October 2019 to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the central courtyard and/or roof of the development away from the road façades. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

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

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

22. Prior to the commencement of above ground works, full details of the design and construction of the enclosed balconies, including the acoustic / noise insulation performance specification of the glazing, to reduce the level of noise experienced at the residential units as a result of high ambient noise levels in the area from road shall be submitted to and approved in writing by the local planning authority.

The balconies shall be installed in accordance with the approved details and retained in situ thereafter.

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

23. Prior to the installation of plant at the A3/A4/A5 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. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.

Reason: To protect the amenity of neighbouring properties and future occupiers (Cambridge Local Plan 2018 policy 35).

24. The A1 - A5 & D2 use shall not be open to the public outside the hours of 07:00 and 23:00 hrs.

Reason: To protect the amenity of neighbouring properties and future occupiers. (Cambridge City Council Local Plan 2018 policy 35).

25. If the D2 premises shall be used for a yoga and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), the use shall not be open to the public outside the hours of 06:00 and 23:00 hrs.

Reason: To protect the amenity of neighbouring properties and future occupiers. (Cambridge City Council Local Plan 2018 Policy 35).

26. Any use of the premises within planning class A3, A4 or D2 which involves the use of amplified music and/or the generation of impact noise shall not begin until full particulars and details of the airborne sound / impact / structural borne sound noise insulation for limiting the transmission of noise is submitted in writing for consideration by the Local Planning Authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered.

Reason: To protect the amenity of neighbouring properties and future occupiers. (Cambridge City Council Local Plan 2018 policy 35).

27. Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 540\text{mg/kWh}$, to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the local planning authority. The details shall include a manufacturer's Nitrogen Oxides (NOx) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standard above.

The scheme details as approved shall be fully installed and operational before first occupation and shall be maintained and retained thereafter.

Reason: To minimise the impact on air quality. (Cambridge Local Plan 2018 policy 36.)

28. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials to be used in the construction of the external surfaces shall be 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 to avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018 policies 55, 57 and 61)

29. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of glass type(s) to be used in curtain walling/windows/doors or other glazed features shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate to avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018 policies 55, 57 and 61)

30. Before starting any brick work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55, 57 and 61)

31. Prior to the commencement of installation of any roof mounted equipment, full details of all solar panels [water pre-heat, etc.] and/or photovoltaic cells, including type, dimensions, materials, location, fixing, etc. shall be submitted to and approved in writing by the local planning authority. In bringing forward such details the applicant is reminded of the restrictions imposed on the height of buildings under the outline planning approval and encouraged to site such features so as not to be visible from ground level. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the streetscene. (Cambridge Local Plan 2018 policies 55, 57 and 61).

32. Detailed drawings shall be submitted showing the design of the shopfronts and details of the signage zones for written approval. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

33. No new windows shall be constructed in the existing or new building until drawings at a scale of 1:20 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

34. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the Local Planning Authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

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

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61).

36. Prior to first occupation for the use hereby permitted, carbon reduction measures shall be implemented in accordance with the measures outlined in the approved Sustainability Statement (WPL Consulting LLP, 3/10/19, v4.0), in order to reduce carbon emissions by a minimum of 19% compared to Part L 2013. The proposed renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to first occupation of the development.

The renewable 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 (Cambridge Local Plan 2018, Policy 28).

37. Water efficiency standards for the scheme shall be carried out in accordance with the water efficiency specification set out Tables 4, 5 and 6 of the approved Sustainability Statement (WPL Consulting LLP, 3/10/19, v4.0), which sets out the measures to be implemented to achieve a design standard of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details, and any amendments to the specification shall be submitted to and approved in writing by the local planning authority.

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

38. 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 be based upon the principles within the agreed Sustainable Drainage Report prepared by TWS (ref: 9450 SL GB) dated October 2019 and shall also 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) Temporary storage facilities if the development is to be phased;
 - h) A timetable for implementation if the development is to be phased;
 - i) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - j) Full details of the maintenance/adoption of the surface water drainage system;
 - k) Measures taken to prevent pollution of the receiving groundwater and/or surface water
 - l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.
- 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 (Cambridge Local Plan 2018 Policy 32.)

39. No hard-standing areas to be constructed until the works have been carried out in accordance with the approved surface water strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding (Cambridge Local Plan 2018 Policy 35).

40. 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.

41. 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.

42. 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.

43. 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 2 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.

44. Hard and soft landscaping: 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 and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; full details of all tree pits, including those in planters, hard paving and soft landscaped areas; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

45. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

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)

46. Podium and Planter irrigation system: Details of the irrigation system for the roof gardens and trough planting should be submitted prior to completion. Details should include water delivery system to planting beds, water source, automatic control system, times and amounts of water to planting beds, system maintenance details (to be included within the Management Plan).

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)

47. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority: 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site. 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM. 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long-term monitoring and maintenance plan as necessary. 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long-term monitoring and maintenance plan in (3) shall be updated and be implemented as approved. Reason (1). To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements.

48. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of bird and bat boxes on the site. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reasons: to provide ecological enhancements for protected species on the site. In accordance with Cambridge Local Plan policy 70.

49. Prior to the occupation of the shared living accommodation, a Management Plan shall be submitted to and approved in writing by the local planning authority. The Management Plan shall include arrangements for the management of the development including access arrangements to cycle store, bin store and garden spaces and include contact details for a manager / management company responsible for the shared living accommodation. The Management Plan shall be implemented in accordance with the approved details and remain in force for as long as the property continues in HMO use.

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

50. The internal communal areas as shown on the approved drawings shall be provided prior to occupation of the building for the proposed use and retained for communal uses and used for no other purpose(s).

Reason: To ensure adequate internal communal space is provided for future occupants (Cambridge Local Plan 2018 policies 48 and 50).

51. Unit No's 3-5 shall be occupied by no more than 6 people at any one time and unit No's 9-11 shall be occupied by no more than 7 people at any one time.

Reason: To ensure all units within the proposed development meet the internal minimum space standard requirements (Cambridge Local Plan 2018 Policy 50.)

52. Notwithstanding the provisions of Schedule 2, Part 3, Class L 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 change of use shall take place from use Class C4 (houses in multiple occupation) to a use falling within use Class C3 (dwellinghouses).

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

53. Prior to the installation of any public art sculpture the full details shall be submitted to and approved in writing by the Local Planning Authority. The sculpture shall thereafter be provided and maintained in accordance with the approved details.

Reason: To ensure the provision of public art. (Cambridge Local Plan 2018 policies 56 and Public Art SPD).

54. Prior to the commencement of development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans and in accordance with the implementation programme agreed in writing with the Local Planning Authority. .(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Cambridge Local Plan 2018 Policy 32).

55. Notwithstanding the approved plans, the development 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)

56. Prior to the commencement of the permitted use the cycle parking shall be implemented in accordance with the approved plan (CHES-RYD-00-00-DR-A-3000 P5) and shall be retained as such thereafter.

Reason: In the interest of parking management (Policy 82, Cambridge Local Plan 2018).

57. Prior to the commencement of the uses hereby permitted a scheme for external lighting, the security arrangement for access to the bin/bike stores and CCTV cameras shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented / carried out as approved and shall be retained as such thereafter.

Reason: To design out crime and improve the safety of future occupiers. (Cambridge Local Plan 2018, policy 56).

Appendix 1- Design and Conservation Panel Minutes

2. Presentation – Mitcham’s Corner, Cambridge

The proposal looks to subdivide the existing commercial units, formally housing Staples amongst other providers into smaller separate units for class A1, A2, A3, A4, A5, D1 and / or D2 use. The proposal also seeks to erect a two to three storey upper floor extension; to accommodate 19 no. mix of Class C4 units, Houses in Multiple Occupation (HMO) and Sui Generis with associated common facilities.

The Panel’s comments were as follows:

- **Scale and massing**

The Panel found the fine grain approach to breaking up the forms of the buildings appropriate for the conservation area. Some further refinement of this approach could be achieved, with opportunities to introduce stepping and cut out sections to further emphasise the character of the conservation area and potentially provide longer views through the scheme. The Panel were also in favour of the individual house frontages created along Victoria Road, though these feel quite a step up in scale from the surrounding buildings. Although taller buildings are appropriate on Chesterton Road, the scheme as shown is pushing the limits for permissible heights.

- **Views approaching the site**

The Panel found that cutting back the two blocks at Chesterton Road corner unconvincing. Although other buildings along Chesterton Road step back, their relationship to the road is very different in character. The long views when approaching from the west along Chesterton Road mean that this corner of the site is very prominent. It acts as a pivot point for the traffic. The current design, rather than making a strong corner as intended, feels weak and recessive. Reconsideration of the proposal for this corner is required, to reinstate the prominence of this moment, either by introducing a strong corner building or more active frontages on either side of the entrance court. Another approach suggested was to allow a gap between the right angle defined by the two blocks, to give a glimpse of the courtyard planting beyond.

Similarly, the Panel were also somewhat sceptical of the proposed NW corner as approached from Victoria Road, as the relationship between the main accommodation entrance and the substation seems unresolved.

- **Landscaping**

The idea of creating a communal garden space within the central courtyard is strong, especially on this traffic island with high levels of air pollution. However, the proposed design is mainly a hard landscape, involving relatively little greenery. The Panel would like to see much more planting here, with trees used to provide shade in summer and create interest all year round. A suitable depth of soil and drainage will be needed to support them. Trying to work within the existing structural floor slabs seems to create major constraints on what can be achieved in reconfiguring the courtyard and may need to be reconsidered.

This space needs to feel like a communal oasis, including the creation of comfortable sitting spaces that encourage use by residents. Surrounded by windows, the space might feel very overlooked. Mitigation of this by landscape design, as well as some breaks in the surrounding buildings to allow longer views out onto the river, could help greatly.

- **Changes of level**

The light wells to the rear of the Victoria Road houses are not well thought out, as they cut this accommodation off from the rest of the scheme and the communal garden at an awkward height. They seem to allow little access to sunlight or pleasant space within the well. The Panel felt that a different approach should be explored to providing the necessary light levels to these houses. The scheme, as it stands, causes a sequence of problems of overlooking between the accommodation and the garden. There is also potential overlooking into bedrooms at the front of the properties from the street. This will all make for uncomfortable living spaces.

- **Site access**

The designers should consider how day-to-day access to the site would function, with no allocated drop-off point for taxis or deliveries and no crossing point to Mitcham's Corner by the planned residential entrance.

Access to the courtyard residential units is labyrinthine. Separation of the commercial and residential entrances is logical, but the access arrangements for residents not based along Victoria Road needs further work. The planned cycle access via a lobby and through a series of doors is awkward to navigate. The corridor to access cycle storage is narrow considering that bikes may need to pass by one another. Access to those parts of the accommodation furthest from the corner takes a longer path than may be necessary. The long passageway off Victoria Road, which would provide limited access to

small bike and bin stores, could become a dark and unpleasant space.

The Panel also advised that the planned means of escape for the commercial units might need to be looked at again with a fire engineer, as the adjacent communal bin store could cause an issue. The siting of the utilities for the commercial units is likely to be awkward to access, as any replacement of parts will be difficult to manoeuvre into the space. Installation of a boiler flue, lift overruns etc. would protrude through the scheme in ways not yet shown.

Conclusion:

The Panel agree that this site is ripe for development. The basic configuration of the scheme, with perimeter blocks of accommodation, that reference the conservation area, and a central courtyard garden are appropriate. However, there are major unresolved design issues in the design of both aspects. In particular, in the central garden the uncomfortable level changes to terraces will not be successful, but would create dark overlooked spaces. This is as yet far from being the green oasis that would be needed to encourage shared use.

The proposals should reconsider the corner massing to create a strong presence on the Chesterton Road and Victoria Road corners, which will be prominent in long views down both these streets. The entrance routes for residents and access to the bike and bin stores need to be rationalised.

VERDICT – AMBER (6)

Application Number	19/1734/FUL	Agenda Item	
Date Received	17th December 2019	Officer	Ganesh Gnanamoorthy
Target Date	17th March 2020		
Ward	Newnham		
Site	Clerk Maxwell Road		
Proposal	Erection of 35 dwellings involving the re-positioning of existing access onto Clerk Maxwell Road, provision of new spine road, parking, cycle provision, landscaping and associated infrastructure.		
Applicant	Mr Henry James c/o Hill Residential Ltd, the Courtyard Abbey Barns, Duxford Road Ickleton		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would increase the amount of housing (both affordable and market) to help meet demand within the city; - The proposed development would make efficient use of vacant land by providing a high quality residential development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The design and scale of the proposed development responds appropriately to the surrounding built form; - The proposal would preserve the character and appearance of the nearby West Cambridge conservation area;
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1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a broadly 'L'-shaped plot of land with a strong north-south orientation, and occupies approximately 0.87 hectares in area.
- 1.2 The site is located on the eastern aspect of Clerk Maxwell Road and is the former home of a tennis club, which has now been relocated. The site comprises areas of hardstanding, hard-surfaced tennis courts grassed areas and a wooden clubhouse structure. The site is not publicly accessible.
- 1.3 To the north, east and south of the site are (predominantly) residential properties located along Madingley Road, The Lawns and Hedgerley Close. The site, as existing, benefits from a single point of access along Clerk Maxwell Road.
- 1.4 The property is not located within a conservation area although is designated in the Local Plan as 'Protected Open Space'. The West Cambridge conservation area is sited to the north and east of the site. There are no listed buildings on the site or in the immediate vicinity.
- 1.5 A 'Proposal Site', noted as M13 on the Proposals Map, lies directly to the west of the site.

2.0 THE PROPOSAL

- 2.1 This application proposes a redevelopment of the site involving the erection of 35 dwellings involving the re-positioning of existing access onto Clerk Maxwell Road, provision of new spine road, parking, cycle provision, landscaping and associated infrastructure.
- 2.2 The residential accommodation includes 21 houses (ranging between 2 and 4 bedrooms) and 14 flats (ranging between 1 and 2 bedrooms).
- 2.3 The houses would be two and two and a half storeys in height and would be for private sale while the flats, which are housed in a part two, part three storey building would be provided as

affordable housing. The council, through the Cambridge Investment partnership, have expressed an interest in purchasing the affordable housing in the event that planning permission is granted.

2.4 The proposal provides two communal open spaces within the site, one either side of the access road, which would be relocated to the south of the existing one, but maintaining an east to west orientation.

2.5 The proposal has been amended since submission to take on board comments and concerns from statutory consultees. The changes include alterations to the mass and appearance of the flat block, amendments to the drainage strategy, and an improvement in the hierarchy between cars and pedestrians. A further period of consultation with the relevant consultees has been undertaken as a result of these changes.

2.6 It is worthy of note that the scheme has been through an extensive pre-application process with officers.

2.7 The application is accompanied by the following supporting information:

- Ecological Impact Assessment;
- Design and Access Statement;
- Flood Risk Assessment and Drainage Strategy Report;
- Tennis Provision Assessment
- Landscape Masterplan & Strategy;
- Sustainability & Energy Statement;
- Ground Investigation Report (Phases 1 and 2);
- Planning Statement;
- Transport Statement;
- Arboricultural Impact Assessment, and Tree Constraints Plan;

3.0 SITE HISTORY

3.1 The application site has an extensive planning history, the majority of which relates to the previous use of the site as a tennis club. The most relevant planning history is listed below:

Reference	Description	Outcome
18/2062/FUL	Erection of 35 dwellings (12 x 1bed, 4 x 2bed, 10 x 3bed and	Withdrawn

9 x 4+bed) and re-position of existing access onto Clerk Maxwell Road. Provision of new spine road, parking, cycle provision, landscaping and associated infrastructure.

4.0 PUBLICITY

4.1 Advertisement: Yes
 Adjoining Owners/Occupiers: 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 Plan 2018	Local	1, 3, 28, 29, 31, 32, 33, 34 35, 36, 45, 50, 51, 55, 56, 57, 59, 61, 67, 68, 70, 71, 74, 75, 80, 81, 82, 85

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	Greater Cambridge Sustainable Design and Construction (Jan 2020) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning

	Document (February 2012)
	Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Public Art SPD 2010. Open Space and Recreation Strategy (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer raised concerns with the fact that the layout gave priority to motor vehicles over cyclists and pedestrians. A suggestion was made to improve this relationship by incorporating a raised table. The applicant has made the suggested amendment and the Highways Officer has confirmed that this is acceptable.
- 6.2 The Highways Officer has recommended a condition be attached with relation to securing details of road maintenance/management.

Cambridgeshire County Council (Education)

- 6.3 A response has been received detailing the contributions required from the development.

Planning Policy Officer

- 6.4 The principle of the development has been assessed against the provisions of the NPPF, and Local Plan policies 67 and 73, and is considered to be compliant. No objections are raised.

Urban Design Officer

- 6.5 The Council's Urban Design Officer has been involved in pre-app discussions on this site, following the withdrawal of a previous submission.

- 6.6 The layout has evolved as a result of these discussions to allow for a better sense of arrival and a more open and 'green' feeling to the site entrance.
- 6.7 A broad palette of materials have been agreed with Officers to respond more effectively to the adjoining conservation area, while the scale and mass of the flat block has been reduced to minimise its dominance – both from within the site and the adjoining conservation area. These details are reflected on the latest iteration of plans.
- 6.8 Amendments to the scheme have been made during the life of the application and the Officer has confirmed that the scheme is now considered acceptable with regard to urban design, subject to a condition securing further details of materials.

Conservation Officer

- 6.9 The Council's Conservation Officer has been consulted on the application, and has stated that any development of this site would have an impact on the adjacent conservation area.
- 6.10 The Officer has stated that the development of this site for residential purposes would cause harm, although the proposal would cause "less than substantial harm".
- 6.11 Of particular concern is the block of flats, and amendments to the design of this was suggested to reduce its bulk and mass. This has been done, and the Officer has confirmed that the bulk and mass are now acceptably reduced.
- 6.12 The loss of trees are another cause for concern for the Officer as a number of these have a positive impact on the character of the West Cambridge conservation area. Whilst some loss is acknowledged, retention of the trees to be retained, along with new planting, is recommended.
- 6.13 With the above in mind, the Officer has concluded that the proposal is, subject to conditions, compliant with the NPPF and Local Plan.

Landscape Officer

- 6.14 The Council's Landscape Officer has raised concerns over the loss of trees, and the likely pressure on others to be removed in the future. A concern has also been raised about the need for each house to have two parking spaces and whether a reduction in these numbers could have provided greater tree planting opportunity.
- 6.15 No formal objection has been raised, with conditions recommended in the event of permission being granted to secure details of hard and soft landscaping and their future maintenance and management.

Tree Officer

- 6.16 The Council's Tree Officer has raised an objection to the proposal due to the removal of trees along Clerk Maxwell Road and the potential for pressure for future removal of trees shown to be retained.

Drainage Officer

- 6.17 The Council's Drainage Officer reviewed the submitted documentation and raised concerns with the accuracy of some of the information provided, as well as the level of information relating to surface water flooding. The applicant provided an amended report, and the technical Officer has confirmed that there are no objections to the proposal subject to conditions.

Sustainability Officer

- 6.18 The Council's Sustainability Officer has confirmed that the scheme is acceptable from a sustainability point of view subject to the imposition of conditions.

Waste Services

- 6.19 The Council's Waste Projects Officer has provided comments outlining the requirements for the development. No objection has been raised.

Archaeology Officer

- 6.20 The County Council's Archaeology Officer has raised no objections to the proposal subject to a condition requiring the applicant to secure the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation.

Environmental Health Officer

- 6.21 The Council's Environmental Health Officer has been consulted on the proposal. No objections have been raised and the application is considered acceptable subject to the imposition of conditions.

Environment Agency

- 6.22 The Environment Agency have raised no objections to the proposal.

Local Lead Flood Authority

- 6.23 No objection raised subject to the imposition of conditions.

Developer Contributions Monitoring Officer

- 6.24 A list of contributions required to mitigate the impact of the development has been provided and these are detailed later in this report.

Enabling (Affordable Housing) Officer

- 6.25 The Officer notes that there would be a visual distinction between the market and affordable dwellings, with all houses being for market sale and all flats for affordable housing. However, the Officer acknowledges that the design of the flats are in keeping with the houses, and are prominently located within the site. The Officer also confirms the Council's intent to purchase the affordable units for social rented purposes.
- 6.26 The level of affordable housing provided is in accordance with planning policy requirements and no objection is raised.

Ecology Officer

6.27 No objection raised subject to conditions.

Public Art Officer

6.28 No comment received.

Fire and Rescue

6.29 No comment received.

Anglian Water

6.30 No objection raised.

Designing Out Crime Officer

6.31 No objection raised, subject to the imposition of a condition requiring a lighting plan.

Sport England

6.32 No objection raised.

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

7.0 REPRESENTATIONS

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

- 17 Adams Road
- 11 Clarkson Road
- 2 Hedgerley Close
- 4A Hedgerley Close
- 5 Hedgerley Close
- 5A Hedgerley Close
- 6 Hedgerley Close
- 7 Hedgerley Close
- 3 The Lawns
- 5 The Lawns

- 7 The Lawns
- 53 Madingley Road
- 2 Perry Court
- 15 Perry Court
- 7 Wilberforce Road

7.2 The representations can be summarised as follows:

Concern	Officer Response
Loss of designated Protected Open Space	6.4, 8.2 – 8.10
Not in keeping with the adjoining conservation area	6.9 – 6.13, 8.11 – 8.15, 8.22
Impact upon ecology	6.27, 8.72 – 8.75
Is the development sustainable?	8.76 – 8.79
Car dominance of development	8.14, 8.51 – 8.57
Overdevelopment	8.18, 8.22
Flat block too large	6.7 – 6.8, 6.11, 8.13, 8.14, 8.15, 8.22
Flood risk	6.17, 6.32 – 6.33, 8.64 – 8.65
Insufficient amenity space for flats	8.39 – 8.40
Too much tree loss	6.16, 8.66 – 8.71
Amenity impact – light, noise and privacy	8.23 – 8.36
Parking – not enough	8.51 – 8.57
Parking – too much	8.51 – 8.57
Construction controls	8.33, 8.36
Substation details	8.21, 8.32
Unimaginative design	8.16 – 8.18, 8.22

7.3 Camcycle responded to the proposal as originally submitted and echoed the concerns of the Highways Officer with regard to the site access being too car dominant. A question was also asked by Camcycle as to whether the cycle parking spaces would be 1m in width and that passageways to gardens are at least 1.20m wide.

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. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees and ecology
9. Energy and Sustainability
10. Affordable housing
11. Public art
12. S106 contributions
13. Third party representations

Principle of Development

8.2 The vast majority of the site is identified in the Open Space and Recreation Strategy (OSRS) 2011 as 'University Croquet and Tennis Club (Cocks and Hens Lawn Tennis Club)'. The site has sat vacant since the closure of the tennis club in 2016. It is worthy of note that the tennis facility which previously occupied this site has been relocated to Grantchester Road, in the South Cambridgeshire District Council jurisdiction.

8.3 Policies 67 and 73 of the Cambridge Local Plan (2018) are of relevance in determining the acceptability of the principle of this development proposal. Policy 67 is the overall means of protecting open spaces, with the specific loss of a formal sports area such as a playing pitch or a tennis court (regardless of its condition) is protected by Policy 73.

8.4 Policy 73 is applicable to formal sports facilities including pitches/courts last used as a formal sports facility/pitch. The loss of a facility "will only be permitted if it is demonstrated that...

...i. the facility/site can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. For leisure uses, it should satisfy peak

period need; or
j. the facility/site is no longer needed.”

- 8.5 In order to comply with policy 73, it needs to be demonstrated that the scale, range and quality of the new facility are equal to, or greater than, the replaced one. The application has been accompanied by a Tennis Provision Assessment, and this demonstrates that membership of the club has increased in its new location. In addition, analysis of where members lived demonstrates an increase in the percentage of City Council residents. Officers are content that the information provided is accurate, and have concluded that the requirements of this policy have been met.
- 8.6 Policy 67 prohibits development that “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.
- ... Where replacement open space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of open space to be lost can be redeveloped.”
- 8.7 The site is protected in the Open Space and Recreation Strategy due to its environmental and recreational importance. The recreational importance has been discussed above, and so it now falls for an assessment to be made on the environmental matters.
- 8.8 The qualities that make a location environmentally important can vary significantly from site to site. In this case, the environmental importance is in relation to its contribution to the character and environmental quality of the local area. It contains a number of positive features such as trees and hedgerows around the site’s periphery which give it a sense of place sufficient to make a major contribution to the character of the local area. The site also forms an important green break in the framework of the local area between the adjacent West

Cambridge Area of Major Change and the West Cambridge Conservation Area.

- 8.9 The thrust and purpose of policy 67 is considered to be met as long as the identified importance is retained. In this case, that would mean continuing to serve as a green break, and relating positively to the character and setting of the West Cambridge conservation area.
- 8.10 With the above in mind the principle of development is considered acceptable subject to the material considerations identified in the previous paragraph (which are discussed later in this report) being satisfactorily met.

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

- 8.11 The site is located to the south and west of the West Cambridge conservation area, although does not sit within it. The site sits within an area of mixed building character with residential development, open spaces and university and other non-residential buildings in close proximity. This variance in land uses results in a mixed scale of buildings in the immediate proximity. Clerk Maxwell Road, to some extent, provides something of a dividing line – with residential properties predominantly featuring to its eastern aspect, and non-residential uses to its west. The proposal would see additional residential accommodation provided to the east of Clerk Maxwell Road.
- 8.12 Clerk Maxwell Road has a verdant feel with trees and hedgerows flanking either side of the road, with very occasional breaks where access to properties/developments are gained. The application site currently has one access from Clerk Maxwell Road and the proposal seeks to create an alternative access further south of the existing in order to serve the development.
- 8.13 To the east of the site, the predominant prevailing building height is two storeys although some taller buildings (three and four storeys) are also evident in close proximity. The proposal would provide 2 and 2.5 storey houses to the south of the access point and a 3-storey block of apartments to the north of the access. This layout is considered to acceptably find the

balance between providing a sense of arrival to the site, whilst also having an acceptable impact on the character and setting of the West Cambridge conservation area.

- 8.14 The scheme has been laid out in a logical manner with the road layout providing easy access to all properties, whilst being kept to a minimum to ensure that the development would not feel overly car dominated. The introduction of a raised table and shared surface, at the suggestion of the County Council's Highways Officer, further reduces the sense of car-domination. The location of the public open spaces directly upon entering the site ensures that the sense of a green break which the existing site provides is effectively retained. These open spaces help the development relate well to the character and identity of Cambridge as a whole with development often punctuated by open spaces, providing a sense of openness. The flat block has been moved away from the road and further into the site as a result of pre-application discussions to ensure this is further achieved. The concerns initially expressed by the Urban Design and Conservation Officers regarding the bulk and scale of the flat block has been successfully overcome by reducing the height, and setting back elements, of the building which significantly reduces its visual dominance both from within the site and the streetscene.
- 8.15 As a result of pre-application discussions, the buildings have been designed with a more simplistic and rationalised approach to materials and architectural features in order to ensure the development responds well to the character and appearance of the adjoining conservation area. Examples of these include brick type, roof tiles, and the introduction of bay windows. Both Urban Design and Conservation Officers are content with the layout, scale, appearance and broad material palette proposed and have requested a condition be attached in the event of permission being granted in order to secure exact details of the materials to be used. This will allow further control over the finished appearance – both in terms of the development itself and its relationship to the wider context.
- 8.16 It is noted that a number of representations have described the design and appearance of the development as unimaginative and unacceptable. It is considered that the changes made to the scheme – both through material choices and design – have raised the quality of the scheme, to an acceptable level, with

respect to the design achieved – and this view is echoed by the positive comments from the Urban Design and Conservation Officers.

- 8.17 A number of views have been provided of the development and these have been updated as a result of changes made. Officers have sufficient comfort from these that the development is of an appropriate design and scale for its location.
- 8.18 Concerns have been raised with regard to the proposal being an overdevelopment of the site, with particular reference being given to the development directly to the south of the site, The Lawns. It is undeniable that the development proposed is more dense than The Lawns although much of this is due to the types of properties accommodated on the respective developments – The Lawns has detached dwellings whereas the proposed development comprises a mixture of house types and flats. Part of this rationale is to ensure that the development provides an acceptable mixture of property types and tenure – as required by Planning Policy – and this requirement is not the same as what would have been required at the time of The Lawns being granted permission which was under a previous iteration of the Local Plan. At present, there is a clear demand in the City for more 1 and 2 bedroom dwellings, and this has resulted in an ability to fit more properties in a smaller space. The proposal sits comfortably within the site, and accommodates adequate private, communal and public open spaces within the site. The density is considered acceptable in this context.
- 8.19 The proposal includes a number of landscaped areas within the site, including the publicly accessible open spaces and the parking courts. Children’s play equipment is also proposed. The opening of the site for public accessibility is considered to be a positive for the wider area, with the site currently inaccessible.
- 8.20 The Council’s Landscape Officer has been consulted on the proposal and recommendations were made to improve the scheme, as summarised in section six of this report. The Landscape Officer has recommended the imposition of a number of conditions so as to ensure a sufficient landscaping scheme is secured.
- 8.21 A substation is shown to the north of the site, although details of this have not been provided as part of the application. In the

event of permission being granted, details of the design of the substation enclosure shall be submitted to, and approved in writing by, the Local Planning Authority. This will allow Officers to ensure an acceptable appearance is achieved.

- 8.22 Officers consider that the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the wider area and would not constitute overdevelopment of the site. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 59, 60 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.23 The properties most likely to be impacted upon by the development, from an amenity impact perspective, are the properties directly to the south of the site within The Lawns, the properties directly to the east of the site on Hedgerley Close, and properties to the north of the site fronting Madingley Road. These will be looked at in turn.

The Lawns

- 8.24 There are three properties sited to the north of The Lawns that have rear gardens at the boundary with the application site, and these sit at acute angles to, and at varying distances from, the boundary. The boundary is heavily planted and has a tall dense green presence, offering significant screening to and from the application site. The proposal would see seven houses in an east to west orientation along this part of the development, and these would have rear gardens backing on to the shared boundary. The rear garden to rear garden relationship which is proposed is not an uncommon one and the distances between properties will vary from 17m upwards and this would be acceptable. This distance, along with the acute views and heavily planted boundary, mean that there is unlikely to be any harm to light receipt, privacy, or overshadowing. Nor would there be the creation of an undue sense of enclosure. It is considered that the impact on these properties would be acceptable.

Hedgerley Close

- 8.25 There are a number of properties to the east of the application site which are accessed from Hedgerley Close. The majority of these are far enough away from the application site to be adversely impacted upon with respect to neighbouring amenity. Two properties, 5 and 5A Hedgerley Close, are in closer proximity to properties that are proposed within the application site – these being shown on the plans provided as Plot 17 and Plot 25. 5 Hedgerley Close benefits from a 2-storey extension which has a first floor window facing on to the application site. The proposal would see a 2-storey dwelling in line with the window although this would be just shy of 5.00m away from the window in the extension. Whilst the outlook from this window would undeniably be altered, it is not considered unacceptable, or unusual, for a window to face another building some 5.00m away. Additionally, the proposed dwelling that this property would face would have a hipped roof so as to reduce the visual mass, and still afford some uninterrupted views skywards.
- 8.26 Light receipt would be impacted by the proposal although the distance of the proposed dwelling would ensure that an acceptable level of light receipt would be retained.
- 8.27 Although Officers have not been able to ascertain the exact nature of the use of the room served by the window in question, a review of the planning permission granted for the extension shows this being sited at the top of a staircase, and not serving a habitable room. The resident of this property has objected, citing a loss of light, and not privacy, which would further indicate that this is the correct use served by this window, rather than a more sensitive use such as a bedroom.
- 8.28 The proposal includes one first floor window facing this property, and this serves a bathroom. A condition has been recommended to ensure that this window is obscure glazed and fixed shut to a height of 1.70m above finished floor level to protect privacy.
- 8.29 The property at 5A Hedgerley Road benefits from an outbuilding which was granted permission for use as a gym, ancillary to the host property. This building faces the site and has windows at ground and first floor levels facing the site. The property proposed on plot 25 would have views into this gym from a first

floor level bedroom although these would be oblique and would not result in a significant loss of privacy.

- 8.30 The gym is not directly aligned to any of the proposed properties and so light receipt will not be significantly adversely impacted upon, nor would the properties appear overbearing.

Madingley Road

- 8.31 The nearest properties along Madingley Road are far enough away (in excess of 40m) from the proposed development to be impacted adversely with respect of sunlight and daylight receipt. These properties are significantly screened by substantial vegetation at the border with the application site and so loss of privacy and overlooking is not considered to be a concern. No sense of overbearing would be created.

- 8.32 A concern has been raised about the location of the proposed substation to the rear of a property that fronts Madingley Road. The concerns relate to both visual and noise intrusion. A condition has been recommended in paragraph 8.22 to ensure that the visual appearance of the substation is acceptable, and as part of discharging such a condition Officers will assess the impact of the building proposed on the neighbouring properties. With respect to noise, the substation is located in excess of 40m away from the nearest property and is not considered to be likely to create undue noise pollution to the nearby properties.

Wider area

- 8.33 Representations have raised concerns regarding the impact of noise and traffic during the construction phase. The Council's 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. These relate to noise levels during construction, construction hours, and construction vehicle movements. I have no reason to deviate from the advice given and have recommended these conditions accordingly.
- 8.34 Concerns have been raised with regard to noise pollution if the site were to be occupied for residential purposes.

8.35 It is undeniable that the proposed development would generate more noise than the existing vacant site, although the occupation of, and comings and goings associated with, 35 new dwellings is unlikely to generate significant levels of noise so as to be significantly harmful to neighbouring amenity.

8.36 Officers consider that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

8.37 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All units proposed comply with, and most exceed, these standards. In this regard, Officers consider that all the new homes proposed would provide a high quality internal living environment for the future occupants. The table below outlines the schedule of accommodation provided.

Unit Type	No. of levels	Min standard (sqm)	Min proposed (sqm)	Max proposed (sqm)
1bed, 2person	1	50	51	51
2bed, 4person	2	70	76	76
2bed, 4person	3	79	80.3	80.3
3bed, 6person	2	102	103.6	105.2
4bed, 7person	2	115	118.4	120
4bed, 8person	3	130	158.8	182.2

8.38 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space.

8.39 All of the proposed dwellings benefit from a private amenity area. These take the forms of gardens, terraces, and balconies.

- 8.40 As well as the private amenity spaces, the development incorporates a communal garden for the flat block and two publicly accessible open spaces to the front of the site, including the provision of children's play equipment.
- 8.41 It is considered that the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and is compliant with Cambridge Local Plan (2018) policy 50.
- 8.42 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4 (2) of the Building Regulations. A condition is recommended to secure these requirements.
- 8.43 It is noted that some external parts of the development would not benefit from significant natural light or overlooking, and the Designing Out Crime Officer has requested a condition for a lighting plan so as to ensure that all residents and visitors to the site feel safe when in the development. Such a condition has been included.
- 8.44 Subject to the imposition of conditions as suggested in the previous paragraph, Officers are content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.45 The proposed refuse storage arrangements are shown to be of a logical layout, with flats having an internal communal bin store and houses having their own bin stores. The applicant has provided calculations of storage provision and these demonstrate that the quantum of provision is in accordance with the required levels. The applicant has provided detailed tracking plans demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling.
- 8.46 The Council's Refuse and Recycling Officer has been consulted on the application and no objection has been raised.
- 8.47 Drag distance would be within ten metres and this would comply with the RECAP Waste Design Guide (2012).

8.48 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

8.49 The application has been supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which show safe use by refuse trucks is possible within the site. A Transport assessment has also been submitted. The Highway Authority was consulted as part of the application and, having reviewed the submitted documents, has not raised any highway safety concerns. They have suggested that a condition be attached in the event of permission being granted to ensure private water does not discharge onto the highway to protect the safety of users.

8.50 Officers consider the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.51 The Cambridge Local Plan (2018) seeks to support developments that incorporate sustainable forms of transport, including walking, cycling and public transport. This, however, does not negate the requirement for schemes to provide an appropriate level of car parking within a scheme.

Car Parking

8.52 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within Appendix L of the same document.

8.53 The site is not located within a Controlled Parking Zone (CPZ) and, with this in mind, the maximum car parking provision on site is for:

- No more than a mean of 1.5 spaces per dwelling (up to 2 bedrooms)
- No less than a mean of 0.5 spaces per dwelling, up to a maximum of 2 spaces per dwelling (3 or more bedrooms)

- 8.54 All of the houses proposed, which would have 2, 3 or 4 bedrooms, would have two allocated spaces each. Parking is provided in the form of parking spaces, carports and garages. The 14 flats would have communal unallocated parking for 14 vehicles. The proposal, therefore, complies with the requirements set out above.
- 8.55 The Council's Environmental Health Officer has requested that each house should have an active charging point and 50% of all spaces for the flats to be provided by the developer as active, with all other spaces having passive provision provided.
- 8.56 Policy 82 states that where appropriate and viable charging point, or the infrastructure for these, should be provided. There is no stipulation afforded within the policy for quantum.
- 8.57 The applicant has proposed to provide one active charge point for each house and 2 of the 14 communal spaces for the flats to be active. The remaining 12 spaces for the flats are proposed to have passive provision made. This accords with policy 82, and a condition to secure this has been recommended.

Cycle Parking

- 8.58 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within Appendix L of the same document.
- 8.59 The standards set out that one cycle space should be provided for dwellings of up to 3 bedrooms, and three spaces for 4 bedroom dwellings. It is stated that cycle parking should not, where possible, be located at basement level.
- 8.60 All dwellings are compliant with the required standards outlined above. The flat block would have an internal cycle stores with external access.
- 8.61 Camcycle had raised concerns over the width of accesses to the rear gardens and the amount of space between cycle spaces. Officers can confirm that these dimensions comply with the requirements set out in the Local Plan.
- 8.62 Camcycle considered that the development was too car dominated, with cyclists and pedestrians a secondary condition.

This view was shared by the County Council's Highways Officer. As a result of this, a raised table and a shared surface has been introduced. The Highways Officer has confirmed this overcomes his concerns and Officers consider this to provide a more acceptable relationship for interactions between cars and cyclists/pedestrians.

- 8.63 It is considered that the proposal promotes the prevalence of sustainable transport methods, and provides an acceptable balance between car and cycle parking. The proposal is considered to be compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.64 The application has been designed with drainage considerations in mind, and a flood risk and a drainage strategy report was submitted with the application.
- 8.65 The Drainage Team and Local Lead flood Authority have advised that the strategy provided is acceptable. Conditions are recommended to ensure compliance with the details submitted. Officers consider that the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Trees & Ecology

Trees

- 8.66 The application was accompanied by a tree survey and arboricultural impact assessment.
- 8.67 The Arboricultural Impact Assessment identifies some trees and hedgerow that would require removal in order to facilitate the proposed development, and these are categorised as B2, C1 and C2. Some of these are sited along the western boundary of the site which provides part of the visual green break which forms part of the importance of the site – although, due to the constraints of the site, this is required to form the new entrance into the site.
- 8.68 The Council's Tree Officer has been consulted on the proposal and has raised an objection to the proposal. The officer has

noted that the development will result in the loss of trees in the western belt, and contends that these are category A trees, not B as stated in the submitted information. The Officer also has concerns that there may be additional loss of trees if the trees proposed for felling are lost due to the fact that the trees have developed codependently. These concerns have been echoed by the Conservation and Landscape Officers.

8.69 The loss of some trees is undeniable and has, in part, been caused by the need for the access/egress to the site being in the proposed location. The application does propose some mitigation in the form of replacement planting, whilst there is also scope for further planting to be achieved – especially in the belt to the west of the site. In addition, amendments have been made to the scheme to help further protect existing trees from future pressure for felling, This includes moving the boundary fences of the properties to the west of the site so as to remove the trees from being under the control of future occupants, which could lead to subsequent loss.

8.70 If permission is granted a landscaping condition could secure details of additional planting to be achieved, and this is recommended. Conditions ensuring the protection of existing trees which are proposed to remain have also been added.

8.71 Although there is an area of conflict with policy 71, Officers consider that, on balance, the merits of the scheme outweigh the harm caused.

Ecology

8.72 Concerns have been raised by local residents regarding the harm of the development to existing wildlife, with particular mention of badgers.

8.73 The application has been supported by an Ecological Impact Assessment and this has been reviewed by the Council's Ecology Officer. No badger setts were identified within or adjacent to the site during the time of the surveys undertaken by the applicant however, the Ecology Officer has recommended a condition be attached to secure badger-specific studies prior to the commencement of development.

8.74 A further condition requiring a scheme for ecological enhancement to be provided has been suggested in order to ensure the site ecology is maximised.

8.75 The proposal would therefore be in accordance with Policy 70 of the Cambridge Local Plan (2018).

Energy and Sustainability

8.76 The proposed development includes provisions for solar panels, water efficiency and carbon reduction.

8.77 The Energy report demonstrates that the approach chosen would comply with policy 28 of the Local Plan and would exceed the 19% reduction in carbon dioxide emissions target within Part L of Building Regulations.

8.78 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to the implementation of the carbon reduction strategy and water efficiency measures outlined in the report.

8.79 I have no reason to consider the information submitted differently to the Sustainability Office and have recommended the suggested conditions accordingly.

Affordable Housing

8.80 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings.

8.81 The proposed development is for a scheme of 35 dwellings with 14 of these being for affordable housing. This equates to 40% of the total number of dwellings. Of these, 12 would be 1-bedroom flats and 2 would be 2-bedroom flats.

8.82 The Council's Growth Officer has been consulted on the proposal and has raised no objections to the amount and breakdown proposed. He has noted that the development would not be tenure blind with all flats being affordable and all houses being market dwellings, although there is an acknowledgement that the demand for affordable one and two bedroomed units makes this acceptable. In addition, having a block of flats split

between market and affordable, and the houses also split, could create issues with management of communal areas both internally and externally, and could make finding an affordable housing provider potentially more challenging.

- 8.83 The Council have expressed an interest in purchasing the affordable dwellings for use as social rented properties, in the event of permission being granted.

Public Art

- 8.84 A public art strategy and delivery plan was not provided as part of the application submission. It is considered appropriate that, in the event of permission being granted, a condition be added securing such detail prior to the commencement of works above ground level. Subject to such a condition, the proposal an appropriate public art scheme could be achieved.

S106 Contributions

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

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

- 8.86 In bringing forward recommendations in relation to the Planning Obligation for this development Officers have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The Heads of Terms are summarised below. Financial contributions would be calculated using formulae based on the final housing mix agreed through reserved matters.

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	£8,415 (plus indexation) for the provision of and/or improvement of access to the Informal Open Space at Penarth Place, Gough Way, Cambridge.
Provision for children and teenagers	£13,167 (plus indexation) towards the provision of and/or improvement of the play area equipment and facilities at Penarth Place play area, Gough Way, Cambridge.
Indoor sports	£25,017 (plus indexation) is requested towards improvements and upgrading of indoor sports facilities (to include improvements and upgrading of the sports hall, gym and changing rooms at the Chesterton Sports Centre, Gilbert Road, Cambridge
Outdoor sports	£22,134 (plus indexation) for the provision of and / or improvements to the athletics facilities and running track along with supporting facilities at Wilberforce Road Athletics Track, Wilberforce Road, Cambridge.
Community facilities	£55,854.00 (plus indexation) is requested towards the provision of and / or improvement of community facilities and equipment at Akeman Street Community House, Cambridge.
Affordable housing	40% provision on site
County Council – Education / Refuse	
Early years	No contributions sought
Primary School	No contributions sought
Secondary School	£136,160
Life Long Learning (Libraries)	£1,320
Strategic waste	No contributions sought
Monitoring	Not Applicable

NHS	TBC

8.87 Subject to the completion of a S106 planning obligation to secure the above infrastructure and affordable housing provision, Officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policy 45 and the Planning Obligation Strategy 2010.

Third Party Representations

8.88 All third party representations have been covered in the above commentary.

9.0 CONCLUSION

9.1 The proposed is for the redevelopment of the site involving the erection of 35 new dwellings (including 40% affordable), car and cycle parking, open space provision, a new substation and associated works.

9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission. Nevertheless, the scheme has been amended post submission to address issues that were not satisfactorily resolved at the pre-application stage and to take on board local concerns.

9.3 The application has been considered against the relevant policies, and upon assessment, Officers consider that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions and a S106 legal agreement.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. Notwithstanding the plans hereby approved, all dwellings 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, Policies 50 and 51).

4. Prior to the commencement of works above ground, a Public Art Strategy and Delivery Plan shall be submitted to, and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved detail. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) (Cambridge Local Plan 2018, Policy 56).

5. No development above ground level 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, incorporating a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

6. Prior to first occupation of any dwelling, the manoeuvring and parking areas required for that dwelling shall be provided as shown on the drawings hereby approved and retained free of obstruction.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision is retained (Cambridge Local Plan 2018, Policies 81 and 82).

7. Prior to the commencement of works above ground, full details including samples of all the materials to be used in the construction of the external surfaces of buildings, which includes external features such as windows, cills and surrounds, doors and entrances; porches and projecting canopies; roof cladding; external metal work, balustrades, rain water goods, edge junction and coping details shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details. Sample panels (minimum of 1mx1m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing shall be agreed in writing with the local planning authority.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained (on site or at an alternate agreed location) throughout the development.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Cambridge Local Plan 2018 policies 55 and 57).

8. 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 and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

9. Prior to first occupation of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

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).

10. The proposed development should be constructed in accordance with the submitted Flood Risk Assessment and Drainage Statement. (fifth issue - March 2020).

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity (Cambridge Local Plan 2018; Policy 32).

11. The proposed surface water drainage system should be inspected and maintained in accordance with the submitted 'SuDS Maintenance Plan' (Appendix 15, SDP Consulting Engineers Flood Risk Assessment and Drainage Statement, fifth issue - March 2020).

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018; Policy 32).

12. No development works above ground shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and/or external bird and bat boxes on the new buildings, biodiverse green roofs and proposed native planting. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2018 policy 69).

13. No development, including site clearance or ground disturbance shall precede until pre-commencement surveys have assessed if the local badger population have changed their use of the site. No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe and culverts are submitted to and approved in writing by the local planning authority.

Reason: To ensure the protection of existing wildlife (Cambridge Local Plan 2018 policy 70).

14. No demolition/development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which 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 analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
- d) a timetable for the investigation.

Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16 (Cambridge Local Plan 2018; Policy 61).

15. Prior to the occupation of any of the units details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details in perpetuity.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard (Cambridge Local Plan 2018; Policy 81).

16. The proposed road into the site 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.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018; Policy 81).

17. 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).

18. 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).

19. 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.

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

20. 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).

21. Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for one active charge point for each house, and two active charge points for the communal flat parking. The active charge points should have a minimum power rating output of 3.5kW. All other communal flat spaces should have passive provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required, and this should be demonstrated in the submitted detail.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, Policies 36 and 82 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018).

22. 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 and to ensure that the development has adequate lighting to deter criminal activity. (National Planning Policy Framework, Feb 2019 - paragraph 180 c) and Cambridge Local Plan 2018 - policies 34, 56, 57 and 59).

23. Prior to commencement of the development 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. 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 (Cambridge Local Plan 2018 Policy 71).

24. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained in situ until all equipment, and surplus materials have been removed from the affected part of 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 (Cambridge Local Plan 2018 Policy 71).

25. 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 (Cambridge Local Plan 2018 Policy 71).

26. The development, hereby permitted, shall not be used or occupied until the approved approach to meeting a 19% reduction in carbon emissions compared to Part L 2013, as set out in the Energy and Sustainability Statement (NRG Consulting, December 2019) has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting a 19% reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

27. The approved water efficiency specification set out in the Energy and Sustainability Statement (NRG Consulting, December 2019) shall be installed in each dwelling prior to occupation in order to achieve a design standard of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

28. No development works above ground level shall commence until details of the substation building have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out, and retained, in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties and to ensure a good quality of design. (Cambridge Local Plan 2018 policies 35, 55 and 57).

29. The eastern facing flank window at first floor level to the property shown on the plans as 'Plot 17' shall be obscure glazed and non-opening to a height of 1.70m above finished floor level of the room it serves

Reason: To protect the amenity of the adjoining properties and to ensure a good quality of design. (Cambridge Local Plan 2018 policies 55 and 57).

INFORMATIVE: All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

INFORMATIVE: Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

INFORMATIVE: There have been changes to the licensing process for de-watering purposes. A provision of the Water Act 2003 was that abstraction of water for de-watering purposes would require an abstraction licence. This provision is now being implemented and we are inviting applications from existing abstractors from January 2018. There will be a transitional period where abstractors will have up to two years to apply for a licence of a previously exempt activity. When the 2 year application period has closed the Environment Agency can take up to a further 3 years to determine any application.

More information on this and how to apply for a de-watering licence can be found on our website using the below link:
<https://www.gov.uk/guidance/apply-for-a-new-abstractionlicence-for-a-currently-exempt-abstraction>

INFORMATIVE: The noise and vibration report (condition 19) should include:

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

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

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

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

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

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

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

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

INFORMATIVE: To satisfy the condition requiring the submission of a program of measures to control airborne dust (condition 20), 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: 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.

INFORMATIVE: With respect to condition 13, the measures may include:

- a) creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
- b) open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

INFORMATIVE: Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

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

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Application Number	19/1444/FUL	Agenda Item	
Date Received	21st October 2019	Officer	Mary Collins
Target Date	16th December 2019		
Ward	Romsey		
Site	51-53 Argyle Street		
Proposal	Demolition of existing garage and ancillary structures (Class B1) and erection of two new dwellinghouses (Class C3).		
Applicant	Mr Julian Vargas 228 Milton Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would respect the character and appearance of the surrounding area and would enhance the appearance of the conservation area. - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. - The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is situated on the northern side of Argyle Street close to the junction with Charles Street to the south and Stockwell Street to the west.

- 1.2 The site is adjacent to 51a Argyle Street. The area is characterised by attractive gault brick terraced houses with red brick detailing. There is a grid street pattern in this section of the conservation area with the terraces forming perimeter blocks to the back of the pavement with back gardens to the rear.
- 1.3 It is within the Mill Road Conservation area. The houses either side of the site are identified as positive unlisted buildings in the Townscape analysis and form the end of rows of terraced dwellings.
- 1.4 The application site is currently occupied by buildings that are currently used as a garage workshop.
- 1.5 Argyle Street is not within a Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the demolition of existing garage and ancillary structures (Class B1) and erection of two new dwellinghouses (Class C3).
- 2.2 The premises are not vacant and still in use as a garage. The proposal would entail the demolition of existing buildings and the loss of 170 square metres of gross internal floorspace.
- 2.3 The principal elevation of the two dwellings would be constructed in line with the front elevation of the existing terrace, with the eaves level being the same and the roof slope being in the same plane as the existing terrace.
- 2.4 The pair of properties would have a pitched roof with a ridge height of 7.7 metres high.
- 2.5 The pair of dwellings would extend across the full width of the plot being 9.3 metres with no. 51, 4.6 metres wide and no. 53, 4.7 metres wide.
- 2.6 The dwellings would both have single storey rear sections with a Green Roof covering. To the rear roofslope, the properties would have a dormer.

- 2.7 External materials would be Gault brick and natural slate, with a green roof to the single storey rear sections.
- 2.8 Cycle storage and refuse bins would be sited in the rear gardens.
- 2.9 During the course of the planning application revisions have been received showing the elevational treatment simplified and the dormer to the rear roofslope reduced in size.
- 2.10 The application is accompanied by the following supporting information:
1. Design Statement
 2. Daylight and Sunlight Assessment
 3. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/75/0025	Erection of storage building	Approved
C/96/0773	Change of use of building from storage of building materials (sui generis) to a car maintenance workshop (Class B1)	Approved 25.06.1997
16/0942/FUL	Demolition of existing workshops and stores and removal, remediation of contaminated land.	WDN dated 27.06.2016
17/1103/FUL	Erection of two 2-bedroom houses and three 1-bedroom houses	WDN dated
18/0379/FUL	Demolition of the existing workshop buildings and the erection of four one bedroom dwellings	26.09.2017
	Demolition of existing buildings and erection of 2 Dwellings	WDN dated 29.06.2018

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 Plan 2018	Local	1 3 28 31 32 33 35 36 41 50 51 52 55 56 57 59 61 81 82

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

Central Government Guidance	<p>National Planning Policy Framework 2019</p> <p>National Planning Practice Guidance 2014</p> <p>Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p> <p>Great Cambridge Planning (2020) – Sustainable Design and Construction</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Mill Road Area Conservation Area Appraisal</p>
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	(2011)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 Recommends condition requiring that prior to the occupation of the new dwellings that the existing vehicular access be removed and the footway returned to having a full-face kerb.

Urban Design and Conservation team

Original drawings

- 6.2 The current buildings on the site are not attractive and detract from the quality of the conservation area and street scene. Redevelopment of this site could be an opportunity to restore the street scene in an appropriate way.

For these houses to be acceptable in the conservation area in a wholly modern style they need to successfully contrast with the surrounding built form and be of very high quality design.

The ridge of both houses is higher than the neighbours. This is not normally acceptable in a terrace although these houses would be a pair at the end of the terrace and the eaves line is the same so it might be acceptable but not to simply facilitate a large box dormer to the rear.

The rear elevation features a long flat roofed box dormer which covers both houses. This is not acceptable as it dominates the rear roof slopes, fails to meet the roof design guidelines and would be very dominant inside views. Two smaller separate dormers would be an appropriate response in this area.

Taking the above into account, the proposal will not preserve or enhance the character or appearance of the Mill Road conservation area and will not comply with Local Plan policies 58 and 61. The impact on Mill Road Conservation Area would be harmful and within the NPPF is considered to be significant less than substantial harm.

Revised drawings

It was initially considered that an exact copy of the existing terrace would be required, but after meeting on site it was clear that the applicant favoured a modern version of the terrace house. Given the high levels of detail in the existing terrace and the difficulty getting traditional details such as multi paned windows right in double glazed units then a modern alternative echoing the details and ethos of the original houses could be a potential way forward.

This proposal has moved on from the previous design and has made some positive changes. The detailing is simpler with the use of a buff brick hit and miss string course in line with the existing terrace helping to continue the terrace whilst not trying to copy exactly. The windows are now the same proportions as the neighbouring houses but are modern aluminium single pane windows. The inset panels beneath the windows remain but are now in the same brick as the rest of the house so this will be a subtle detail which will add some articulation to the front. The front doors are in the right positions however the proposed metal panel doors are a concerning detail as a good modern timber door would be more in keeping with the area.

Both front roofs now have asymmetric dormers. Whilst these are smaller than that previously proposed they are quite large and their unusual shape places them in an odd position on the roof slope. The combination of the two on what are quite narrow houses looks overbearing and would be too visually dominant in the street scene. A revised drawing showing the removal of the front dormers is required.

The ridge of both houses is higher than the neighbours. This is not normally acceptable in a terrace however the design of these houses is different and as they are a pair at the end of the terrace and the eaves line is the same as the neighbours the extra height would not look out of place in this context.

The rear elevation previously had a long flat roofed box dormer which covered both houses. This was not acceptable. The dormers have been altered and reduced in size so that the roof slope can be seen at the side and the dormers have been brought up from the eaves. They still meet in the middle but with a smaller recessed element. Overall the dormers look in

better proportion to the roof and are acceptable. The dormers to the rear look better with a more defined gap between them and the front dormer has been reduced in size and looks acceptable.

Taking the above into account, it is considered that the proposal will preserve or enhance the character of the Mill Road conservation area and will comply with Local Plan policies 58 and 61.

With reference to the NPPF and the effect on the significance of the heritage assets, paragraphs 192 and 193 would apply, and approval is recommended subject to the following conditions:

- Window details 1:10
- Door details 1:10
- Sample panel of facing materials
- Roof Details
- Dormer details

Further revisions

- The revision to the front dormers is now supported.

Environmental Health

6.3 Contaminated Land

Our records indicate that this site has a history of potentially contaminative uses including a builders yard and a motor vehicle garage. As such, there is a potential risk from contaminated land. Any consent should be subject to the following conditions

CONT1 – preliminary contamination assessment
CONT2 – site investigation report and remediation strategy
CONT3 - implementation
CONT4 – completion report
CONT5 – material management plan
CONT6 – unexpected contamination
CE05C – demolition and construction hours
CE15C – collection/delivery during demolition and construction
Piling
Dust

SII – site investigation informative
RWI – remediation works informative
MCTI – materials chemical testing informative

Drainage

- 6.4 No objections subject to conditions requiring surface water drainage and maintenance details.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- 51a Argyle Street
- 76 Argyle Street
- 80 Argyle Street
- 5 Charles Street
- 26 Cockburn Street
- 28 Cockburn Street
- 17 Romsey Road
- 13 Stockwell Street

- 7.2 The representations can be summarised as follows:

- Remediation of contaminated land would need to be appropriately addressed.
- Ridge line significantly higher than adjoining properties, & therefore note that 2nd storey in current form is over development.
- The ground floor looks over developed and disproportionate to neighbouring extensions.
- Development would overshadow gardens of 23 & 25 Stockwell Street.
- Design and detailing, including windows in roof facing street, out of character.
- Proposed box dormer at rear imposes over whole surrounding area. Scale etc inappropriate.
- Would like assurance that the development would not increase parking pressure.

- Alleys would be a long walk for back access.
- Rear access for bins and bikes likely to lead to bikes being left at front of houses and obstructing pavement.

Revised drawings

- Concerned with contamination removal, pollution and dust. Hope that noise levels will be kept down to a minimum when the work is carried out as this is a very narrow street and many nearby residents are permanently based at home.

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

8.1 Policy 41 of the Cambridge Local Plan 2018 (Protection of Business Space) states:

There will be a presumption against the loss of any employment uses outside protected industrial sites. Development (including change of use) resulting in the loss of employment uses will not be permitted unless:

- the loss of a small proportion of floorspace would facilitate the redevelopment and continuation of employment uses (within B use class or sui generis research institutes) on the site and that the proposed redevelopment will modernise buildings that are out of date and do not meet business needs; or
- the site is vacant and has been realistically marketed for a period of 12 months for employment use, including the option for potential modernisation for employment uses and no future occupiers have been found

8.2 The gross internal floorspace to be lost by demolition is 170 square metres. The premises are not vacant and still in use as a garage and no marketing information has been provided.

8.3 There is a policy presumption against the loss of employment use, however given the location of these business premises and

its small scale nature and the public benefit the proposal would make to the appearance of the conservation area as well as providing two additional housing units which would help meet the Council's overall housing need, it is considered that in this instance the loss of B1 is acceptable and an exception to policy 41 of the Cambridge Local Plan 2018 can be made.

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

- 8.4 The erection of two dwellings is acceptable in principle and in accordance with policies 1 and 3 of the Cambridge Local Plan 2018.
- 8.5 Historic mapping shows that the terrace of properties on the north side of Argyle Street originally extended westwards to include the application site with gardens up to a small passageway to the rear of gardens on Stockwell Street. At some point in the 20th century this final two dwelling section of terrace was demolished and a single storey brick building was built on the original gardens with two single storey buildings facing Argyle Street.
- 8.6 This existing yard with its modern buildings does not make a positive contribution to the character or appearance of this part of the Mill Road conservation area and the demolition of the buildings on site is considered acceptable in principle.
- 8.7 The proposal would provide an opportunity to reinstate the original pattern of development and the proposed dwellings would be constructed in line with the front elevation of the existing terrace and would continue/reinstate this frontage.
- 8.8 The proposed dwellings would have a higher ridge level to the adjoining terrace but would have similar proportions and width. They have been designed with a contemporary appearance rather than trying to replicate all the details seen in the existing terrace. Officers accept that an exact copy of the existing terrace may not be possible given the high levels of detail in the existing terrace and the difficulty getting traditional details such as multi paned windows right in double glazed units. As such Officers are satisfied that the modern alternative echoing the details and ethos of the original houses is an acceptable approach. For these houses to be acceptable in the conservation area in a

wholly modern style they need to successfully contrast with the surrounding built form and be of very high quality design.

- 8.9 The external detailing is simple with the use of a buff brick hit and miss string courses in line with the existing terrace helping to continue the terrace whilst not trying to copy exactly. The position of the front doors and the proportions of the window reflect the existing pattern of fenestration seen in the terrace. The Conservation Officer has expressed concern however regarding the use of metal panel doors and recommends conditions are attached as a good modern timber door would be more in keeping with the area. The inset panels beneath the windows remain but are now in the same brick as the rest of the house so this will be a subtle detail which will add some articulation to the front.
- 8.10 The existing terrace has a uniform ridge and eaves height. The ridge of the proposed houses would be higher than the terrace and the detached property at 51a Argyle Street. However the front roof slope would be constructed in the same plane as the roof of the existing terrace with slate to match and the additional ridge height and roof would be behind the main ridge line with the ridge hidden by chimney stacks to either end, so this difference would not be perceived in any views from the south east along Argyle Street. Given the narrow width of the street this may not be discernible from street level.
- 8.11 The difference in ridge height would be more obvious in views from properties and gardens adjoining to the rear. Given the design of these houses is different and as they are a pair at the end of the terrace, the additional height would not look out of place in this context or be detrimental to the appearance of the existing terrace or the conservation area.
- 8.12 To the front elevation a modern flat roof dormer window is proposed. The adjacent property at 51A Argyle Street has two dormer windows to its front roof slope. Given this is a new property and not an extension to the terrace and given the context, the proposed dormer window to the front would not be incongruous in this part of the conservation area.
- 8.13 The proposed dwellings would have a dormer to the rear roofslope. Within the existing terrace there are box dormer extensions to the rear of 51a Argyle Street and numbers 61 and

63 Argyle Street. Given this context, the principle of a dormer to the rear roof slope of the proposed dwellings is considered acceptable.

8.14 The roof dormer extends across both properties in this proposed pair of dwellings. Given the internal arrangement of the dwellings, it has not been possible to totally separate the dormer into two separate structures. However, the central section is recessed providing a degree of separation between the two so that it can be understood that this relates to two separate properties and this visually breaks up the massing of the dormer. The dormers are considered to be in proportion with the roof slope. The sides of the dormer are canted and this reduces the bulk of the dormer, the dormers are brought up from the eaves and the roof slope can be seen to either side.

8.15 Given that the properties are constructed as a pair the positioning of this dormer on the central axis to the rear elevation is considered acceptable, as pairs of dwellings are often designed with symmetry and often share an architectural feature between the two. The dormer is not considered to be an incongruous feature in the conservation area.

8.16 Views of the rear dormers would be mostly limited to neighbouring properties and gardens. The inset of the rear dormer from the edge of the roof means that there would be limited views of the dormer from the public realm from Argyle Street through the gap between the proposed properties and the single storey section of 51A Argyle Street and any view would be recessive.

8.17 The dwellings would both have single storey rear sections with a Green Roof covering. These are subservient to the main dwellings and these are not considered to have a detrimental impact on the conservation area.

8.18 Officers consider that the proposal will preserve or enhance the character or appearance of the Mill Road conservation area and will comply with Local Plan policies 55, 56, 57, 59 and 61.

Residential Amenity

Amenity of future occupiers

8.19 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	3	5	3	99	102	3
2	3	5	3	99	102	3

The dwellings would comply with the space standards set out within Policy 50 of the Local Plan, whilst the Design and Access Statement confirms they would meet the requirements of Part M4(2) of the Building Regulations, thereby complying with Local Plan Policy 51. This can be secured by condition.

Size of external amenity space

8.20 Each property has direct access to private outdoor space. The rear gardens are enclosed and are a good size for family dwellings.

8.21 In the opinion of Officers the proposal provides an adequate level of residential amenity for future occupiers and it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Impact on amenity of neighbouring occupiers

51A Argyle Street

8.22 This property is situated to the west and would share a party wall. This property is currently attached by a ground floor extension to buildings on site. It has no private outdoor amenity space or windows facing towards the proposal. As such it is considered that this property would not be detrimentally affected by the proposal.

55 Argyle Street

8.23 This property is situated to the east and would share a party wall. The proposed ground floor, flat roofed element to the rear of the proposed dwelling alongside this property would project by 7.8 metres along the common boundary with this property

and would be 2.7 metres high. Although this is a long extent of wall, there is already a degree of enclosure created through the existing walls of the existing premises and it is considered that an undue enclosing effect is not considered to result.

8.24 The amount of light reaching the ground floor rear facing window is not considered to be detrimentally reduced and the Daylight/Sunlight report shows the results for no. 55 windows are compliant with the BRE guidance.

8.25 Due to the orientation of the extension to the west, there would be some overshadowing of a section of garden closest to the boundary. Given the size of the garden, at least half of the garden would receive at least two hours of sunlight in March, and the proposal would not result in more than half of the garden area being in shadow.

25 Stockwell Street

8.26 This property is situated to the west of the application site and currently faces the single storey flat roofed building on the boundary.

8.27 The proposal would present a two storey gable wall directly in line with the outlook from the rear of this property and on the rear boundary of this property and there would be a separation of approximately 8 metres from the rear ground floor projection and 12 metres from the main rear wall. The proposed dwellings would not detrimentally impact on light reaching ground floor windows owing to the direct line of sight being over a section of the rear roofslope.

8.28 With regard to the impact on the outlook from the rear of this property, given the view would be over the roof it is considered that there would not be an undue loss of outlook.

8.29 With regard to the impact of the development through overshadowing, given the position of this property to the west of the proposed dwellings, it is considered that there would not be a detrimental loss of light to windows or outdoor amenity space though overshadowing.

21 and 23 Stockwell Street

8.30 These properties are to the west and are separated from the application site by the passageway to the rear of the terrace in which they sit. These properties would directly face the single storey element of the proposal and given that there is an intervening passageway, the proposal is not considered to be detrimental by way of loss of light, privacy, overbearing or undue enclosure.

28 and 30 Cockburn Street

8.31 These properties are to the east. The outlook for these properties would be improved as the existing workshop building would be removed. Refuse bins and bicycles are proposed to be stored in the rear garden of No. 53 and wheeled out to Cockburn Street using the existing passageway which runs alongside the rear garden of 30 Cockburn Street. However, given this is an existing and historic arrangement, it is considered that the use of this by two additional dwellings would not lead to additional harm through privacy or disturbance.

74, 76 and 78 Argyle Street

8.32 These properties are opposite the application site and currently overlook the yard and workshop. Officers consider that the proposal would not unduly impact on the outlook and privacy of these properties.

8.33 In the opinion of Officers the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and it is compliant with Cambridge Local Plan (2018) policies 56 (58) and 35.

Highway Safety

8.34 The Highways Officer has requested that the kerb to the front of the application site is reinstated. In the opinion of Officers, given the constraints of this location and given demolition works and the likelihood of remediation being required, Officers consider a condition requiring the submission and agreement of a Traffic Management Plan is required.

8.35 In the opinion of Officers the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

8.36 The application site does not provide any off-street parking and the proposal has the potential to impact on existing on-street parking pressure and stress. Argyle Street is not a Controlled Parking Zone and has not been included in the latest roll-out. The conclusions in the Cambridge On-Street Residential Parking Study carried out in 2016 shows that Argyle Street has some overnight capacity and falls within the limits with more than 10 percent of parking capacity available. Officers consider there would be availability for parking directly in Argyle Street to meet demand from the new dwellings without increasing parking pressure on neighbouring streets (Cockburn and Stockwell Street). The application entails the reinstatement of a kerb to the front of the dwellings and this should create an additional on-street space that isn't present at the moment. The application site is close to the city centre and within walking distance of the railway station and in a sustainable location.

8.37 New covered cycle parking is proposed in the garden for 2 bikes per house according to the Local Plan (2018) Appendix L: Car and Cycle Parking Requirements with access from Cockburn Street and Stockwell Street using existing back lanes to the rear which are used by existing properties and residents.

8.38 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Refuse

8.39 A set of three household refuse bins are proposed to be stored in the rear garden of each property and wheeled out to Cockburn Street and Stockwell Street using existing back lanes to the rear which are used by existing properties and residents. This is considered acceptable.

8.40 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policy 56.

Third Party Representations

- 8.41 The comments of surrounding occupiers are noted with respect to noise and disturbance in 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. 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 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.

10. 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)

11. 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)

12. 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)

13. 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)

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

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

15. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 57 and 61)

16. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the Local Planning Authority. Dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

17. No doors shall be constructed, until drawings at a scale of 1:10 of details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

18. No windows shall be constructed until drawings at a scale of 1:10 of details of sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

19. 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)

20. Prior to the first occupation of the dwellings hereby approved, the existing vehicular access shall be removed and the footway returned to having a full face kerb.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018 policy 81).

21. 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)

22. 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).

23. Notwithstanding the scheme of mitigation required by condition 8, no further windows or openings shall be inserted 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).

24. 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;

Where on-site renewable or low carbon technologies are proposed, the statement shall also include:

- C) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and
- D) Details of any mitigation measures required to maintain amenity and prevent nuisance.

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 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 the dwelling is 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. 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)

27. The flat roof(s) hereby approved shall be a Green Roof or Brown Roof unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self-vegetate.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

INFORMATIVE: The developer should contact the Highway Authority, or its Agent, to arrange construction of any works within, or disturbance of, or interference with, the Public Highway, and that all costs associated with such works shall be borne by the Developer; and an informative to the effect that the Developer will neither be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connexion; and an informative to the effect that no window nor door will be allowed to open over a highway, and no foundation nor footing for the structure will be allowed to encroach under the Public Highway.

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

Hard copies can also be provided upon request

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

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

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 2020":

-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

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PLANNING COMMITTEE

DATE: 1ST JULY 2020

Application Number	19/1770/FUL	Agenda Item	
Date Received	24th December 2019	Officer	Aaron Coe
Target Date	18th February 2020		
Ward	Market		
Site	32 St Andrews Street		
Proposal	Change of use of the former Cambridge Building Society branch (A2/B1) to an (A4) public house use with ancillary staff accommodation and associated development including the insertion of new openings and the relocation of the entrance.		
Applicant	McMullen and Sons Limited c/o agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> ○ The proposal would not harm the character and appearance of the Conservation Area, the Listed Building or the setting of nearby Listed Buildings. ○ The proposal would add to the vitality of the City Centre. ○ The proposal is considered not to cause excessive noise and disturbance to adjoining occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site (No.32 St Andrew’s Street) is situated on the corner of St Andrew’s Street and Downing Street. The building has been vacant since early 2018, it was previously

occupied by Cambridge Building Society (A2 use on the ground floor with ancillary B1 office use on the upper floors).

- 1.2 The site is within the Cambridge Central Conservation Area, which contains a mix of commercial, residential and academic buildings. To the north of the site is the Grand Arcade which is anchored by the John Lewis department store, adjacent to the site on the eastern side of St Andrew's Street is Emmanuel College, a Grade I Listed Building and immediately to the south of the site are No's 33,34 and 35 which are Grade II Listed Buildings.
- 1.3 The site is located within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application proposes the change of use of the former Cambridge Building Society from A2 (professional and financial services) to A4 (drinking establishments). On the upper floors ancillary staff accommodation/facilities are proposed.
- 2.2 The proposed external alterations involve the creation of a new entrance along the Downing Street frontage. A mixture of fixed and openable windows are proposed on the ground floor along both the St Andrew's Street and Downing Street frontages. On the St Andrew's Street elevation three smaller windows which are flush with the existing elevation are proposed on the first floor and three new dormer windows which match the appearance of the existing dormers are proposed to be introduced on the second floor. On the Downing Street Elevation the first floor is proposed to remain as existing but on the second floor the proposal involves the addition of three lead dormer windows along Downing Street to match the existing ones on the St Andrew's Street elevation.
- 2.3 The details of menu boxes and any proposed signage will be subject to assessment under a separate application for Advert Consent.
- 2.4 The application is accompanied by the following supporting information:
 1. Planning Statement
 2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
10/0310/FUL	Installation of ATM	Permitted
C/94/0255	Installation of shopfront	Permitted
C/94/0204	Enclosure of roof space	Permitted

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1- The presumption in favour of sustainable development 10- The City Centre 11- Development in the City Centre Primary Shopping Area 34- Light Pollution Control 35- Protection of human health and quality of life from noise and vibration 41- Protection of business space 55- Responding to context 56- Creating successful places 58- Altering and extending existing buildings 61- Conservation and enhancement of the historic environment

	64- Shopfronts, signage and shop security measures
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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	Greater Cambridge Sustainable Design and Construction (Jan 2020) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Area Guidelines	Cambridge Historic Core Conservation Area Appraisal (2006)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 The proposed development is acceptable subject to a condition which secures the details of a servicing plan for deliveries and removal of waste.

Cambridge City Council Environmental Health Team

6.2 The proposed development is acceptable subject to conditions.

Urban Design and Conservation team

6.3 *As Submitted*

- It would be beneficial to the character and appearance of the conservation area for this building to be brought back into use.
- No objections to the change of use
- The ground floor external alterations are supported.
- Object to the large windows proposed on St Andrew's Street elevation. The proposed projecting windows form a focal point and distract from the adjacent Listed Building.

6.4 *As Amended*

- Acceptable subject to condition securing the full details of the windows.

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

7.0 REPRESENTATIONS

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

- Emmanuel College

7.2 The representations can be summarised as follows:

- Object to the overconcentration of A4 uses due to amenity issues
- The number of A1 uses will be below 55% along St Andrews Street frontage, conversion to an A1 use class would be more appropriate.
- The Public House (2012) study is out of date.
- Object to the design of the proposed development due to impact on Emmanuel College.

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 site falls within the City Centre and within the Primary Shopping Area. Policies 10 and 11 of the Cambridge Local Plan 2018 are the relevant policies to apply when determining whether the proposed use is acceptable in this location.
- 8.2 Policy 10 states that new development should:
- a. add to the vitality and viability of the city centre;
 - b. achieve a suitable mix of uses;
 - c. preserve or enhance heritage assets and their setting, open spaces and the River Cam;
 - d. be of the highest quality design and deliver a high-quality public realm; and
 - e. promote sustainable modes of transport.
- 8.3 Policy 11 states that proposals for other centre uses as defined in Table 3.1 will be permitted provided:
- a) they complement the retail function and maintain or add to the vitality, viability and diversity of the centre;
 - b) provision is made for an active frontage, such as a window display, which is in keeping with the character of the shopping area; and
 - c) they would not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems.
- 8.4 The proposal would introduce an A4 use at both ground floor and first floor which would comply with the aims of Policy 10 and 11. The proposal would also introduce ancillary residential accommodation, staff rooms and welfare facilities for the members of staff on the second floor. Policy 11 states that residential accommodation is supported on upper floors subject to not inhibiting the function of the ground floor use. Table 3.1 states that A4 use is a suitable use on all floor levels within the Primary Shopping Area.
- 8.5 Policy 11 seeks to retain A1 uses in the city centre and encourage a mix of complementary uses. It also states that A4 uses are suitable within the Primary Shopping Area. Given that the building is presently in an A2 use the proposed change of use would not conflict with the aim of preventing the loss of A1 uses. Moreover, the introduction of an A4 use which will complement the existing mix of uses in this area and add to the

attraction of this part of the city centre, helping to support the viability of the existing A1 uses in the area. The proposed development is considered to add to the vitality of the area by introducing a suitable use in a currently vacant building in the City Centre which detracts from the character of the area due to the existence of security shutters and lack of an active frontage.

- 8.6 Policy 41 of the Cambridge Local Plan 2018 seeks to protect business space. However, it is not considered appropriate to apply this policy in this instance as the primary use class of this building was A2 (professional and financial institutions) with ancillary offices above which supported the main A2 use. Therefore, the loss of the ancillary offices is not considered to a significant loss of an employment use and the criteria within Policy 41 should not be applied.
- 8.7 The proposal is therefore considered to comply with policies 10 and 11 of the Cambridge Local Plan 2018.

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

- 8.8 In respect of design, the proposed alterations to the exterior of the building do not involve significant changes to the scale or visual presence of the building. At ground floor along St Andrew's Street and Downing Street the proposals follow the rhythm of the existing arrangement but introduce more of an active frontage with views into the ground floor. A mixture of fixed glazing panels and opening window are proposed above a fixed ribbed glaze panel. A new entrance is proposed to replace an existing window along the Downing Street frontage. At first floor level as originally submitted the proposal involved the introduction of a large window along the first floor of the St Andrews frontage which projected forward of the existing elevation of the buildings. However, following objections from the City Council Conservation team and the Grade I Listed Building (Emmanuel College) during the course of the application this detail was amended and three smaller windows which are flush with the existing elevation have been introduced on this frontage. It is considered by officers, that following the amendment to significantly reduce the amount of first floor glazing along St Andrew's Street there would not be any further impacts on the adjacent Emmanuel College than the existing

arrangement. On the second floor the proposal involves the addition of three lead dormer windows along Downing Street to match the existing ones on St Andrew's Street elevation.

- 8.9 The proposed alterations to the building are considered to be in keeping with the character of the immediate surrounding area and are not considered to have a significant impact on the setting of the surrounding Listed Buildings or the wider Conservation Area. The City Council Conservation team have reviewed the application and considered the proposals to be acceptable subject to a condition to secure the full details of the windows and glazing. This view is supported by officers.
- 8.10 Overall, it is considered that the applicant has given consideration to the proportions and design of the existing openings which respect the surrounding character, Listed Buildings and wider Conservation Area. The proposal is considered to be compliant with Cambridge Local Plan 2018 policies 55, 56, 58 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

Overlooking and Loss of privacy

- 8.11 Emmanuel College is situated to the east of the application site on the opposite side of St Andrew's Street. As there are already existing first and second floor windows on the eastern elevation of No.32 St Andrews Street it is not considered that the proposed alterations will have any further impact in terms of overlooking.

Overbearingness and overshadowing

- 8.12 The proposed external design changes would not result in any overbearing or overshadowing issues.

Noise and Disturbance

- 8.13 It is acknowledged that given the nature of the use class proposed (A4), there will be an increase in noise levels compared to the existing use (A2). However, given that the surrounding character along St Andrews Street, Downing Street

and Regent Street includes various similar uses it is not considered that the addition of an A4 use in this location would have a detrimental impact on neighbouring amenity in respect of noise and disturbance. Moreover, the City Council Environmental Health officer has reviewed the application proposal and considered the development to be acceptable subject to various conditions which will ensure the amenity of neighbouring residents and uses are protected. The imposition of these conditions are supported by officers.

8.14 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered to be compliant with Cambridge Local Plan (2018) policies 56, 58 and 35.

Amenity for future occupiers

8.15 The proposed development involves the conversion of the second floor to ancillary residential accommodation, this accommodation would be occupied by persons directly associated with the A4 use. The residential amenity of the prospective occupiers must also be considered in terms of the quality of the living environment and provision of adequate amenity space.

8.16 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. The floor space of the proposed units is presented in the table below against the requirements of policy 50.

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	2	3	1	61	42	-19

8.17 Policy 50 of the Cambridge Local Plan 2018 states that homes created through change of use from non-residential uses should seek to meet space standards where practicable to do. It is acknowledged that the overall size of the two bedroomed unit does not meet the internal residential space standards requirements. However, given that the proposed converted accommodation will be ancillary to the A4 use of the

development it is not considered necessary to apply the same amount of weight to Policy 50 of the Cambridge Local Plan 2018 in this instance. Moreover, the sizes of the two bedrooms proposed have floor areas of 9.8m² and 12m² which both exceed the minimum space standard requirements for a single bedroom and a double bedroom. Therefore, on balance given that the policy does not state that it is essential for conversions to meet space standards and the residential use will be ancillary to the A4 use with bedroom sizes that meet the space standard requirements, overall the quality of the living environment is considered to be acceptable in respect of internal space.

- 8.18 In respect of external space, the proposal does not involve direct access for the future occupiers to private external amenity space. However, given the nature of the site it would not be practicable to do so in this instance. Moreover, the site is located in a City Centre location which is in close proximity to various green spaces including Parkers Piece and Jesus Green. Overall, the absence of private external amenity space for this unit is considered acceptable.

Highways

- 8.19 The County Council Highways officer has assessed the application and considered the proposal to be acceptable subject to a condition securing the details of a servicing plan involving the details of waste collection and deliveries. The addition of this condition is considered appropriate and is supported by officers.

Car Parking and Cycle Parking

- 8.20 Due to site constraints the site itself does not have the ability to accommodate on-site car parking or cycle parking. However, there is a significant amount of public cycle parking that is available in and around the city centre; the nearest being along St Andrews Street, along Downing Street and the Grand Arcade cycle parking. Notwithstanding that, the proposal is for change of use and there is limited space to provide a large amount of cycle parking. Appendix L of the Cambridge Local Plan states that some flexibility is applied to applications of the standards for the historic core area of the city, where constraints may make application of the standards difficult for change of use or refurbishment. Therefore, given the nature of the proposal and

its siting within the historic core of the city and its sustainable location, flexibility needs to be applied in this instance.

8.21 Policy 82 of the Cambridge Local Plan (2018) relates to parking management. This states that car free developments will be accepted where they have easy access by walking or cycling to the city centre, there is high public transport accessibility and where the car-free status can be realistically enforced for example through on-street car parking controls. It is considered that the proposal meets with the criteria and would satisfy policy 82.

8.22 Third Party Representations

Representation	Response
Overconcentration of A4 uses causing amenity issues.	Addressed at paragraphs 8.11-8.14
The number of A1 uses will be below 55% along St Andrews Street frontage, conversion to an A1 use class would be more appropriate.	Addressed at paragraph 8.4
The Public House study is out of date	Noted. Not relevant in the determination of this application.
Object to the design of the proposed development due to impact on Emmanuel College	Addressed at paragraph 8.8

9.0 APPROVE with 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. Prior to the proposed change of use coming into operation a written servicing plan with details of the arrangements for deliveries and removal of waste for the proposed A4 use shall be submitted and approved in writing by the Local Planning Authority. The proposed scheme shall not involve any collections from and deliveries to the premises outside the hours of 07:00 to 23:00 daily. The plan shall be operated in accordance with the agreed details.

Reason: In the interests of highway safety and amenity of neighbouring properties (Cambridge Local Plan 2018 Policies 35 and 81).

4. No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area (Cambridge Local Plan 2018, policy 61).

5. Unless an alternative scheme of working hours is submitted to and approved in writing, 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)

6. Unless an alternative scheme of collection and delivery arrangements are submitted to and approved in writing, 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)

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

Reason: To protect the amenity of properties from noise.
(National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

8. The A4 use hereby permitted shall only be open to customers between the following hours
 - Monday - Friday: 10:00 - 00:30
 - Saturdays: 09:00 - 00:30
 - Sundays and Bank Holidays: 09:00 - 00:30

Reason: To protect the amenity of properties from noise.
(National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

9. All external doors and windows serving the A4 use as approved shall be kept closed at any time during the use of devices to amplify speech, singing or musical instruments within the premises (except for the purposes of access and egress or in the case of an emergency)

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

10. The emptying of bottles or other commercial refuse / waste into external receptacles shall only take place between the hours of and 07:00 and 23.00 daily.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

11. Prior to the installation of any equipment and systems for the purpose of extraction, filtration, abatement of odours and fumes to discharge at an appropriate outlet level and the standard of dilution / dispersion expected, a ventilation scheme shall be submitted to and approved in writing by the Local Planning Authority (LPA). The approved ventilation scheme details as approved shall be installed before the use hereby permitted is commenced and shall be retained thereafter. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.

Any approved scheme or system installed shall be regularly maintained in accordance with the manufacturer's specifications / instructions to ensure its continued satisfactory operation to the satisfaction of the LPA.

Reason: To protect the amenity of nearby properties from malodours. (Cambridge Local Plan 2018 policy 36 - Air quality, odour and dust)

12. The occupation of the 2nd floor residential accommodation hereby permitted shall be limited to persons directly associated with the A4 use as approved.

Reason: To protect residential amenity. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

INFORMATIVE: To satisfy standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

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

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

INFORMATIVE: A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:

- The supply of alcohol
- Regulated entertainment e.g.
- Music (Including bands, DJ's and juke boxes)
- Dancing
- The performing of plays
- Boxing or wrestling
- The showing of films
- Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)

A separate licence may be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 or email Licensing@cambridge.gov.uk for further information.

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 be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food 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.

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Application Number	20/01318/FUL	Agenda Item	
Date Received	17th February 2020	Officer	Andy White
Target Date	13th April 2020		
Ward	Romsey		
Site	248 Coldhams Lane		
Proposal	Demolition of existing single storey bungalow and erection of a terrace of 3no. 3bedroom houses along with new parking arrangements and associated works.		
Applicant	Silvio Di Lorenzo 132 Newmarket Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The principle of additional residential development accords with policy - The proposal would contribute positively to the street scene - The proposal would not have any significant adverse impact on the amenity of surrounding residents
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a single storey bungalow and garden on the corner of Coldhams Lane and Vinery Road. The site is on the southern side of Coldhams Lane. The properties in this part of Coldhams Lane have a consistent set back from the highway. Property styles in the area are a mix of heights and designs from different periods.

1.2 The site is within a primarily residential area and is to the north of a small cluster of shops on Vinery Way, some five minutes walk from the site. The site is outside the controlled parking zone and has no other planning constraints.

2.0 THE PROPOSAL

2.1 The application proposes the demolition of the existing bungalow and the erection of a terrace of 3no. three-bedroom houses along with new parking arrangements and associated works. The proposed dwellings have an identical layout are two full storeys with a third bedroom within the roofspace served by a roof-light window. They would be constructed from a grey weathered brick, incorporate a pitched tiled roof, display large contemporary black powder coated windows and doors and retain soft landscaped space around the corner of the site for tree and hedge planting.

2.2 The proposed parking area is on Vinery Road (as is the case with the current property) and bin and cycle storage is to the rear of the proposed dwellings.

2.3 The dwellings would be 10 metres depth, 4.3 metres width with eaves height of 5.4 metres and ridge height of 8.4 metres. The cycle storage would be 3.3m width. 1.8 metres depth with mono-pitch roof of 2.1 metres maximum height with stained timber walls.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
C/92/0409	Outline permission for one 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 32 33 35 36 50 51 52 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 from 3 March 2014 onwards Circular 11/95 (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration) Sustainable Design and Construction 2020 (SPD)
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Previous Supplementary Planning Documents	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cambridge and Milton Surface Water Management Plan (2011) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Cambridge City Council Waste and Recycling Guide: For Developers. Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The Highway Authority did not object to the application and suggested conditions should be added to any permission issued to address contractor parking on highway, hours of waste removal by lorries, pedestrian safety splays, parking area/driveway construction and the re-instatement of the kerb.

Sustainable Drainage Engineer (SDE)

- 6.2 The SDE has advised that the proposals are acceptable that the applicant has indicated a suitable surface water drainage scheme reliant on infiltration and that it would be acceptable to

obtain further details by way of conditions which will address maintenance and foul water disposal.

Environmental Health Officer

- 6.3 The EHO advised that the application is acceptable. There are no contamination issues relating to the history of the site or use of land in the vicinity. Noise levels from the traffic on Coldhams Lane requires a condition to ensure that appropriate insulation is used. To contribute to improved air quality a condition requiring an Electric Vehicle Charging point is requested and an informative relating to the need to install low NOx boilers. Additionally, conditions relating to construction hours, timing of site deliveries, piling and minimising dust particles are requested.
- 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 No.179 Coldhams Lane have objected to the proposal:
- 7.2 The representation is summarised as follows:

The proposal will increase population in an already extremely highly populated/busy street which will generate additional vehicles, additional wheelie bins, bicycles and residents. Turning a single property into three would have a big impact on the street and the area as a whole.

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

8.0 ASSESSMENT

Principle of Residential Development

- 8.1 The proposal is for the redevelopment of a residential dwelling within a primarily residential area to create three residential units in total. The proposal would be formed from the

subdivision of an existing dwelling plot (Policy 52) and would not be detrimental to any plans to develop a wider area. As such the principle of residential development in this location is acceptable although the remaining criteria of Policy 52 which require that the proposal fits with the pattern of development of an area, is not harmful to the amenity of neighbours and has adequate amenity, access and parking space will be considered in the headings below.

- 8.2 The proposal is compliant with Cambridge Local Plan (2018) policies 3 and 52(e).

Context of site, design and external space

- 8.3 The current dwelling occupies a corner plot and a key characteristic of the plot and the land immediately adjoining the plot is the contribution that the undeveloped land makes to the character of the vicinity. The proposal has sought to retain space between the proposed dwellings and the edge of the pavement. The set back and alignment of the proposed dwelling with the dwellings immediately adjoining the site takes account of these key features.
- 8.4 The design of the terraced building is reflective of the scale of development in the vicinity. However, there is an eclectic mix of residential properties in the immediate vicinity of the site and as such the more modern appearance of the proposal would not be out of keeping with the location. The properties respect the distance between dwellings in Vinery Road, to the rear of No.248 such that the design does not appear cramped.
- 8.5 The proposal is compliant with Cambridge Local Plan (2018) policies 52(a), 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 The first floor rear windows of each dwelling are single aspect, angled to prevent overlooking of No.161 Vinery Road (this is secured through proposed condition 21). The angle also prevents any possibility of overlooking of the rear amenity space at No.246. The bedrooms within the roof space of each dwelling will be lit by a rooflight window that would be sited

more than 1.7 metres above the floor level of the bedroom preventing any potential overlooking of neighbouring dwellings. The scale of the development together with the siting is such that there is not considered to be the potential for shadowing or loss of light to the gardens of the properties to the west or south. As such, it is considered that there would be no harm to the amenity of the immediate neighbours.

- 8.7 It is proposed to remove permitted development rights for extensions to the roofs of the proposed dwellings to ensure that the amenity of neighbours is protected from additional habitable room windows.
- 8.8 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 52(c), 56 and 35.

Amenity of future occupiers

- 8.9 The bedroom sizes proposed within the dwellings meet the standards set out in Policy 50. 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	3	4	2.5	84	93	+9
2	3	4	2.5	84	93	+9
3	3	4	2.5	84	93	+9

Size of external amenity space:

- 8.10 The proposal provides an adequate level of private residential amenity space for the future occupiers of each of the dwellings within the rear gardens with the depth of the gardens of between 11 and 13 metres being comparable to No.246 Coldhams Lane and greater than those of Nos 188-196 Vinery Road. The removal of permitted development rights for extensions will ensure that the amenity space will be protected from any proposed extension that would threaten its usefulness. In addition Plot 3 will have ownership of the amenity space to its

eastern side. Consequently the proposal is considered to be compliant with Cambridge Local Plan (2018) policies 50, 51 52 (d) and 56.

Highway Safety

- 8.11 The Highway Authority raised no concerns in relation to highway safety. There is adequate space for a pedestrian visibility splay to be accommodated as suggested by the Highways Authority. The condition suggested by the Highways Authority will be attached to the permission, if granted.
- 8.12 The proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.13 The proposal provides one parking space per dwelling allowing for parking clear of the highway. Each parking space is shown to have an electric vehicle charging point on the plans. A condition to ensure all the electric vehicle charging points as proposed is recommended. The proposals show specific cycle parking provision in covered storage areas adjoining the rear garden spaces. Each can accommodate three cycles.
- 8.14 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Waste and Recycling

- 8.15 Each dwelling will have separate bin storage and adequate space to facilitate on-street collection.

Third Party Representations

- 8.16 The assessment above indicates that the development can be accommodated without detriment to the character and appearance of the area or the amenity of neighbours. It is recognized that the development will add two additional dwellings to the area however, it is not considered that this would be harmful to the area or to residential amenity in general. As such the concerns of the objector are noted but not borne out by the assessment of the proposal.

Other Matters

- 8.17 I have recommended a condition to propose bat and bird boxes and ensure fencing is erected with gaps at the bottom to promote biodiversity and hedgehog population. There is also a landscaping condition(s) and sustainable drainage condition proposed.

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. Unless otherwise agreed in writing by the Local Planning Authority, the development, hereby permitted, shall be constructed in accordance with the materials specified within section 7 of the planning application form and shown on the approved drawings

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)

4. The dwelling hereby approved shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended)

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

5. Prior to the demolition of the existing property the details of the management of parking associated with the demolition and construction phases of the development shall be submitted to and approved by the Local Planning Authority. The details shall identify the measures proposed to minimise the amount of parking on the highway surrounding the site and how this will be managed to avoid peak periods.

Reason: For the safe and effective operation of the highway and to protect the amenity of residents during the construction period. (Cambridge Local Plan 2018 policies 35 and 36)

6. 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. All removal of waste and any deliveries undertaken by a vehicle of a gross weight in excess of 3.5 tonnes shall be undertaken between the hours of 09.30hrs-15.30hr

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35) and for the safe and effective operation of the highway

7. The two pedestrian visibility splays of 2m x 2m as shown on the approved drawing number PL (90)01 shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety.

8. The proposed parking area/driveway shown on the approved plans 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. The proposed parking area/driveway shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: For the safe and effective operation of the highway

9. Prior to the occupation of the dwellings hereby permitted the existing dropped kerb to the existing property shall be removed and the footway reinstated to a full-face kerb.

Reason. For the safe and effective operation of the highway.

10. 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 also 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 and all SuDS features;
- 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 (infiltration test should be carried out in accordance with BRE365);

g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;

h) Full details of the maintenance/adoption of the surface water drainage system;

i) Measures taken to prevent pollution of the receiving groundwater and/or surface water

j) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

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

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

11. 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 the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

12. No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

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

13. 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)

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)

15. 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.

16. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be 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 use hereby permitted is commenced and shall thereafter be retained as such.

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

17. Prior to the installation of any electrical services, a dedicated electric vehicle charge point scheme will be designed and shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with BS EN 61851 with a minimum power rating output of 7kW to each allocated parking space for each of the proposed residential units,

The active electric vehicle charge point scheme as approved shall be fully installed prior to first occupation of the dwellings and be maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

18. 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).

19. 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).

20. The hard and soft landscape works including surfacing materials, refuse and cycle storage units, boundary treatments and means of enclosure, additional planting as shown on Plan No. PL(90)01 P2 received 25.3.20 and referred to in Section 7 of the application form shall be carried out as approved prior to the occupation of any of the dwellings hereby approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 Policies 55, 57, 59 and 71)

21. No windows shall be installed in the first floor rear elevation of any of the dwellings hereby approved until drawings at a scale of 1:20 of details of the design of the single aspect (angled windows) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the amenity of neighbouring occupiers (Cambridge Local Plan 2018, policies 52, 57, 58)

22. Prior to the first occupation of the dwellings hereby approved a scheme for the provision of bird nest boxes, bat roost boxes and gaps at the base of boundary fences to encourage foraging by small mammals (particularly hedgehogs) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the dwellings.

Reason To encourage biodiversity in the built environment in accordance with Cambridge Local Plan 2018 policy 57

INFORMATIVE: The applicant is advised that the granting of a 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 that a separate permission must be sought from the Highway Authority for such works.

INFORMATIVE: It is required that a dust management plan should reference and have regard to various national and industry best practical technical guidance such as:

- o Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
- o Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)
- o Control of dust and emissions during construction and demolition -supplementary planning guidance, (Greater London Authority, July 2014).

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.

INFORMATIVE: Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.