



Cambridge City Council Planning

Date: Wednesday, 7 October 2020

Time: 10.00 am

Venue: This is a virtual meeting and therefore there is no physical location for this 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: 10am
- **Part Two**
Minor/Other Planning Applications
Start time: at the conclusion of Part One

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

If the meeting should last to 6.00pm, the Committee will vote as to whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes (Pages 7 - 12)
2 September 2020

Part 1: Major Planning Applications

5 20/02389/S73 - 291 Hills Road (Pages 13 - 34)

Part 2: Minor/Other Planning Applications

6	20/02998/FUL - Land at Dundee Close	(Pages 35 - 70)
7	20/02619/S73 - 23A Hooper Street	(Pages 71 - 84)
8	18/2035/FUL - 98A Shelford Road	(Pages 85 - 104)
9	20/02223/FUL - 34 Huntingdon Road	(Pages 105 - 122)
10	20/02871/FUL - 30 Caravere Close	(Pages 123 - 140)

Planning Members: Smart (Chair), Baigent (Vice-Chair), Green, 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.

Any person who participates in the meeting in accordance with the Council's public speaking time, is deemed to have consented to being recorded and to the use of those images (where participating via video conference) and/or sound recordings for webcast purposes. When speaking, members of the public should not disclose any personal information of any individual as this might infringe the rights of that individual and breach the Data Protection Act.

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

For full information about committee meetings, committee reports, councillors and the democratic process:

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

Appendix 1 – Planning Policies and Guidance

(Updated September 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

Use	Previous Use Class	New Use Class (Sept 2020)
Shops	A1	E
Financial and Professional Services	A2	E
Café and Restaurant	A3	E
Pub/drinking establishment	A4	Sui Generis
Take-away	A5	Sui Generis
Offices, Research, Light industry	B1	E
General Industry	B2	B2
Storage and Distribution	B8	B8
Hotels, Guest Houses	C1	C1
Residential Institutions	C2	C2
Gymnasiums	D2	E

Clinics, health centres	D1	E
Cinemas, concert halls, dance halls, bingo	D2	Sui Generis

PLANNING2 September 2020
10.00 am - 1.30 pm**Present:****Planning Committee Members:** Councillors Smart (Chair), Baigent (Vice-Chair), Green, McQueen, Page-Croft, Porrer, Thornburrow and Tunnacliffe**Officers:**

Delivery Manager Development Management: Nigel Blazeby

Principal Planner: Yole Medeiros

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Gary Clift

Other Officers:

Nature Conservation Projects Officer [City]: Guy Belcher

Transport Assessment Manager [County]: David Allatt

Graduate Transport Planner [County]: Robbie Arnold

Highways Officer [County]: Jon Finney

FOR THE INFORMATION OF THE COUNCIL**20/29/Plan Apologies**

Apologies were received from Councillor Lord. Councillor Page-Croft was present as the Alternate.

20/30/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Extinction Rebellion and the Cambridge Cycling Campaign.
Councillor Page-Croft	20/32/Plan	Personal: Discretion unfettered. Application is in Queen Edith's Ward where she is a councillor.
Councillor Thornburrow	20/36/Plan	Personal and prejudicial: Would speak as a Ward Councillor.

		Proposed to withdraw from the discussion and meeting, and not vote. [Item was adjourned.]
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20/31/Plan Minutes

The minutes of the meeting held on 21 July 2020 and 5 August 2020 were approved as a correct record and signed by the Chair.

20/32/Plan 19/1168/OUT - Newbury Farm, Babraham Road

The Committee received an outline application (all matters reserved except for means of access in respect of junction arrangements onto Worts' Causeway and Babraham Road).

The application sought approval for erection of up to 230 residential dwellings and up to 400m² (GIA) of non-residential floorspace within Use Classes A1/A3/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.

The Principal Planning Officer updated her report to recommend a Clause 3 implementation period: Development should occur within 3 years of permission being granted.

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

Councillor McGerty (Ward Councillor) addressed the Committee about the application:

- i. Since submitting an objection to this application, ward councillors had continued to engage with both the applicant and the planning service.
- ii. Local Schooling (Support):
 - a. Had recently been assured by the Greater Cambridge Shared Planning Service that Cambridgeshire County Council had committed to providing an additional year group intake at Queen Edith's Primary School as and when demand made that necessary.
 - b. As previously acknowledged, the size of the developments at GB1 and GB2 combined did not trigger the need for a new school. But without an undertaking to school the anticipated 30 extra pupils per

year group within a short cycle ride of home, the developments fall down on their commitment to sustainability, as it would potentially trigger a large number of additional car journeys.

iii. Loss of Biodiversity (Object):

- a. From the outset, this development promised that building a mixture of new homes and green open spaces on a formerly “monocultured” arable field, would allow for a net gain in biodiversity. This had not been delivered.
- b. Expressed concern that the council’s own Nature Conservation Officer “welcomes” the 18% loss of onsite biodiversity (section 6.21, page 40) that would result from this development. Did not think the council should welcome such as outcome. It was far too easy to highlight the calculated net gain arising from financial contributions to offsite locations while glossing over the failure to achieve this where people will live.
- c. Questioned the report’s conclusion on agenda page 66, of a 10% net gain in biodiversity when including the offsite contributions. Urged the committee to request more detail of how this was proposed to be achieved.
- d. Queried what proportion of the £52k financial contribution was destined to be spent on simply upgrading the car parks?

iv. Usable Open Space (Object):

- a. Urged the committee to reject the current application on the grounds it was not compatible with Policy 68 of the Cambridge Local Plan. This was because the majority of the area described as Informal Open Space, as defined in Appendix I of the Cambridge Local Plan as “including recreation grounds, parks, natural greenspaces” is formed from the gas safety easement zone which sits above the high pressure gas main at the south east of the site. It would not be fully accessible by the public nor usable in either a formal or informal manner. Asked the committee to insist on clarification of exactly how the space above this major safety hazard can and cannot be used by the public and decide if this can reasonably be classified as Informal Open Space.

Councillor Kettel (Parish Councillor) addressed the Committee about the application:

- i. Expressed concern about site access from Wort’s Causeway/Babraham Road due to heavy traffic levels. The application would exacerbate congestion.
- ii. There was inadequate infrastructure in the local area. The local school and doctor surgery would be affected by the development.

- iii. There was less open space in the area than the application suggested. A busway was anticipated. Great Shelford would be impacted by [southern] city development.

Councillor Thornburrow proposed amendments to the Officer's recommendation requesting:

- i. Redrafting of the foul water informative as a condition.
- ii. Condition 20 be re-worded to reference the 2020-2025 Water Resources Management Plan by Cambridge Water.

The amendments were **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation that a condition be included prioritising open space on site.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for outline planning permission and access points 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;
- ii. the planning conditions set out in the Officer's report and amendment sheet;
 - a. Condition 20 would be re-worded to reference the 2020-2025 Water Resources Management Plan by Cambridge Water [delegated authority given to Officers to draft the wording];
- iii. the following additional conditions, with delegated authority to Officers to draft the conditions in consultation with the Chair and Spokes:
 - a. Clause 3 implementation period: Development should occur within 3 years of permission being granted;
 - b. Redrafting of the foul water informative as a condition;
 - c. A condition prioritising open space on site.

20/33/Plan 20/01901/S73 - 157 Histon Road

The committee had to adjourn the meeting due to technical issues before this application could be considered.

Item adjourned until 10 September committee.

20/34/Plan 19/1141/FUL - 1 Fitzwilliam Road

Item adjourned until 10 September committee.

20/35/Plan 20/01568/HFUL - 23 North Street

Item adjourned until 10 September committee.

20/36/Plan 20/01033/FUL - 12 Gilmour Road

Item adjourned until 10 September committee.

20/37/Plan 19/1214/FUL - 56-58 Chesterton Road

Item adjourned until 10 September committee.

20/38/Plan 18/0887/FUL - 75 Newmarket Road

Item adjourned until 10 September committee.

20/39/Plan 20/02998/FUL - Land at Dundee Close

Item adjourned until 10 September committee.

The meeting ended at 1.30 pm

CHAIR

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Application Number	20/02389/S73	Agenda Item	
Date Received	15th May 2020	Officer	Mary Collins
Target Date	14th August 2020		
Ward	Queen Ediths		
Site	291 Hills Road		
Proposal	Variation of condition 2 (approved plans) of planning permission 17/1372/FUL (residential development containing 15 flats comprising 8 x 2-bed units and 7 x 1-bed units, along with access, car parking and associated landscaping following demolition of the existing buildings) - to allow amendments including changes to fenestration and amendment to height of central link to suit proposed lift system and provide m4(2) accessibility to all levels		
Applicant	Scutches Barn, 17 High Street Whittlesford Cambridge CB22 4LT		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal would provide 15 residential units within the city to contribute to meeting demand.</p> <p>The proposal would be a high quality contemporary design which respects its context in terms of scale and massing, form and materials.</p> <p>The proposal would not significantly harm the residential amenity of neighbouring properties.</p>
RECOMMENDATION	APPROVAL

1.0 SITE AND SURROUNDINGS

1.1 The application site is situated on the eastern side of Hills Road and the northern side of Queen Edith's Way and has frontages onto Hills Road and Queen Edith's Way. Hills Road forms a major route into the city. This section of Hills Road and Queen Edith's Way is predominantly residential in character. Planning permission was granted on appeal for the demolition of the existing dwelling on the application site and for the redevelopment of the site to provide 15 flats.

2.0 THE PROPOSAL

2.1 Planning permission is sought for the Section 73 application to vary condition 2 of (approved plans) of planning permission 17/1372/FUL (residential development containing 15 flats comprising 8 x 2- bed units and 7 x 1-bed units, along with access, car parking and associated landscaping following demolition of the existing buildings) – to allow amendments including changes to the fenestration and amendment to the height of the central link to suit the proposed lift system and provide M4(2) accessibility to all levels

2.2 The application is accompanied by the following supporting information:

- Drawings

2.3 The following amendments are proposed to floor plans and elevations:

- Left window removed from north elevation of link and replaced with hung tiles at ground, first and second floors.
- Window added to bedroom 2 of Flat 11 at first floor level, in the rear elevation facing north.
- North facing window removed from Flat 3 and Flat 9 on ground and first floor.
- Obscure windows increased in size to increase natural light – north elevation.
- Central link height raised to suit proposed lift system and provide M4(2) compliant accessibility to all levels.

The central section would have an atrium and a lift which would serve all floors of the residential development providing inclusive access to all flats.

3.0 SITE HISTORY

Reference	Description	Outcome
17/1372/FUL	Residential development containing 15 flats comprising 8 x 2-bed units and 7 x 1-bed units, along with access, car parking and associated landscaping following demolition of the existing buildings	Refused 02.05.2018
18/0806/FUL	Residential development containing 14 flats comprising 8 x 2-bed units and 6 x 1-bed units, along with access, car parking and associated landscaping following demolition of the existing buildings.	Allowed on appeal 5 August 2019
		Approved 16.08.2019

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
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Cambridge Plan 2018	Local	1, 3 28 31 32 35 36 50 51 52 55 56 57 70 71 81 82
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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 Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
Supplementary Planning Documents (These have been prepared in parallel with the Local Plan preparation and will be shortly adopted by the Executive Councillor by an out of cycle decision.)	Cambridgeshire and Peterborough Flood and Water

<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>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Affordable Housing (January 2008)</p> <p>Planning Obligation Strategy (March 2010)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Open Space and Recreation Strategy (2011)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge City Nature Conservation</p>

	<p>Strategy (2006)</p> <p>Cambridge City Wildlife Sites Register (2005)</p> <p>Criteria for the Designation of Wildlife Sites (2005)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cambridgeshire Quality Charter for Growth (2008)</p> <p>Contaminated Land in Cambridge - Developers Guide (2009)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Greater Cambridge Planning Sustainable Design and Construction (Jan 2020)</p>
	<p><u>Area Guidelines</u></p> <p>Hills Road Suburbs and Approaches Study (March 2012)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No comment on the behalf of the Highway Authority.

Environmental Health

6.2 No objection in principle to this Section 73 application. However, previously recommended approval of the original application (17/1372/FUL) with various conditions recommended to protect local amenity with regards to noise and dust in particular. Those conditions remain relevant / outstanding. It is important that any

revised scheme is carried out in accordance with details approved by those conditions and as such, it is prudent that those conditions are repeated / considered for this application.

- construction hours
- collection during construction
- piling
- dust condition
- noise insulation scheme

Urban Design

- 6.3 The Urban Design team have reviewed the information submitted in support of the S73 application and support the proposal. A number of windows have been removed, which due to the location and quantity of remaining windows to the associated living areas, is considered acceptable in design terms.

The central link has increased in height, but at less than a metre increase, and remaining considerably below the overall roof line, will not effect the overall appearance of the building.

Drainage

- 6.4 Drainage has no objection to the proposed variation.

Designing Out Crime Officer

- 6.5 No further comments

Environment Agency

- 6.6 No objection, in principle, notwithstanding those comments made under the previous application.

Lead Local Flood Authority (LLFA)

- 6.7 The application does not appear to have any implications for surface water management. Therefore have no comments to make.

Sustainable Design Officer

6.8 As the amendments to the fenestration impact on the north elevation, there are considered to be no significant sustainable design and construction issues as a result of the proposals to vary condition 2.

Landscape

6.9 There are no material Landscape issues with this application.

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

7.0 REPRESENTATIONS

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

- 77 Hartington Grove

7.2 The representations can be summarised as follows:

- These are trivial amendments proposed for a scheme which previously was rejected and attracted no support from the public: in fact, there were 89 objections and the grounds for objection have not changed in 3 years: environmental damage, loss of a historic and usable building, disruption to an important junction already blighted by closure of Queen Edith's Way, overdevelopment rather than provision of affordable or social housing in a city with some of the highest house prices in the country. This is a wholly unnecessary and unpopular development.

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

8.0 ASSESSMENT

Principle of Development

- 8.1 The principle of development has been established through the extant consent which was allowed on appeal. Applications have been made for the discharge of pre-commencement conditions. Conditions 5 (dust), 12 (archaeology), 13 (CeMP) and 14 (drainage) have been discharged.
- 8.2 Conditions 15 (hard and soft landscaping), 16 (cycle parking), 17 (external materials), 18 (balustrades), 23 (noise insulation) and 30 (green roofs) have not at the time of this report been discharged.
- 8.3 The material considerations for the current application are the impact of the proposed changes on:
1. Context of site, design and external spaces
 2. Residential amenity

Context of site, design and external spaces

- 8.4 Officers agree with Urban Design that although the central link has increased in height, this is a minimal less than a metre increase and it would be below the overall roof line. This section is recessed from the main elevations and would still read as a subservient linking section and would not affect the overall appearance of the building. The additional height is required to ensure the proposed lift system can provide m4(2) accessibility to all levels of the building in order to comply with Policy 51 of the Cambridge Local Plan 2018.
- 8.5 With regard to the additional window to Flat 11 and the increased in size of obscure glazed windows to the north elevation, the loss of windows to the northern elevation to the linking section and to the northern elevation of Flat 3 and Flat 9 on ground and first floor, these changes to fenestration are considered acceptable in design terms as they are all to the rear elevation and not a principal elevation.
- 8.6 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policies 51, 55, 56 and 57.

Residential Amenity

Impact on future occupiers

- 8.7 The changes proposed to the fenestration is not considered to impact on the level of internal amenity of occupiers of the building.

Impact on amenity of neighbouring occupiers

- 8.8 The detached property at 289 Hills Road adjoins the application site to the north and 1A Queen Edith's Way to the east.
- 8.9 The proposal includes a new window to bedroom 2 of Flat 11, which would be at first floor level, and in the rear elevation, facing north. Given the separation of this window from the boundary with 289 Hills Road and given there are other first floor windows approved on this northern elevation, a detrimental loss of amenity through overlooking and loss of privacy would not result.
- 8.10 The proposed increase in the height of the linking section would not be detrimental in terms of loss of light or overshadowing. This linking section is recessed from the main bulk of the building and would not be harmful.
- 8.11 The insertion of the new first floor window to Flat 11 in the northern elevation would not have a detrimental impact on the adjoining neighbour at 1A Queen Edith's Way due to the separation from the boundary and the orientation of the window in relation to this property. This property would not be affected by the increase in the height of the linking section.
- 8.12 As such 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, 57 and 35.

9.0 CONCLUSION

- 9.1 The proposal would contribute towards meeting a housing demand in the city and contributes positively to the character of the area.

10.0 RECOMMENDATION

APPROVE, subject to the following conditions:

1. The development hereby permitted shall be begun before 5 August 2022.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

4. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

5. 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.

6. 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. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)

- ii. Contractor parking, for both phases (wherever possible all such parking should be within the curtilage of the site and not on-street).

- iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)

- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Development shall be carried out in accordance with the agreed details thereafter, unless any variation has been agreed in writing by the local planning authority.

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

7. 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)

8. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

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. Prior to the commencement of development (including demolition), and in accordance with BS5837 2012, a phased Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority, before any 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 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 demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2018 policies 55, 57, 59 and 71)

10. The approved AMS and TPP 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 this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. 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 protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2018 policies 55, 57, 59 and 71)

11. 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 local planning authority's Tree Officer to discuss details of the approved AMS.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2018 policies 55, 57, 59 and 71)

12. Prior to the commencement of development (including demolition), a written scheme of archaeological investigation (WSI) shall be submitted to and approved in writing by the local planning authority. This shall include:

- i. the statement of significance and research objectives;
- ii. the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
- iii. the programme for post-excavation assessment and subsequent analysis, publication and dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

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

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2018 policy 61)

13. Prior to commencement of development (including demolition and site clearance), an ecological survey report shall be undertaken and submitted to the local planning authority for approval in writing. This shall include, as appropriate to the findings of the survey:

- i. a construction environmental management plan (CEMP) including a risk assessment of potentially damaging construction activities, practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, and details of responsible persons and lines of communication; and
- ii. ecological mitigation measures to be provided on site.

Any approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Any approved ecological mitigation measures shall be implemented prior to first occupation of the development hereby permitted (or in accordance with an alternative timescale that has been agreed in writing by the local planning authority) and retained as such thereafter.

14. Prior to commencement of development (other than demolition), a surface water drainage works scheme in accordance with the submitted Drainage Statement by JPP Consulting, Revision B dated February 2018, shall be submitted to and approved in writing by the local planning authority. The submitted details shall:
 - i. include results of infiltration testing in accordance with BRE Digest 365 should be submitted to the local planning authority to identify whether infiltration of the surface water runoff would be feasible;
 - ii. be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding or flooding off site for a 1 in 100 year event + 40% an allowance for climate change;
 - iii. include detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - iv. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
 - v. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The surface water drainage scheme shall be completed in accordance with the agreed details prior to first occupation of the development, and shall be managed and maintained thereafter in accordance with the agreed details and the management and maintenance plan for the lifetime of the development.

15. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

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

16. No dwelling hereby approved shall be occupied until details of the facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved in writing by the local planning authority. The approved facilities shall be provided in accordance with the agreed details prior to first occupation of the development, and shall be retained as such thereafter.

17. Prior to the commencement of construction of external surfaces, samples of the brick and hung tiles, and details of the brick mortar shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details thereafter.

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

18. Prior to the installation of balustrades, details of their design and materials shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details and retained as such thereafter.

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

19. Prior to the installation of windows, details of the window, glazing type and reveals shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details and retained as such thereafter.

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

20. The windows identified as having obscured glass on the approved plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to first occupation of those units and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall, and shall be retained as such thereafter.

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

21. There shall be no access to the areas shown on the approved plans as 'green roof' other than for maintenance purposes. At no time shall these areas be used for amenity space.

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

22. Prior to first vehicular use of the vehicle access ramp hereby permitted, the roof covering the ramp shall be completed in accordance with the agreed details, and shall be retained as such thereafter.

23. Prior to the commencement of development (other than demolition and site clearance), a noise insulation scheme detailing the acoustic noise insulation performance/specification of the external building envelope to reduce the level of noise experienced in the residential units (having regard to the building fabric, glazing, ventilation, internal plant related noise and external balconies/terraces) shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented and a completion report submitted to and approved in writing by the local planning authority prior to first occupation of the units. The approved scheme shall be retained as such thereafter.

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

24. Prior to commencement of use of the vehicular access hereby permitted, the access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification, or in accordance with alternative details that have been submitted to and agreed in writing by the local planning authority. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway. The access shall be retained as such thereafter.

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

25. Prior to commencement of use of the vehicle access hereby permitted, the visibility splays, access and manoeuvring areas shall be provided as shown on the approved drawings. The areas within the visibility splays shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high thereafter. The access and manoeuvring areas shall be maintained thereafter free of any obstruction that would prevent a domestic vehicle from being able to manoeuvre with ease so it may enter and leave the property in a forward gear.

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

26. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved vehicular access unless details have first been submitted to and approved in writing by the Local Planning Authority.

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

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

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

28. The on-site renewable and low carbon energy technologies as shown on the approved plans and as detailed in the '10% reduction in Carbon by LZC Onsite Energy or 10% Improvement in Energy Demand' letter from Green Heat Ltd dated 6 July 2017 shall be fully installed and operational prior to first occupation of the development (or in accordance with an alternative timescale agreed in writing by the local planning authority) 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 the occupation of the development. The 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 technology 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 the development does not give rise to unacceptable pollution. (Cambridge Local Plan 2018 policies 28, 35 and 38).

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

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

30. Notwithstanding the approved plans, all flat roof elements within the development shall be green or brown roofs. No development above ground level, other than demolition, shall commence until full details of the green or brown roof have been submitted to and approved in writing with the local planning authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable. The green or brown roof shall be installed in accordance with the approved details and shall be maintained thereafter.

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)

31. Notwithstanding the approved plans, the dwellings 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)

32. Conditions 3 to 31 of planning permission 17/1372/FUL shall continue to apply to this permission. Where such conditions pertaining to 17/1372/FUL have been discharged, the development of 20/02389/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

Application Number	20/02998/FUL	Agenda Item	
Date Received	8th July 2020	Officer	Emma Ousbey
Target Date	2nd September 2020		
Ward	East Chesterton		
Site	Land At Dundee Close		
Proposal	Demolition of existing garages and hardstanding to provide 4 modular homes		
Applicant	Cambridge City Council Mandela House 4 Regent Street		

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 of the area - The proposal is considered to provide a good quality living environment and would accommodate for the needs of the intended occupants - The proposal shall not give rise to a significant negative impact upon residential amenity - The proposal shall not cause any issues in respect of highway safety
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is located at the end of Dundee Close, a two-way, no-through road accessed from Eastfield to the north. A pedestrian/cycle way provides a continuous link through from Dundee Close to Scotland Road to the south. The application area currently accommodates a single storey flat roof block of 7no. garages and an area of hardstanding opposite that provides off-road communal surface parking for 7no. cars. Each individual garage measures 2.2m wide and 2m in height. The site is enclosed by a brick wall and immediately adjacent to the

garage block is a substation, which is outside of the application boundary.

- 1.2 To the north of the site is a terrace of two-storey houses located on Dundee Close nos. 1-5; the blank end gable of which faces towards the site. Two-storey maisonettes are located to the south, with windows facing towards the application site, separated from the rear wall of the existing garage block by a private footpath, parking for 1no. vehicle and a strip of landscaping. The west of the site borders onto residential gardens of properties along Elmfield Road, some of which have single storey garden structures on the boundary. A pedestrian accessway leads from the site to the rear of no. 1-5 Dundee Close.
- 1.3 Dundee Close benefits from several large, mature trees to the east of the application site. These trees are not protected. Dundee Close also accommodates two further areas of surfaced, off-street resident's car parking, which accommodate a total of c.12 cars that are outside of the application boundary. This is in addition to single garages and driveway parking that serve nos.1-5 Dundee Close.
- 1.4 The site falls outside of the Controlled Parking Zone. The site is within Flood Zone 1 (low risk).

2.0 THE PROPOSAL

- 2.1 This application is a Regulation 3 application under the Town and Country Planning General Regulations 1992 (as amended) due to the land being owned by Cambridge City Council and Cambridge City Council also being the applicant for the proposals. For clarity, the applicant is not the Cambridge Investment Partnership (CIP). CIP has only acted in the capacity as an agent on this application.
- 2.2 The proposed development seeks demolition of the existing garage block and hardstanding, to be replaced by 4no. flat roofed modular homes to provide specialist single accommodation for local homeless persons. Permission is also sought for associated works, including landscaping and the erection of bike, refuse and plant storage. 6no. cycle spaces are proposed for use by residents and visitors.

- 2.3 The modular homes are proposed to be sited facing northwards. Each modular home is proposed to be provided with a front private terrace area with dividing privacy screens. Directly opposite the proposed homes would be a communal garden, as well as bike and plant stores in the north western corner of the site. The refuse store is located on the eastern boundary of the site, adjacent to the retained substation. A pedestrian access is to be retained on the northern boundary of the site to the rear of the existing residential gardens. The existing boundary wall on the north, west and southern boundaries is to be retained. A section of the eastern boundary wall is proposed to be removed.
- 2.4 The proposed units would have an individual overall internal floor area of 24ml. Each unit provides a living area, kitchen, utility space, bathroom and a bedroom. An entrance door and window are proposed on the front elevation and a half-glazed door to the rear. Dimensions of each of the modular units are 3.8m wide x 7.9m deep and 3.1m high.
- 2.5 The modular units are proposed to be finished in non-combustible cladding panels, predominantly dark grey in colour, with orange accent cladding to the front elevation and front door.
- 2.6 During the course of the application, a revised site plan has been received, that seeks a wider fire escape path to the rear of the units of 1200mm, as opposed to 1000mm as previously shown. This in turn, shifts the modular units further into the application site, away from the rear boundary wall and 200mm closer to the existing properties of 1-5 Dundee Close.
- 2.7 Details have also been received to seek to address the proposed draft conditions as follows:
- Condition 6 – Refuse Strategy
 - Condition 7 – Landscape and Planting Details
 - Condition 12 – Dust Management Plan
 - Condition 14 – Carbon Reduction Statement
 - Condition 14 – Water Efficiency
 - Condition 16 – Foul and Surface Water Drainage Scheme
 - Condition 17 – Scheme for Flood Resilient / Resistant Construction

The relevant specialist officers have been consulted on these proposed details and the amendment sheet issued prior to Committee will detail any updates to the recommended wording of these conditions, as appropriate.

3.0 SITE HISTORY

None

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, 35, 36 47, 50, 51, 55, 56, 57, 59, 71 81, 82

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

Central Government Guidance	National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
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	<p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
Supplementary Planning Documents	<p>Sustainable Design and Construction (January 2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cambridgeshire Design Guide for Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection to the proposal provided that the following recommended conditions are attached to any permission:
- Traffic Management Plan;
 - Existing vehicular access to be modified to accommodate pedestrians and cyclists only and remaining areas to be returned to grass verge or footway with full face kerb;

Environmental Health

- 6.2 No objections, subject to recommended conditions. Following an initial request for additional information further details were provided in respect of manufactures details of modular homes including fire safety and part L requirements; fire safety procedures; distance between units; and foundation details.

6.3 Demolition / Construction Noise and Vibration

This proposed development is considered to be low risk in terms of potential for significant noise and vibration to occur during demolition / construction. However, given the residential nature of the locality, we recommend the following standard conditions:

- Allowable hours for demolition and construction activities,
- Allowable hours for demolition and construction related collections and deliveries from / to the site

6.4 Although some information has been provided in relation to base / foundation construction, the actual construction method has to be finalised. Therefore, it is unclear what type of foundation or anchoring system will be required for the modular homes and how any such system will be driven into the ground. As above, whilst low risk, given the residential nature of the surroundings, I consider that it is appropriate to use the standard piled foundation condition, as above.

6.5 Air Quality

The proposed development is not in a location within which we have concerns over existing local air quality conditions and in addition, it is a car free development.

6.6 Contaminated Land

We have reviewed the submitted '*Hill Foundation 200 - Dundee Close, Cambridge, CB4 1SH: Phase 1 Contamination Assessment (Document Reference: 778907-MLM-ZZ-XX-RP-J-0003 - prepared by MLM and dated 5th June 2020)*'. The assessment and scope contains all the detail we would expect to see in the preliminary risk assessment and conceptual site model. A review of the site history and environmental settings does not identify anything of concern and the findings of the assessment accord with our own records of the site.

It is acknowledged that some made ground may be identified during demolition and ground works. We agree with the recommendations in Section 7.2 of the assessment which states:

"Further investigation in relation to contamination is not considered to be required.

However, should any significant depth of made ground or any unforeseen contamination, such as staining or odours, be identified during the construction phase, further investigation and assessment should be undertaken.

An asbestos survey will be required for any structures that are to be demolished.”

6.7 Given the above, I recommend a bespoke condition prepared specifically for any unexpected / unforeseen contamination of the ground that may be encountered.

6.8 Plant noise

A cycle store & plant room area is proposed and it appears that this structure will be comprised of a timber fence with canopy. It is understood that plant / equipment will include an air source heat pump and ancillary plant / equipment. Having regard to this plant room, which will also be surrounded by an existing 2m high wall to nearest existing residential premises / gardens and distance to existing / proposed noise sensitive receptors / amenity areas we do not envisage any unacceptable noise impacts. No additional controls are therefore required.

Existing Electricity Substation Impacts

Health

6.9 One of the modular units will be close to an existing electricity substation. Electricity substations are sources of extremely low frequency (ELF) electromagnetic fields (EMFs) which can give rise to health concerns. Any health implementations/concerns regarding ELF/EMFs are outside the expertise of Environmental Health and we cannot authoritatively comment on such concerns. However, the publication '*electric and magnetic fields - PRODUCED BY ENERGY NETWORKS ASSOCIATION - JANUARY 2012*' states the following:

Substations: *Small electricity distribution substations, typically one for every few hundred homes, generally produce up to 2 microteslas close to their perimeter fence or wall, and often no electric field at all. The fields fall rapidly with distance, and within 1 to 2 metres from a typical substation, the fields associated with it are usually indistinguishable from other fields present in homes. Larger electricity transmission substations do*

not produce very large fields themselves (generally less than a microtesla); the fields close by are mainly produced by power lines and cables entering them. There is no restriction on EMF grounds on how close houses can be to substations.'

- 6.10 In this case, there is a brick wall around the enclosure and some separation distance. In the circumstances we recommended an '*Electricity Substation - extremely low frequency (ELF) electromagnetic fields (EMFs) informative*'.

Noise

- 6.11 Substations can generate noise. However, this is an established substation with a 3-sided brick enclosure. There is no direct line of sight from the transformer noise source and the nearest modular unit has no openable windows directly overlooking. Substation noise impact is not a concern.

6.12 Housing Standards

From the attached plans and fire safety provisions and protection standards information provided, it is our view that the level of fire resistant construction, means of escape provision and fire detection / alarm provision are obviously superior to the standards prescribed in the model standards for caravan sites licensing. The model standards would be the basis for any conditions that would be enforced through the caravan site licensing regime.

- 6.13 These units are clearly meant to be permanent dwellings and are only classed as mobile through the method of their design. Using this logic, pre-fabricated houses would also be classed as mobile homes, when clearly that is not how they are used.

- 6.14 Therefore, it is our view is that these dwellings would not require caravan site licensing as it would not be appropriate considering the high build quality and intended use of the dwellings.

Sustainability Officer (Design and Construction)

- 6.15 Support, in terms of both environmental and social sustainability. Welcomes the consideration of overheating in these units. The pods face north west and will receive afternoon sunlight. A number of measures will reduce this risk; shading provided by privacy screens; low g value glazing and openable

windows. The units pass criterion 3 of Part L of Building Regulations. Mechanical ventilation with heat recovery and summer bypass is proposed, which is welcomed from an indoor air quality perspective.

- 6.16 A communal air source heat pump is proposed in regards to energy use. Applicant has confirmed units designed to deliver a 31% COI reduction over current Part L, which exceeds requirements of Policy 28 of the Local Plan.
- 6.17 Conditions recommended in respect of carbon reduction and water efficiency.

Access Officer

- 6.18 No comments received

Head of Streets and Open Spaces (Landscape Team)

- 6.19 Some species selections are much too large for the small spaces being provided. Also, the short lengths of mix deciduous hedging are too short to achieve a good mix. Overall lengths of c. 3m will allow for 12-15 plants. An upright shrub would be more suitable or an ornamental evergreen plant which is more upright and not as dependent on pruning or shaping. Overall hedging needs maintenance which is critical in small spaces such as these, and this should be reduced as much as possible. Alternative species also recommended in the terrace beds i.e. lavender, herbs for residents, or a climber like clematis or trachelospermum for the partition screens.
- 6.20 Site-won topsoil can be used on this site. It has been hardstanding and built upon for decades, so high-quality soils will be required once hardcore and sub-bases are removed from site. This should be included on the soft landscape drawing. Hard landscape is acceptable.
- 6.21 Conditions recommended for pre-occupations soft landscaping condition to finalise details of planting and tree pit design and a pre-occupations landscape maintenance and management plan condition.
- 6.22 Following receipt of revised and additional planting details, I'm now happy to support the landscape proposals and therefore

the recommended conditions can be amended to require compliance with the submitted details. The recommendation for the requirement of a condition to secure a landscape management plan to be provided post-decision remains relevant.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.23 Development proposed is acceptable subject to the recommended conditions. Anglian Water Sewer Map indicates that there is only a surface water public sewer. The Environment Agency's risk of flooding from surface water map indicates up to a medium risk depth of flooding from surface water. The roof and drainage plans indicate that rainwater from the blue roofs will be disposed of to the surface water public sewer via a single rainwater outlet per roof. The proposals are not in accordance with Policies 31 and 32 of the adopted Local Plan as sufficient details demonstrating the principle of draining the site have not been submitted, therefore conditions are recommended to secure submission of a foul and surface water drainage scheme for the site, as well as a scheme for flood resilient / resistant construction.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.24 Support, no further comments. Happy to be consulted once planning approval is completed to ensure community safety and vulnerability to crime is addressed. Discussions are ongoing between crime reduction officer, anti-social behaviour team and the City Council to improve parking and open space for residents.
- 6.25 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:

26 Elmfield Road

5 Dundee Close
7 Dundee Close
18 Dundee Close
34 Dundee Close
100 Eastfield

7.2 The representations can be summarised as follows:

- Access to rear of Elmfield Road gardens from Dundee Close will be impossible, including construction of a cycle store / garage to rear of 26 Elmfield Road or any future vehicular access.
- Access to rear of nos. 1-5 Dundee Close needs to be safer with better lighting.
- Homes do not meet internal space standards under Local Plan policy.
- Sufficient space is an important element of good design and new dwelling should provide for basic daily activities and needs. Proposal has inadequate amount of internal and external amenity space.
- Lacks in design and will increase pressure on local residents and doesn't consider implication on local community, despite the proposals good intentions.
- Loss of existing car parking from garages and/or parking spaces.
- Increased pressure for parking reduces safety for pedestrians and cyclists
- Architectural style doesn't match any of the neighbouring buildings. Fails to maintain or improve the existing character of the area.
- Proposed development could last c.50-60 years, houses should not have an expiry date. Buildings of limited durability.
- How will the buildings be maintained and what happens when they are obsolete or damaged.
- It's not clear if the buildings are eco-friendly
- Overdevelopment – plot is too small for 4 dwellings, area already densely populated.
- Increased noise and general effect on the peacefulness of the neighbourhood and quality of life for local residents.
- Single occupancy cannot be enforced.
- Will result in loss of privacy for existing private gardens.

- Loss of privacy and overlooking into first floor windows of 5 Dundee Close
- Small gardens between Dundee Close and backs of the garages will not allow for enough light or distance between the properties.
- Development works will cause increased noise, dust, fumes and traffic.
- Noise from dogs in area already an issue, may be exacerbated by additional residents who may have dogs.
- Proposal is unequal and discriminatory towards a specific category of occupiers.
- Dundee Close already has a high proportion of social housing. Private owners likely to move away from area. Missed opportunity to create long-term community in this location.
- Area already suffers from anti-social behaviour, fly-tipping, parking on green areas and drug use, rarely policed and further behaviour likely to go unchecked.
- Potential for occupiers of the proposed modular units to be targeted.
- Isolated nature of the site, lack of passing traffic and very little foot fall.
- Improvements should be made to Dundee Close to compensate for negative impact of this development.
- Parking is at capacity in Dundee Close.
- Many car parking spaces in Dundee Close aren't used and choose to park on the proposed development site due to: safety concerns, overgrown trees and bird droppings falling onto parked cars. Additional lighting and management of trees required.
- Former playground equipment in Dundee Close should be reinstated.
- Lack of public consultation.
- Only given 11 days' notice to empty rented garage that has been used for over 20 years. Replacement garage is over a mile away with asbestos roof and inferior door that could be easily broken into. Being evicted before any conclusion of the consultation process is clearly fiction and the conclusion forgone.

- Support overall purposed of the proposed units, but it is not felt that this location will enable tenants to be integrated into the community.

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

8.0 ASSESSMENT

8.1 From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces
3. Carbon reduction and sustainable design
4. Water management and flood risk
5. Noise, vibration, air quality and dust
6. Inclusive access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations

Background

8.2 The proposed development forms part of the Foundation 200 project; a private development company are gifting and installing modular homes for the City Council to provide homeless accommodation. The proposed modular homes would be installed by the private developer and gifted to a charitable organisation that has experience in managing this type of specialist housing, which will lease the site from the City Council. All management and maintenance responsibilities will fall to the appointed charity.

8.3 The purpose of the proposed development is to provide transitional accommodation for people who find it difficult to qualify for a home via traditional housing waiting lists. In particular, those who have spent a prolonged period of time in hostel accommodation. It has been advised by the applicant that feedback from previously homeless clients indicates that individuals feel better able to manage a small home, rather than

a conventional property. Larger properties also bring the risk of 'cuckooing' which is why the proposed units are 1 person 1-bedroom homes.

8.4 The modular housing scheme is for single people who are able to maintain a tenancy but who require a 'steppingstone' between homelessness or hostel accommodation and a more established long-term tenancy in a general use residence. The aim is to provide secure accommodation for a period of time, estimated at 12-18 months, to allow the tenants time to re-establish stability in their lives and to have their own recognised address, prior to moving on to more permanent general use housing. Each tenant will be supported until they can find a regular source of income and more permanent accommodation. The modular homes have been designed with the end user in mind.

8.5 The proposed management strategy sets out the details of the tenant selection and allocation criteria. Eligibility will be on the basis of single individuals with a history of homelessness, moderate to significant support needs. and who would benefit from some private space where they can establish a measure of independence. It is proposed that the City Council and selected charity would jointly agree who would be offered a tenancy, from a list drawn up by the Council. The council would allocate tenants using Housing First specific criterion which is set out below:

- Currently in vulnerable accommodation
- Eligible for single persons' rate of housing benefit
- Willingness to accept support to maintain the tenancy
- Locally connected
- Over 18
- Struggling in the cycle of homelessness by being a 'repeat visitor' of homelessness services
- Difficulties fitting into supported housing pathways

8.6 A tailored support programme is proposed to be established for each individual tenant. In addition to the regular support provided by the selected charity, the Council is employing a dedicated modular homes support worker, who will oversee the modular housing support programme and ensure that the required support is available at all times. Neighbours and interested parties will be provided with contact details for the

support worker to provide a single point of contact should any issues arise.

- 8.7 The modular homes will be donated by a Deed of Gift from the private developer to a suitable receiving charity. The Deed of Gift specifies that the homes are to be used by single people only who are legally homeless. This restriction shall be placed in perpetuity upon the homes to ensure they do not revert to general use accommodation.

Principle of Development

- 8.8 Policy 47 is applicable to the proposal as the proposed units would fall under specialist housing. Policy 47 states that planning permission will be granted for the development of specialist housing, subject to the development being: a) supported by evidence of the demonstrable need for this form of development within Cambridge; b) suitable for the intended occupiers in relation to the quality and type of facilities, and the provision of support and/or care; c) accessible to local shops and services, public transport and other sustainable modes of transport, and community facilities appropriate to the needs of the intended occupiers; and d) in a location that avoids excessive concentration of such housing within any one street or small area.
- 8.9 The application submission details the prevalence of homelessness in Cambridge and demonstrates that there is an acute need for housing catered specifically for homeless people's needs, especially units such as the proposed which provide individual support and guidance whilst maintaining some privacy and independence for the occupants. The submission also emphasises that the proposal would align with the priorities of the Housing First Strategy adopted by the City Council. Given the proposal clearly demonstrates the need for this particular form of housing, the proposal would adhere to criterion a. Criterion b will be discussed under the subheading 'Amenity for future occupiers' in the amenity section of this report and criterion c will be assessed under 'Context of site, design and external spaces'.
- 8.10 In relation to criterion d, the proposal forms part of 3no. sites proposed for this form of modular housing in the City; this current application in the East Chesterton Ward; another

planning application at Crowland Way in Kings Hedges Ward and a third forthcoming application at Barnes Close in Abbey. A previous application for this type of accommodation (on a 3 year temporary basis) was approved on Newmarket Road, also within Abbey Ward. None of these sites are within close proximity to the application site. Therefore, the proposal would not result in an excessive concentration of such housing within the area, adhering to criterion d.

- 8.11 The principle of the development is acceptable and in accordance with policy 47 of the Cambridge Local Plan 2018.

Context of site, design and external spaces

- 8.12 Dundee Close is a residential area with a mix of terrace linked houses and 2-storey residential blocks. The east side of Dundee Close consists of off-road parking areas and landscaped areas. The wider area is also residential in character. The area subject to the application site is ancillary to the surrounding residential uses, accommodating a flat roof single storey garage block and further off-street surface parking on existing hard standing.
- 8.13 It is my view that the proposed modular units would not sit uncomfortably within their context, as their form, massing and scale draw characteristics from the garage block it is proposed that they will replace. It is considered that the level of development proposed is suitable for the application site area and it would not give rise to overdevelopment.
- 8.14 The proposed modular units incorporate residential characteristics, with individual entrances and fenestration to the front elevations, as well as landscaped private frontages and a communal garden opposite. The predominant grey coloured external cladding would sit comfortably within the setting, whilst the use of orange acts as an accent colour to provide interest and a modern feel to the units. As a result, it is considered that the proposal would not be out of character with the surrounding context and would not appear visually intrusive within the street scene due to their set back from the road and the retained boundary wall which retains a sense of enclosure, whilst ensuring that the scheme still addresses the street.

- 8.15 The urban design officer was involved at pre-application stage discussions and they have provided their informal views on the current proposal (as the application is below the threshold that they would normally comment on), advising that they support the proposals. They consider that the elevation design shows definition of threshold to the amenity space and that the design approach to the units and the wider site is acceptable.

Movement and Access

- 8.16 The application site is located outside of the city centre, but within a short walk of Arbury Road/Milton Road Local Centre, Chesterton High Street Neighbourhood Centre and Green End Road Neighbourhood Centre. Multiple bus stops are also within easy walking distance, providing routes into the city centre. The proposal also accommodates cycle parking facilities for the occupants of the units. As a result, it is considered that the proposal would be appropriately sited within the city to provide adequate access to services, facilities and transport links for the occupants of the proposed modular units. Given the nature of the specialist housing proposed, it is considered appropriate that car parking is not required to be provided as part of the proposed development scheme.

Layout

- 8.17 The layout of the proposed development is considered to respond positively to the application site and the public highway, as well as being orientated to reduce overheating of the units. The scheme promotes active frontages facing onto the proposed landscaped areas, with natural surveillance. Planting and privacy screens are positively used to help to define public and private spaces that are useable and can be enjoyed by the residents of the modular units. A pedestrian access is maintained, as existing, to the rear of nos. 1-5 Dundee Close.
- 8.18 Third party representations have raised comments regarding rear access to Elmfield Road gardens. The applicant has advised that nos. 26 and 28 Elmfield Road, whose rear garden boundaries border the application site, do not have a right of way over the Council's property so there is no legal right for an access to be constructed in this location.

Landscaping

- 8.19 The landscape officer has confirmed their support for the proposed soft and hard landscape details, which are considered acceptable. I am satisfied that these details can be secured by compliance conditions, as well as a landscape maintenance and management condition, requiring the submission of further details, to ensure the long-term success of the agreed landscaping scheme.
- 8.20 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56 and 57.

Carbon reduction and sustainable design

- 8.21 The proposed scheme has been designed to include a communal air source heat pump to provide energy for the modular units. This delivers a 31% COI reduction over current Part L requirements, in accordance with Local Plan policy. Conditions are recommended to secure this, along with water efficiency measures. Mechanical ventilation with heat recovery is also proposed for use within the units, which is supported by the sustainability officer, alongside measures to reduce overheating.
- 8.22 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 2020.

Integrated water management and flood risk

- 8.23 The proposed development site is within an area identified by the Environment Agency as having a medium risk of flooding from surface water. Drainage officers have reviewed the proposed scheme and advised that it is acceptable subject to securing recommended conditions in respect of foul and surface water drainage schemes, as well as a scheme for flood resilient and resistant construction. The existing site is currently fully laid to impermeable hardstanding, whereas the proposed scheme shall include landscaping and greater opportunities for sustainable urban drainage, which are encouraged. The proposed flat roof units are designed with 'blue roofs' for water

management, which are designed to attenuate rainwater temporarily, with gradual release of that stored water to mitigate any surface water runoff impacts of the development.

- 8.24 The applicants have suitably addressed the issues of water management and flood risk, and the proposal is therefore considered to be in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Noise, vibration, air quality, dust and contaminated land

- 8.25 Environmental health officers have reviewed the proposed development scheme and raise no overriding issues in respect of noise, vibration, air quality or dust, subject to recommended conditions to manage and mitigate construction works, including hours of working and deliveries to and from the site.
- 8.26 The proposed development is not in a location within which there are existing concerns regarding air quality, and it is not expected that the proposed development would change this, particularly as it would be a car free development.
- 8.27 Noise impact of the proposed air source heat pump has been assessed. The plant shall be contained within a timber structure with canopy over. Having regard to this, and that it shall also be bounded by the existing brick wall, it is not considered that there would be any unacceptable noise impact on the surrounding existing or proposed residential properties or amenity areas. Noise from the existing substation is not considered to be an issue.
- 8.28 The application is accompanied by details regarding the potential to encounter contaminated land. A review of the site history and environmental settings does not identify anything of concern to environmental health officers and the findings of the submitted assessment accord with their own records of the site. A condition is recommended should unexpected contamination be encountered.
- 8.29 Subject to the recommended conditions, the applicants have suitably addressed the issues of noise, vibration, air quality and dust, and the proposal is in accordance with Cambridge Local Plan (2018) policies 33, 35 and 36.

Inclusive access

- 8.30 Level access is to be provided into each of the modular homes. Given the size constraints of the proposed modular units, they have not been able to be designed to M4(2) standards. The applicant has advised that those residents requiring fully accessible accommodation will have priority for other forms of accommodation.
- 8.31 Given the specialist nature of the accommodation proposed to be provided by the modular home scheme, it is the view of officers that in this instance the proposal does not need to comply with the requirements of policy 51 but is compliant with Cambridge Local Plan (2018) policies 56 and 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.32 By virtue of the surroundings, the application has the potential to impact residential properties within Dundee Close and those backing onto the site from Elmfield Road. Given the single storey, flat roof design of the proposal, and the retention of the existing boundary wall to the north, west and southern boundaries, it is considered that overbearing and overshadowing of any nearby properties would be minimal to none. Similarly, given the orientation and separation distance of the residential units from existing dwellings, overlooking or interlooking into existing properties or gardens in Dundee Close is not expected to be an issue. Similarly, it is considered that Elmfield Road properties would be unaffected by the proposed development in relation to overbearing, overshadowing and overlooking by virtue of the site layout and unit orientation. Officers have assessed the implications of the amended site plan and consider that it does not result in any material change to the assessment in terms of impact of the proposed development on neighbour amenity.
- 8.33 With regard to noise and disturbance resulting from the proposed units, the modular homes are proposed to be well insulated and each unit would be occupied by a single person only. By virtue of separation distance, the number of units and occupiers proposed, alongside the high specification of the units themselves, it is considered that the extent of noise and

disturbance to neighbouring residential dwellings would not be significant or out of character for an existing residential area. In addition, a third-party has commented on existing noise complaints due to dog ownership in the vicinity of the site, this is not considered to be a material consideration in the assessment of this application.

8.34 Third party comments have been received regarding existing concerns and the potential for an increase of anti-social behaviour in the local vicinity as a result of the proposed scheme. There is no evidence to suggest any increase of such activity will arise by virtue of the proposed modular units. The applicant has advised that tenancies will not be offered to those with complex needs and that any tenant who has had non-housing-related difficulties, such as mental health or substance abuse problems, will be well on their way to addressing these and have been stable for a considerable period. Additional support will be offered via the charitable organisation responsible for the modular unit scheme and tenancy conditions will be placed on all occupiers. The management and tenant allocation strategy submitted in support of the proposed scheme confirms that the Council will not oppose a decision by the appointed charity to end any tenancy in the case of a breach of tenancy conditions. The police architectural liaison officer supports the proposed development.

8.35 Concerns are additionally raised by neighbours in respect of the loss and displacement of car parking onto Dundee Close, by virtue of the demolition of the existing garage block and removal of an area of hard-surfaced car parking. This accounts to a total of 7no. garage spaces and 7no. surface car parking spaces. It is noted that the existing garage dimensions (2.2m wide) fall well below the single garage dimensions for new proposed garages contained within the adopted Local Plan (3.5m wide). It is understood by the applicant that the garages have been previously used for a mixture of parking and storage. Of the 7no. garages, 3no. were being used by residents not local to the Dundee Close area. The hard surface parking area provides car parking for local Dundee Close residents. Officers note that nos 1-5 Dundee Close benefit from private garages and single driveways in association with their property. Dundee Close is outside of the controlled parking zone.

- 8.36 From a site visit during the recent covid-19 lockdown period, when residential parking is anticipated to be at its highest, the further existing off-street parking areas along Dundee Close were under-utilised and capable of accommodating the parking to be lost as a result of the proposed development. Third party comments suggest that these parking areas are not first preference for use by residents due to overgrown trees and the potential for bird excrement on cars.
- 8.37 The City Council has advised that plans for reconfiguration and improvement of the off-street parking areas in Dundee Close, not subject to the proposed application, have been submitted to the Council's Estate Improvement Scheme. Funding has been approved for this in principle, subject to public consultation which is yet to take place. Initial plans suggest that an increase of 8no. parking spaces could be achieved in Dundee Close. However, as these improvement works have not yet been carried out, they cannot be used in any material assessment of the proposed application.
- 8.38 Given the specialist nature of the modular unit housing proposed, it is not expected that the occupation of these units will give rise to additional car parking in the vicinity of the site. Requirements for parking controls to manage this are not considered necessary given the circumstances.
- 8.39 The displacement of car parking as a result of the proposed development is not considered likely to result in significant increases in off-street parking nor give rise to a significant negative impact on residential amenity, considering the existing under-utilised off-street parking options within Dundee Close and small-scale potential for parking displacement.
- 8.40 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site, and it is considered that it is compliant with Cambridge Local Plan (2018) policies 55 and 56.

Amenity for future occupiers of the site

- 8.41 The gross internal floor space measurements for the proposed modular 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 (ml)	Proposed size of unit	Difference in size
1	1	1	1	37	24	-13
2	1	1	1	37	24	-13
3	1	1	1	37	24	-13
4	1	1	1	37	24	-13

8.42 Whilst the proposed units are below the internal space standards detailed in policy 50, which stipulates a minimum requirement of 37ml, it is officers' view that there is a sound justification for these specialist modular units being below the minimum standards and that the units are well-designed and still provide a good quality living environment for those intended to occupy the units. Due to the sensitively designed internal layout and the provision of natural light through fenestration to the front and rear elevations of each unit, it is considered that the proposed unit would not create a cramped internal environment for future occupants

8.43 Given the intended occupants of the proposed units shall be single individuals who have been identified as having moderate to significant support needs, who would benefit from some private space where they can establish a measure of independence, the internal footprint proposed would limit the amount of upkeep and potential for overnight guests or 'cuckooing', whilst still providing a sufficient amount of internal space of a good quality for a single person.

8.44 In addition, the submitted management and tenant allocation strategy sets out that it is intended that occupants shall move through these units onto a more permanent home, with a duration stay of c.12-18 months. Occupants will be allocated jointly by the City Council and appointed charity and would be individuals who would be better suited out of hostel accommodation. Once they are ready to move on, residents will be supported to find more permanent accommodation.

8.45 It is recognised that there is a critical and urgent need for this particular type of specialist housing which provides supported yet independent accommodation away from the hostel environment or emergency housing such as hotel accommodation. Due to the recent coronavirus outbreak and

the significant increase in demand for homeless accommodation, it is argued that the need for the accommodation has increased.

8.46 As the proposed units do not comply with internal space standards, that would normally be expected for standard residential dwellings, it is critical that any permission be subject to controls to ensure that the proposed occupation of these modular units are restricted and only used for the specific specialist purpose proposed. A condition is recommended to ensure that the proposed units are only occupied by those with qualifying homeless resident status in accordance with the City Council's Housing First criteria and that they have been selected and approved for allocation in accordance with the submitted management strategy. A further condition is recommended that should the modular units no longer be required for occupation by homeless persons and their specialist use is ceased, then the modular units must be removed from site within 3 months in accordance with a land restoration scheme to be agreed via submission of details to the local planning authority.

8.47 A condition is also recommended to require that each of the units shall only be occupied by a single person of qualifying status, as set out within the proposed 'Management Strategy – Allocation and Support' document. It also seeks to control the length of occupation for each tenant for a maximum aggregate period of eighteen months in any two calendar years.

Size of external amenity space

8.48 Each of the proposed modular units are provided with a private external amenity area, as well as good sized communal amenity space. Combined, the private and communal spaces are considered to be of a shape, size and location to allow effective and practical use by future residents, with defensible space for the private space from the shared amenity areas. This is in accordance with the external amenity space requirements set out within policy 50 of the Cambridge Local Plan (2018).

Refuse Arrangements

8.49 A condition is recommend requiring bins for refuse and recycling to be provided in accordance with submitted details.

The indicative location of the bin store within the site is considered appropriate.

- 8.50 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.51 The Highway Authority has no objections to the proposal, subject to conditions to secure a traffic management plan during demolition and construction works and the blocking up of the existing vehicular access serving the garage site. I am satisfied that the proposal would not amount to any harm to highway safety.

- 8.52 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.53 Cycle parking for 6no. spaces are allowed for within the site, including 2no. visitor spaces. This is in accordance with the Council's cycle parking standards, which requires a minimum of 1 space per bedroom. The cycle store is proposed in an easily accessible and convenient location. A condition is recommended to secure details of the cycle parking and the appearance of the proposed secure and covered cycle store.

- 8.54 The scheme is car-free and this is considered appropriate given the specialist nature of the modular units proposed. It is officer's opinion that the proposed development will not give rise to additional parking demands and additional on-street car parking management is not required.

- 8.55 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

- 8.56 Comments received from third parties have been addressed throughout the officer report. Outstanding comments that have not been addressed are dealt with below.

- 8.57 There is a suggestion that the proposed development is discriminatory, as it is intended for a specific category of occupiers. Officers recognise that there is an acute need for this type of specialist accommodation within the city and the application site is considered to be a suitable location to accommodate the modular units to meet the demand for this specialist housing. The proposed development would not give rise to an over-concentration of this type of specialist housing within the locality.
- 8.58 Given the small scale extent of development and the intended single occupancy of the modular units, it is not appropriate or necessary to require reinstatement or provision of playground equipment either within the site or a financial contribution towards a local equipped area of play within the Dundee Close area.
- 8.59 Concerns have been raised regarding a lack of public consultation. Officers are satisfied that the planning application has been advertised in accordance with the Council's adopted Statement of Community Involvement and that adjacent residents will have received a letter informing them of the proposals and inviting them to comment on this application. Where comments have been received they have been reported and addressed within this report.
- 8.60 Matters in respect of the tenancy agreement and arrangements for existing garage tenants are not considered a material planning consideration. Issues regarding the displacement of car parking as a result of the proposed garage demolition and re-development scheme are dealt within in previous sections of this report.

9.0 CONCLUSION

- 9.1 In conclusion, it is considered that the proposal would not harm the prevailing character of the area and would provide a good quality environment for the future occupiers of the proposed units and would not give rise to any significant impact of residential amenity for existing occupiers in the vicinity. As such the recommendation is one of approval subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

3. Development, including any demolition or construction works, shall be carried out in accordance with the approved traffic management plan 'Dundee Close Traffic Management Plan rev B dated 31/07/2020'.

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

4. Prior to first occupation of the development, hereby permitted, the existing vehicular access to the adopted public highway shall be permanently closed off and modified to accommodate pedestrian and cycle traffic only and the remaining areas of the adopted public highway be returned to grass verge or a full face kerbed footway.

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

5. Prior to first occupation of the development, hereby permitted, or commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the secure storage of cycle parking. (Cambridge Local Plan 2018 policy 82)

6. Prior to the occupation of the development, hereby permitted, or the commencement of the use, full details of the on-site storage facilities for waste, including waste for recycling, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheeled bins will be stationed, details of covered and secure storage and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/refuse collection vehicle access point. The approved facilities shall be provided prior to the occupation of the development or the commencement of the use hereby permitted and shall be retained thereafter for their intended use.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2018 policies 35, 36 and 57)

7. Prior to first occupation of any unit or the bringing into use of the development, full details of soft landscape works must be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include planting plans and details (including tree pits); 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 soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

8. 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)

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

10. 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)

11. 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)

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

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.

13. If unexpected land contamination is encountered during the development works, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination. The Phase 3 Remediation Strategy shall be implemented in full.

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.

14. The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been 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 grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

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 and the Greater Cambridge Sustainable Design and Construction SPD)

15. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

16. No development hereby permitted, other than demolition, shall be commenced until a foul and surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall include:
- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
 - c) Detailed drawings of the entire proposed foul and surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of 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) Full details of the maintenance/adoption of the surface water drainage system;
 - h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
 - i) 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.

17. No development, other than demolition, shall commence until a scheme for flood resilient /resistant construction has been submitted to and approved in writing with the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

18. No person shall occupy any of the 4no. homeless accommodation units hereby permitted unless such person meets the qualifying homeless resident status in accordance with the Cambridge City Council's First Tenant Selection Criteria as defined within the Housing First for Cambridge Proposals for Expansion and Development dated January 2019 (as amended) and shall have been approved in accordance with the details provided within the approved 'Foundation 200 Modular Homes - Dundee Close: Management Strategy - Allocation and Support'.

Reason: to ensure the modular units hereby approved are only used and occupied in accordance with Cambridge Local Plan 2018 Policy 47 as specialist housing and not as permanent residential accommodation of any other description or use.

19. Should the use of the modular homes for specialist housing for homeless persons and associated cycle parking and stores hereby permitted cease to be occupied in accordance with the agreed management strategy under condition 18, the approved development shall be removed from the site within 3 months of the cessation of use and the land restored in accordance with a detailed scheme to be submitted and approved in writing by the Local Planning Authority.

Reason: to ensure the modular units hereby approved are only used and occupied in accordance with Cambridge Local Plan 2018 Policy 47 as specialist housing and not as permanent residential accommodation of any other description or use and to protect the visual amenity of the local area in accordance with Policy 55 of the Local Planning Authority.

20. Any of the modular units hereby approved shall only be occupied by a single occupant of qualifying status (pursuant to condition 18 hereof) for a maximum aggregate period of eighteen months in any two calendar years unless otherwise agreed in writing with the local planning authority.

Details of all licences tenancies or other forms of writing creating a right to occupy a modular unit shall be maintained for a period of ten years and made available for inspection at the request of the local planning authority.

Reason: to ensure the modular units hereby approved (1) are used and occupied in accordance with Cambridge Local Plan 2018 Policy 47 as specialist housing and not as permanent residential accommodation of any other description or use; and (2) to protect the amenity of the occupiers consequential that the modular units do not meet the internal space standards as set out in Policy 50 of the Cambridge Local Plan 2018 .

71)

21. For the avoidance of any doubt, the modular homes hereby permitted, notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration, the insertion of new windows and the provision within the curtilage of any building or enclosure, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling, to protect the character of the area and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 50, 55, 61 and 71)

INFORMATIVE: The applicant is advised that any 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.

It is required that any 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)

Electricity substations are known to emit extremely low frequency (ELF) electromagnetic fields (EMFs). The Public Health England (PHE) Radiation Protection Service has set standards for the release of such fields in relation to the nearest premises. Further information and advice regarding the electric/magnetic fields that are associated with electric substations is available to view at the following link: <https://www.nationalgrid.com/sites/default/files/documents/13791-Electric%20and%20Magnetic%20Fields%20-%20The%20facts.pdf>

National Grid UK also deal with enquiries from members of the public, including prospective homebuyers, sellers, and their professional advisers who may be concerned about nearby electrical equipment. The applicant may wish to contact National Grid EMFs unit directly, on 0845 702 3270 or email: EMFHelpLine@nationalgrid.com

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Application Number	20/02619/S73	Agenda Item	
Date Received	6th June 2020	Officer	Luke Waddington
Target Date	1st August 2020		
Ward	Petersfield		
Site	23A Hooper Street		
Proposal	S73 to vary condition 5 of ref: 19/0902/FUL (Change of use from existing automobile repair shop (vacant unit) to a mixed use Class B2 (micro-brewery) and Class A4 (drinking establishment) and installation of cycle storage facilities) to read: The Premises shall only be open to the public at the following times: .Tuesday-Friday 16:00hrs-23:00hrs; Saturday: 11:00hrs-23:00hrs		
Applicant	Mr Sam Calverley 23A, Hooper Street		

SUMMARY	The development accords with the Development Plan for the following reasons: - The proposed development would not result in a significant adverse impact upon residential amenity
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is situated on the northern side and eastern end of Hooper Street. To the west are adjoining residential properties and to the east the railway line. Opposite the site to the south is the former Mill Road Depot which is being

redeveloped as housing. To the north is 23B Hooper Street, a detached residential dwelling.

- 1.2 The application site comprises brick-built buildings within a courtyard of buildings occupied in business uses.
- 1.3 The application site is adjacent to the Mill Road Conservation Area

2.0 THE PROPOSAL

- 2.1 Planning permission was granted at the site under 19/0902/FUL for the Change of use from an existing automobile repair shop (vacant unit) to a mixed use Class B2 (micro-brewery) and Class A4 (drinking establishment) and installation of cycle storage facilities.
- 2.2 Condition 5 of the consent stated that: “The Premises shall only be open to the public at the following times:
 - Thursday-Friday: 1700hrs - 2300hrs
 - Saturday: 1100hrs - 2300hrs”
- 2.3 This Section 73 application seeks to vary Condition 5 of 19/0902/FUL to read:

“The Premises shall only be open to the public at the following times:

 - Tuesday-Friday 16:00hrs-23:00hrs
 - Saturday: 11:00hrs-23:00hrs”

3.0 SITE HISTORY

- 3.1 19/0902/FUL - Change of use from existing automobile repair shop (vacant unit) to a mixed-use Class B2 (micro-brewery) and Class A4 (drinking establishment) and installation of cycle storage facilities. – Approved 11th October 2019

- 3.2 18/1123/FUL - Retrospective planning application for the change of use of existing buildings from Class B2 micro-brewery to Class B2 micro-brewery and Class A4 Drinking establishment. – Approved 11th March 2019

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 35 36

	41 55 56 58 61 72 81 82
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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)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

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

Conservation Officer

- 6.2 No objections: It is considered that there are no material Conservation issues with this proposal.

Environment Health Officer

- 6.3 No objections: The hours as proposed by the applicant are not unreasonable. This extends only to the Planning Consent and not the Premises License, the latter of which will need to be given consideration by our Licensing team.
- 6.4 In terms of the Planning Consent, the extended hours will result in an additional one hour opening on Thursdays and Fridays and two additional days for opening (Tuesdays and Wednesdays), the hours of which will match Thursdays and Fridays.
- 6.5 No objection to Condition 5 reading as follows: "The Premises shall only be open to the public at the following times: Tuesday-Friday 16:00hrs-23:00hrs Saturday: 11:00hrs-23:00hrs"

Network Rail

- 6.6 No response received at the time of writing
- 6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 Cllr Roberts – Cambridge City, Petersfield

- Complaints have been received from residents regarding noise and disturbance associated with drinking outdoors.
- The Noise Management Plan which is a condition of the 2019 planning consent has not been successfully implemented.
- Neighbours at 86 and 88 Ainsworth St are not on the list of addresses notified of the application although the rest of the houses from 82 to 108 are
- Call in to Planning Committee

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

- 4 Comfey Court, Cambridge
- 90 and 108 Ainsworth Street, Cambridge
- 21 Ainsworth Place, Cambridge
- 21 Riverside, Cambridge

7.3 The representations can be summarised as follows:

Objections:

- ### **7.4**
- The site currently causes noise and disturbance to neighbouring dwellings which would increase as a result of the proposed opening times and extra days.
 - Drinking in the street and outdoors is common
 - The site is not evacuated at closing time
 - Documented history of disturbance at the site

- Pollution from fast food vans
- The application should be deferred so residents of the new development on Hooper St can be consulted as they will be impacted.

Support:

- 7.5 - Noise from the site is minimal and opening times are adhered to.
- This establishment will benefit new residents
 - Trains make more noise locally than the application site
 - 4 Comfrey Court, Cambridge confirmed on 20th July 2020 that they withdraw their objection submitted 13th July 2020 and are now supportive of the application.
- 7.6 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

Principle of development

- 8.1 The principle of development was established under application reference 19/0902/FUL, granted 11th October 2019.
- 8.2 The Planning Practice Guidance (PPG) notes that there are instances where new issues may arise after planning permission has been granted, which require modification of the

approved proposals. The PPG advises that where modifications are fundamental or substantial a new planning application will be required. Where less substantial changes are proposed a non-material amendment application can be submitted, or a minor material amendment (Section 73 application) where there is a relevant condition that can be varied.

- 8.3 There is no statutory definition within the PPG of a 'minor material amendment' but it states that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 8.4 In this instance, the proposed amendment would vary Condition 5 of 19/0902/FUL to allow the premises to be open to the public Tuesday-Friday 16:00hrs-23:00hrs and on Saturdays 11:00hrs-23:00hrs. This would be one additional hour opening on Thursdays and Fridays and two additional days for opening (Tuesdays and Wednesdays), the hours of which will match Thursdays and Fridays.
- 8.5 This is considered to constitute a minor material amendment. The material considerations for the current application are the impact of the proposed amendment upon:
- Residential amenity
 - Highway Safety

Impact upon residential amenity

- 8.6 Officers note the concerns raised regarding the additional impact upon residents as a result of the proposed opening hours. However, the Council's Environmental Health department have no objections to the proposed additional opening hours, subject to conditions limiting the hours to those proposed, and a number of informatives.
- 8.7 As was the case with application 19/0902/FUL, a condition would be applied to any consent stating that patron use of outside areas is prohibited. Prevention of patrons from drinking outside can be managed by the staff and through a Noise Management Plan, as advised by Environmental Health. Submission of such a plan was a condition of 19/0902/FUL. This condition is not discharged and will be re-applied to any further consent granted by this application.
- 8.8 The dispersal of patrons in a quiet and orderly manner upon closing of the premises is also an issue that should also be included in the Noise Management Plan (NMP).
- 8.9 Officers consider that it would not be possible through the planning system to prohibit the use of food vans by customers in the public highway / street when the application site is open as a drinking establishment.
- 8.10 Environmental Health note in their full consultation response, dated 24th July 2020 that the department has not received a

complaint of noise or disturbance relating to the application site since 2019 and that the complaints received at that time were unsubstantiated. One further complaint dated 10th August 2020 has been received since the 24th July and this remains unsubstantiated at the time of writing. No objections have been received from any other technical consultees.

8.11 Taking the above into account, the proposed amendment of the opening hours is considered to be acceptable and would not have a significant detrimental impact upon the character of the area or the residential amenity of neighbouring properties subject to compliance with the remainder of the conditions of the existing consent.

8.12 The proposal is therefore compliant with Cambridge Local Plan 2018 policies 35, 36 55 and 56.

Impact upon Highway safety

8.12 Following consultation with the Local Highway Authority, officers consider that the increased opening hours would not result in a significant adverse impact upon highway safety and would comply with Policy 81 of the Cambridge Local Plan 2018.

Other Matters

8.13 Cllr Roberts noted that nearby neighbours 86 and 88 Ainsworth St had not been consulted in the initial round of consultations

dated 3rd July 2020. These properties were consulted on 13th August 2020.

- 8.14 It would not be reasonable to defer a decision on the present application until the Mill Road Depot development opposite the site is complete and fully occupied, given the delay to decision making that this would cause. Any future occupiers of those properties would ordinarily be aware of the local environment into which they are moving.

9.0 CONCLUSION

- 9.1 The proposed minor material amendment is considered to be acceptable and subject to conditions would not be significantly detrimental to the amenities of neighbouring residential properties.
- 9.2 Conditions applied to 19/0902/FUL that are not yet fully discharged or which require compliance for the lifetime of the development will be repeated as set out below, should consent be granted.
1. 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.

2. Prior to the operation of the premises as approved, the applicant shall provide a detailed Noise Management Plan (NMP) for approval by the Local Planning Authority. The NMP shall include details on (but not be limited to);
- Confirmation on opening hours,
 - Confirmation that there will be no amplified music / voice on the premises,
 - management and control of patron access to external areas, including any external area where people may congregate for any reason,
 - management and control of noise from internal areas,
 - management and control of people accessing / egressing the premises,
 - collection and delivery hours (including waste and recycling),
 - complaints procedures and details on reviewing and updating the NMP when necessary.
- The NMP shall be implemented and retained as approved thereafter.

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

3. Patron use of the external areas of the premises is prohibited at all times.

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

4. The Premises shall only be open to the public at the following times:
- Tuesday-Friday 16:00hrs-23:00hrs
 - Saturday: 11:00hrs-23:00hrs

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

5. Music (to include internal or external amplified and unamplified music) and amplified voice is not permitted on site at any time.

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

6. The external garage doors on the ground floor of the main unit building opening directly on to / fronting Hooper Street (or any opening in this location should the garage doors as detailed be replaced) shall be kept closed at all times and shall not be used for patron ingress / egress when the premises is open to the public and operating as A4 Class Use - as a drinking establishment.

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

7. No bottles, kegs / barrels or other commercial refuse / waste or recycling material associated with the approved uses / site shall be emptied into external receptacles and the said receptacles and kegs / barrels shall not be taken out externally or moved around the external of the site between the hours of 2100-0700 hours.

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

8. There shall be no operational dispatches / collections from and deliveries to the site outside the following hours: Monday - Saturday: 0800hrs - 1800hrs There are to be no deliveries made on Sundays or bank / Public Holidays.

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

9. There shall be no preparation or cooking of hot food on the site at any time.

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

10. The premises shall be operated and used for the purposes as details/defined within the Planning Statement submitted within application 19/0902/FUL; Ref: Calverleys Brewery, 23a Hooper Street, Cambridge (prepared by Maidenhead Planning and dated 4th June 2019) and for no other purpose (including any other purposes in Class B2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (Amended 2020), or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification) without the granting of a specific planning permission.

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

11. The cycle facilities shall be provided in accordance with the approved details before the use of the development commences and permanently maintained thereafter.

Reason: To ensure satisfactory provision for the secure storage of bicycles and refuse arrangements. (Cambridge Local Plan 2018 policies 82 and 56)

INFORMATIVE: The current Premises License stipulates the following drinking times (these times are also for off-sales): Wednesday 16:00 until 22:30, Thursday 16:00 until 22:30, Friday 16:00 until 22:30, Saturday 11:00 until 22:30. If not already arranged, the applicant will need to seek a variation to the existing Premises License to account for Tuesdays. The applicant is advised to contact The Licensing Team of Environmental Health at the earliest opportunity on telephone number (01223) 457899 or email Licensing@cambridge.gov.uk to discuss the implications of this application on the Premises License.

Agenda Item 8

PLANNING COMMITTEE

7th October 2020

Application Number	18/2035/FUL	Agenda Item	
Date Received	24th December 2018	Officer	Lewis Tomlinson
Target Date	18th February 2019		
Ward	Trumpington		
Site	98A Shelford Road		
Proposal	Erection of a single storey 3-bedroom dwelling to the rear of 98A and 98B Shelford Road, with parking space.		
Applicant	Mr M Rule 98A Shelford Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed development advances the overall housing development strategy which is to focus the majority of new development in and around the urban area of Cambridge- The design, height and scale of the proposed development would not have an unreasonable adverse impact on the character of the surrounding area;- The proposed development would not unreasonably impact on the residential amenity of the neighbouring occupiers;- The proposed development provides a high quality internal and external living environment for the future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The subject site is addressed 98 Shelford Road, Trumpington. The topography of the land is predominantly flat. Some established trees are located throughout the garden mainly in the south-west section of the site.
- 1.2 The site is developed with a two storey detached building with associated outbuildings. The existing building is constructed from brick material with a hipped roof form, two chimneys and symmetrical facade with a bay window positioned on the northern side of the building and has been split into two separate dwellings.
- 1.3 The site is accessed from Shelford Road with a T-junction located on the north-eastern part of the subject site. Carparking facilities are provided to the front driveway of the existing dwelling.
- 1.4 To the north of the site is a semi-detached two storey dwelling constructed from brick material with a flat roof form. To the east of the site is Shelford Road, which is a two-lane thoroughfare, dwellings on the eastern side of Shelford Road are typically two storey detached buildings constructed from brick material with either a hipped or gable roof form. Immediately south of the subject site is a two storey detached dwelling constructed of brick material with a gable roof form. Carparking facilities are provided to the front of the host dwelling. To the west of the site is a large parcel of land that is predominantly vacant but is currently under housing development. There are no significant site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the erection of a three-bedroom single storey detached dwelling comprising of rendered brick in muted colours with a mono-pitch roof form. The dwelling would be located to the rear of the existing building in the rear garden of the host property. No off-street parking is to be provided for the proposed dwelling, which would have pedestrian only access, whilst two existing spaces at the front of Nos. 98a and 98b would be retained for use by these properties.

2.2 The scheme has been amended since a previous 2018 submission (ultimately withdrawn) to:

- Amend the roof form and height from a pitched roof to a mono-pitch roof form in order to reduce overshadowing of the garden areas of neighbouring properties.
- Remove windows from bedroom 1 from the north-west elevation.
- Change the kitchen/dining windows to high level windows to minimise overlooking to adjoining properties.
- Remove off-street parking facilities along the southern boundary of the site and provide pedestrian only access.

3.0 SITE HISTORY

3.1 18/0742/FUL – Erection of a single storey 3-bedroom dwelling to the rear of 98A and 98B Shelford Road, with parking and turning area for 98A Shelford road – application withdrawn

3.2 16/2094/FUL – Erection of a new dwelling was withdrawn by the applicant.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

	81, 82
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

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

6.0 CONSULTATIONS

Environmental Health

6.1 No objection: subject to conditions relating to construction hours; hours of collection/deliveries during construction; and piling.

Cambridgeshire Highways

6.2 No objection: following initial concerns raised by the highway authority, the plans have been amended to increase the driveway width to allow vehicles to pass, provide access visibility splays and reduce the front fence height to 1m to allow for vehicle visibility and remove off-street parking for the proposed dwelling to make provision for vehicles to enter and exit the site in a forwards direction. The highway authority was consulted with regards to the proposed changes and has no objection subject to conditions.

Sustainable Drainage Engineer

6.3 No objection: The applicant has provided a drainage strategy and design in accordance with policy 31 of the Local Plan. No

objection is raised subject to surface water drainage and drainage maintenance conditions.

Landscaping

6.4 No objection: No material landscape issues were raised with regard to the proposal.

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 objections:

- 11 Exeter Close, Cambridge
- 12 Exeter Close, Cambridge
- 13 Exeter Close, Cambridge
- 1 Trumpington Place, Addenbrookes Road, Cambridge
- 3 Trumpington Place, Addenbrookes Road, Cambridge
- 5 Trumpington Place, Cambridge
- 15 Trumpington Place, Addenbrookes Road, Cambridge

7.2 The objections can be summarised as follows:

- Loss of privacy resulting from the siting of the dwelling in the rear of the site.
- Sense of enclosure resulting from the proposal
- Loss of sunlight
- The development will generate unreasonable traffic-related noise and dust generated during construction of the dwelling.
- Impact to the character of the surrounding area.
- Overdevelopment of the site.
- Traffic congestion on the highway network.
- Damage to established trees resulting from construction of the dwelling.
- Restricted access to the rear dwelling for emergency vehicles.
- Overshadowing of private garden space.

- Removal of permitted development rights should the proposal gain the benefit of planning permission
- Concerns over environmental and ecological impact, including impact to adjacent trees
- Loss of allotment area
- Access for emergency service vehicles
- Loss of garden space as green space for the city

7.3 Objectors provided options for alleviating concerns raised which included, removing permitted development rights, plant a row of native trees along the site boundary adjacent existing properties to Exeter Close and confine construction working hours to 8am-6pm Monday-Friday.

8.0 ASSESSMENT

8.1 From the consultation responses and inspection of the site and the surroundings, the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Surface water drainage and flood risk
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking

Principle of Development

8.2 Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area. The proposal complies with this overall strategy for the location of development.

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

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

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

will only be permitted where:

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

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

Context of site, design and external spaces

8.6 Development within the streetscape and surrounding area is typically two storey with a hipped or gabled roof form. The proposed single storey detached dwelling is positioned behind an existing two storey dwelling which in effect screens the building from the public realm reducing the visual impact on the existing character of the streetscape when viewed from the public realm.

8.7 The form of the building is contemporary compared to the surrounding development, however, the single storey height ensures the impact of the development on the streetscape is negligible due to its position on the plot relative to the host dwelling.

8.8 The development will retain an extensive garden area which is accessed directly from habitable areas of the dwelling. The applicant has submitted a report which provides recommended mitigation measures to ensure established trees worthy of retention are protected and integrated within the proposed

development to retain the garden setting reflected in the streetscape.

- 8.9 The form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute an overdevelopment of the site. A materials condition is recommended to ensure the proposed dwelling would be of an acceptable appearance.
- 8.10 The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56 & 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The original design proposed to retain the existing driveway as a carparking space. Neighbours raised concerns around amenity impacts caused by noise and light pollution from vehicles accessing the site.
- 8.12 Following the comments raised, the scheme was amended to alter access to the rear of the site by removing vehicles access and providing pedestrian only access to mitigate noise and light impacts on surrounding properties.

11-13 Exeter Close

- 8.13 Nos. 11-13 Exeter Close sits to the north-west of the application site. The proposed flat roof would result in a lower eaves height towards these properties which would offer relief to these neighbours in terms of overshadowing and enclosing impacts. In addition, due to the single storey nature of the proposed dwelling and its relatively low eaves height, it is considered that impact to these neighbours would be minimal. The applicant has also removed windows which were situated to the north-west of the proposed dwelling in the original 2018 application.

3-9 Trumpington Place

- 8.14 The proposed dwelling would have an elevation which would face the properties of 3-9 Trumpington Place. The eaves height of the proposed dwelling would be greater on this elevation than

on the north-west elevation facing the Exeter Close properties. However, the height of the proposed dwelling on this elevation would still be relatively low, particularly given its single storey nature. Given these reasons, it is considered that the proposed dwelling would be an acceptable distance from the Trumpington Place properties and would have little subsequent impact on the residential amenity of the occupiers.

8.15 The applicant has submitted a shadow survey which demonstrates overshadowing resulting from the proposed development will not unreasonably impact adjoining landowners. Backland development such as this has potential to have a greater impact on the privacy of surrounding development and this has been considered in the proposed design. The single storey height and use of high-level windows in habitable rooms is an appropriate strategy to mitigate overlooking of adjoining dwellings and protect residential amenity of neighbours. The mass and scale of the building is appropriate with regard to its positioning on the site and setting within the surrounding area.

8.16 The orientation, layout and distance from existing dwellings and boundaries, ensures the development would not unreasonably impact the residential amenity of the neighbouring occupiers such that it would warrant refusal.

Wider area

8.17 The Environmental Health Team has recommended various conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. This advice is accepted, and the conditions are recommended accordingly.

8.18 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, 52, 55 and 56.

Amenity for future occupiers of the site

8.19 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. The proposed unit would comply and significantly exceed the standards. In this regard, the unit

would provide a high quality internal living environment for the future occupants in my opinion. The gross internal floor space measurements for the dwelling in this application is shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (ml)	Proposed size of unit	Difference in size
1	3	6	1	95	126	+31

8.20 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.

8.21 The proposed dwelling will have a north east facing front garden and a south west facing rear garden which provides substantial private amenity space. The existing dwelling will retain a similar south-west facing garden space. The retention of trees will further ensure privacy of both future occupiers and surrounding occupiers is retained. The proposed garden size is appropriate with regard to the size of the proposed dwelling.

8.22 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.

Accessible homes

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

Surface water drainage and flood risk

8.24 The applicant has submitted a drainage strategy which proposes to discharge surface water generated from the surface area of the roof to on-site soakaways. A channel drain at the front of the driveway is to drain to the proposed on-site soakaways.

8.25 All paved areas are proposed to be constructed from permeable block paving to further assist onsite filtration. These measures

were considered appropriate by Council's Sustainable Drainage department and a condition is recommended to be imposed to ensure the proposal is compliant with the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Refuse Arrangements

- 8.26 There is adequate space within the site to store bins as well as a collection area to the front of and adjacent to the parking area serving Nos. 98a and 98b. The proposal is compliant with the requirements of Policy 57 of the Cambridge Local Plan (2018)

Highway Safety

- 8.27 The scheme has been amended to remove off-street car-parking for the proposed dwelling and provide a turning space to allow vehicles to enter and exit the site in a forwards direction. The driveway has also been widened to allow two vehicles to access the site to reduce potential congestion on the highway and provide sight splays and reduced fence height to improve vehicle visibility. The lack of car parking for the proposed dwelling could create on-street parking demand, although if this were to occur, the impact from one dwelling would be minimal. The highway authority is satisfied the changes would not have any adverse impact upon the highway safety. The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car Parking

- 8.28 The existing carparking layout will remain for the two existing dwellings. No off-street carparking spaces will be provided for the proposed dwelling. This will limit the amount of noise generated by vehicles which would have otherwise accessed the backland plot. Provision for cycle storage has been made and the area has access to a bus route linking the site to the Cambridge City centre which promotes the use of alternative modes of transport encouraged by policy 82 within the Cambridge Local Plan (2018).

Cycle Parking

8.29 The proposal includes secure and covered cycle parking within the site in the form of a timber shed. The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Other Third Party Issues

8.30 Officers have considered the third-party objections carefully, but these do not amount to significant harm that render the scheme unacceptable. No significant loss of privacy resulting from the siting of the dwelling in the rear of the site would occur. There may be some limited harm from the construction of the dwelling, but this would be temporary and be within the construction hours conditions controlled via condition. The existing garden is substantial and officers appreciate that it is desirable for neighbours to back onto retained and green garden land but the reality is that the garden is so substantial that erecting a dwelling in this space is perfectly possible and provides and retains ample external amenity space for existing and future occupiers, helping meet housing need. Admittedly, a single storey dwelling on this land does not reflect the two-storey character of many Shelford Road properties but is necessary because of the site constraints and does not result in any wider public visual harm. Third parties have suggested the removal of permitted development rights and these form part of the officer recommendation. Further conditions relating to biodiversity and a fire safety informative are recommended.

9.0 CONCLUSION

9.1 The proposed development would not amount to overdevelopment of the site nor would it have an adverse impact upon the area, the neighbouring properties or the future occupants of the development.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

3. The existing concrete hard standing for the garage and the access to the same that is not required for turning and manoeuvring must be removed, prior to the occupation of the proposed new dwelling and returned to garden space (with pedestrian path) to prevent any potential use of this area for additional car parking.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 policy 55 & 82)

4. The proposed gates must be of a design to permit pedestrian access only, to prevent access to the side of 98 Shelford Road for irregular parking.

Reason: in the interests of highway safety. (Cambridge Local Plan 2018 policy 55 & 82)

5. Prior to the occupation of the dwelling hereby approved, the 1m High timber close boarded fence as shown on drawing no. SD201609-10 - 1revP14 shall be erected. The development shall be retained and maintained as such thereafter.

Reason: In the interests of Highway safety. (Cambridge Local Plan 2018 policy 55 & 82)

6. Notwithstanding the approved plans, the dwellings, 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)

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

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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

Reason: To ensure 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.

8. 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 publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

10. 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)

11. 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)

12. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure including provision for gaps in fencing for hedgehogs; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

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

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

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

14. 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 internal and / or external bird boxes on the new buildings. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 69)

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

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

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

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

17. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

18. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning. 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; and
- 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 schedule; and

d. Details of any mitigation measures required to maintain amenity and prevent nuisance.

There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

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 and Greater Cambridge Sustainable Design and Construction SPD 2020).

19. No vehicular access or vehicular parking within the site or within land in the blue line area of the host property, other than for construction purposes, shall be provided without express planning permission.

Reason: To protect the amenity of neighbouring properties (Cambridge Local Plan 2018 Policy 55)

20. For the hereby approved dwelling, notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses, including insertion of new windows; and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling and to protect the amenity of neighbouring properties (Cambridge Local Plan 2018 policies 50, 55 and 57)

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.

Application Number	20/02223/FUL	Agenda Item	
Date Received	30th April 2020	Officer	Aaron Coe
Target Date	25th June 2020		
Ward	Castle		
Site	34 Huntingdon Road		
Proposal	Proposed new 1.5 storey dwelling with basement to replace the existing garage at the rear of 34 Huntingdon Road.		
Applicant	Mr J. Parker Spring House, Conduit Head 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 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 relates to land to the rear of 34 Huntingdon Road. This land is currently used as garden land to serve number 34 and contains a garage building. The plot would be accessed from Westfield Lane. Westfield Lane is characterised by garages and other subservient buildings although many of these buildings have been replaced with small subservient

mews house type dwellings. To the east of the site are Westfield House and Church.

1.2 The site lies within the Castle and Victoria Road area of the Central Conservation Area.

1.3 The site lies within the Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 The application seeks full planning permission for the construction of a two-bedroom dwelling which would be 1.5 storeys high with a basement and private rear garden amenity space. This dwelling is proposed to replace an existing garage to the rear of 34 Huntingdon Road.

2.2 Permission was previously granted for a dwelling within the application site under reference 17/1906/FUL. However, as stated in the design and access statement this could not be implemented due to non-compliance with Building Regulations.

2.3 The proposed dwelling would measure approximately 5 metres in width and 11 metres in depth. The height of the dwelling is proposed to be 5.6 metres to the ridge.

2.4 The dwelling is proposed to have a garden space and a secure cycle/ bin storage facility. It is proposed to be a car free scheme. The proposed massing for the dwelling has been developed from the principles of the previously consented scheme and the existing adjacent development.

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning and Heritage statement
3. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
17/1906/FUL	One-bedroom dwelling house replacing an existing garage.	Permitted
17/0815/FUL	One-bedroom dwelling house replacing an existing garage.	Withdrawn
C/01/0590	Erection of a single storey rear extension to existing dwellinghouse.	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, 3 31, 34, 35, 36 50, 51, 52, 55, 56, 57, 59 61, 70, 71 81, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Greater Cambridge Sustainable Design and Construction (Jan 2020)
Area Guidelines	Castle and Victoria Road Conservation Area Appraisal (2012)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

The proposed removal of the existing garage removes the potential for the existing residential unit to park off street. While the streets in the vicinity of the application site are controlled as part of a residential parking scheme, this does not preclude the existing residents from purchasing additional residents parking permits (to a maximum of three per household) the removal of an existing off street car parking space has the potential to create additional on-street in competition with existing residential uses. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is

potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Drawing number 1000 PP01 proposed ground floor shows a rainwater pipe partially within the adopted public highway. Such features must be constructed so they are wholly outside the adopted public highway and no water from the proposed unit may be allowed to drain over or onto the adopted public highway.

Environmental Health

- 6.2 No objection: Conditions are requested in relation to construction hours and piling.

Urban Design and Conservation team

- 6.3 No objection: The proposal sits well with the ethos of the lane and has a utilitarian aesthetic. This element then has a bold roof form which rises to the same height as the buildings on Benson Street but is angled in such a way that the rear of these buildings and the adjacent garage roof can still be appreciated. The roof is also set back from the front elevation which even though it is a vertical plane makes it recessive in views along Westfield Lane. The use of timber on the roof slope will make a lighter cladding material which will blend in well with the surroundings. The proposal for the building will preserve or enhance the character or appearance of the conservation area and will comply with Local Plan policies 55, 57 and 61. Two conditions are requested regarding a sample panel of facing materials and roof details.

City Council Landscape Architect

- 6.4 No comments to make or conditions required.

Sustainable Drainage Officer

- 6.5 No objection: Subject to three conditions regarding surface water drainage details, foul water details and surface water maintenance details.

REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- 32 Huntingdon Road
- 7.2 The representations can be summarised as follows:
- Concerned that the proposed addition of the basement will result in the loss of their fence and damage to the established planting and adjacent garage.
 - Concerned by the loss of 40sqm of the garden space serving the host dwelling at No.34.
- 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 As the proposal is for the subdivision of an existing residential plot, policy 52 of Cambridge Local Plan (2018) is relevant in assessing the acceptability of the proposal. Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
 - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
 - c. the amenity and privacy of neighbouring, existing and new properties is protected;
 - d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and

- e. there is no detrimental effect on the potential comprehensive development of the wider area.
- 8.2 The proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report. Permission was previously granted for a dwelling within the application site under reference 17/1906/FUL. The principle of development is therefore considered to be acceptable subject to the material planning considerations discussed below.

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

- 8.3 The site lies within the Castle and Victoria Road area of the Central Conservation Area. The application is accompanied by a Heritage Statement which provides an overview of the significance of nearby heritage assets and the relative impact of the scheme upon them. The statutory considerations as set out in section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, are matters to which the determining authority must give great weight to when considering schemes which have the potential to impact on heritage assets.
- 8.4 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to:
- 'Pay special attention to the desirability of preserving or enhancing the character or appearance of that area'
- 8.5 In respect of development proposed to be carried out within the setting of, or which may impact upon a listed building, or in a conservation area, a decision-maker must, in respect of a conservation area, give a high priority to the objective of 'preserving or enhancing the character or appearance of the area', when weighing this factor in the balance with other 'material considerations' which have not been given this special statutory status.
- 8.6 The respective national policy guidance is set out in paragraphs 193-196 of the NPPF. Para. 193 of the NPPF states that when

considering the impact of a proposal on the significance of a designated heritage asset, “great weight” should be given to the asset’s conservation (meaning the more important the asset, the greater the weight should be). Para. 194 makes it clear that any harm to, or loss of significance of a heritage asset should require clear and convincing justification. Para. 196 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed against the public benefits of the proposal, including its optimum viable use. Para. 200 makes it clear that local planning authorities need to look for opportunities for new development within Conservation Areas, World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals which make a positive contribution to the asset or better reveals its significance should be treated favourably.

- 8.7 In respect of non-designated heritage assets para. 197 of the NPPF states that the effect that a proposal will have on such an asset should be taken into account in determining the application, and in considering such applications a balanced judgment is required having regards to the scale of any harm or loss and the significance of the heritage asset.
- 8.8 The proposed dwelling would be 1.8m taller than the existing garage on the application site, and no taller than the adjacent pair of maisonettes at 2/ 2a Benson Street which are situated immediately to the west of the application site. The proposed roof has been appropriately designed with an angled design in order to maintain views from Westfield Lane towards the rear of the Benson Street properties.
- 8.9 Westfield Lane has a varied character with the built form ranging from small single storey brick garages or outbuildings to larger dwellings. As mentioned above at the corner junction of Benson Street and Westfield Lane there are two modern maisonettes built in brick with a large lead covered mansard type roof. The proposed dwelling is considered to retain an outbuilding character which is in keeping with the surrounding character. The Conservation Officer is satisfied that the proposal would preserve or enhance the Conservation Area subject to conditions for facing materials and roof details.

- 8.10 It is considered by officers that the proposal would enhance the Conservation Area as the proposed dwelling is considered to respect its context and is considered to be compliant with Cambridge Local Plan 2018 policies 52,55,56,57 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

No. 32 Huntingdon Road

- 8.11 The new dwelling would be located adjacent to the end of the rear garden of 32 Huntingdon Road. The first floor element would project 2.75m beyond the rear elevation of the garage at number 32. However, the design of this element has been angled so that it is set off the common boundary by 1.9m. It is considered that this design successfully minimises the sense of enclosure impact on the neighbouring garage and the end of the garden space at No.32 Huntingdon Road.
- 8.12 In terms of overlooking and privacy there is one first floor level window proposed to serve the staircase within the new dwelling. Given the significant distance from this window to the neighbouring properties the inclusion of this window is not considered to have an impact in terms of overlooking or loss of privacy.
- 8.13 The occupier of No.32 has raised concerns that the proposal would impact the existing boundary and established planting within their property. This issue is not a material planning consideration as it is a civil matter that would be dealt with outside of the planning process through the Party Wall Act.

No's 2a and 2b Benson Street

- 8.14 The proposal would be sited adjacent to some high level first floor windows at 2a and 2b Benson Street. However, due to the proposed design of the roof profile there is a separation of approx. 3m between the new building and these windows. It is considered that there will not be an adverse impact on the amenity of this neighbouring property. The applicants have submitted a shadow study that demonstrates the impacts on these properties in terms of overshadowing will not be significant.

No.34 Huntingdon Road

8.15 An objector has raised concerns that the proposed development would not retain sufficient external amenity space for the occupants of the host dwelling. The proposal involves the retention of a garden space that measure approximately 11 metres in depth and an overall area of around 55m². This is considered by officers to be sufficient external amenity space to be retained for the host dwelling.

Wider area

8.16 The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. This advice is accepted and the conditions are recommended accordingly. The impact of additional demand for car parking spaces on residential amenity is assessed in the 'car parking' section below.

8.17 For the above reasons, it is considered that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site in accordance with Cambridge Local Plan 2018 policies 52, 57 and 35.

Amenity for future occupiers of the site

8.18 The dwelling would comply with the space standards set out within Policy 50 of the Local Plan. A condition will be attached to ensure the proposals comply with the requirements of Part M4(2) of the Building Regulations, to ensure compliance with Local Plan Policy 51. The gross internal floor space measurements for the unit in this application is shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	2	4	2	79	109	+30

8.19 Bedroom 1 is proposed to be located in a basement space. The proposal includes a rear courtyard which is 1.8 metres in depth with 2 metres of glazing serving the bedroom across the south

elevation. Given that this basement bedroom is south facing and has a considerable amount of glazing serving this elevation it is considered that sufficient daylight will reach this living space in order to provide an acceptable living environment within the bedroom space. The overall proposal provides an acceptable living environment and an appropriate standard of residential amenity for future occupiers in accordance with Cambridge Local Plan (2018) policies 50, 51 and 52.

External amenity space

- 8.20 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. The application proposes a generous external amenity space to serve the two bedroom dwelling in the form of a private rear garden in addition to rear courtyard spaces. The rear garden would measure approximately 31m². It is acknowledged that there would be views into the rear garden space from first floor windows at No. 36 and (the host dwelling) 34 Huntingdon Road. However, given the urban environment of the application site an element of overlooking into the rear garden spaces is considered to be acceptable. The existing dwelling would also retain a garden of an acceptable size.

Highway Safety

- 8.21 The Cambridgeshire County Council Highways Engineer has not raised any highway safety issues. However, it is considered necessary to impose a condition to ensure the rain water pipe shown on Drawing number 1000 PP01 is constructed so it is wholly outside the adopted public highway and that no water from the proposed unit is drained onto or over the adopted public highway. The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car Parking

- 8.22 The site and the streets in the immediate vicinity of the site fall within the controlled parking zone. The residents of the new dwelling would not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets and an informative is recommended to this effect. The proposed dwelling would not have an allocated car parking

space. Cambridge City Council operates maximum standards rather than minimum. Given the sustainable location of the site and the adequate cycle parking arrangement, it is considered that a car parking free development is acceptable in this location and would not result in significant pressure with regards to overnight parking stress. The proposal is considered to be compliant with policy 82 of Cambridge Local Plan (2018).

Cycle Parking

8.23 Appendix L of the Cambridge Local Plan (2018) states that there should be a minimum of 1 cycle parking space per bedroom. A covered and secure area for 2 cycles is shown on the plans.

8.24 The proposal is considered to be compliant with policy 82 of Cambridge Local Plan (2018).

9.0 CONCLUSION

9.1 It is considered by officers that the proposed development would provide a high-quality living environment for future occupants whilst being in keeping with the surrounding area and respecting the amenity of neighbouring properties.

10.0 RECOMMENDATION APPROVE

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. 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)

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

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

5. 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. 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)

7. 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)

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or within any order revoking and re-enacting that Order with or without modifications) no further windows shall be constructed at or above first floor level in the rear elevation of the dwelling unless non-opening and fitted with obscure glass (to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent) to a minimum height of 1.7 metres above the internal finished first floor level.
Reason: To protect the amenities of occupiers of adjoining properties. (Cambridge Local Plan 2018 policies 52, 55 and 57).

9. 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).

10. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018 policy 59).

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

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of 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) Full details of the maintenance/adoption of the surface water drainage system;

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

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

NPPF PPG

Reason

To ensure 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).

12. 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.

13. No building hereby permitted shall be occupied until foul 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 ensure that there

is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018 policy 32).

14. The rainwater pipe shown on Drawing number 1000 PP01 shall be located outside of the adopted public highway and no water from the proposed unit may be allowed to drain over or onto the adopted public highway.

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

15. Prior to the occupation of the development, hereby permitted, the curtilages of the approved dwelling shall be fully laid out and finished in accordance with the approved plans. The curtilage 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).

16. Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

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PLANNING COMMITTEE

7th October 2020

Application Number	20/02871/FUL	Agenda Item	51
Date Received	29th June 2020	Officer	Alice Young
Target Date	24th August 2020		
Ward	Kings Hedges		
Site	30 Caravere Close		
Proposal	Erection of 1no. dwelling adjacent to No.30 Caravere Close- Resubmission of 19/0774/FUL		
Applicant	Mr Masood Aslam 30 Caravere Close		

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 of the area - The proposal would provide a good quality living environment for future occupiers without compromising the amenity of existing occupiers. - The proposal would not result in highway safety issues or a significant increase in parking pressure.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 30 Caravere Close is a two-storey end of terrace dwelling on the northern corner of Caravere Close. To the north-east of the site are garages, one of which is situated within the bounds of the site. These garages serve the surrounding dwellings of Caravere Close. The application site has no site constraints as it falls outside the conservation area and controlled parking zone.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission for the erection of a two-storey two-bedroom dwelling with associated amenity space and associated soft landscaping. The proposed dwelling would replace the existing garage north-east of no. 30 adjoining the existing row of garages which serve Caravere Close properties and the Caravere Close terrace to the west. The proposed dwelling would have a simple pitched roof design continuing the existing ridge and eaves height of the attached terrace and a projecting bay window to match that of no. 25 Caravere Close. The entrance of the dwelling would be located on the eastern elevation where the built form steps back from the principle elevation with a projecting porch canopy conforming to the surrounding properties. A single storey flat roof extension would project from the north-western elevation housing an open plan living dining area. The palette of materials would match that of the existing terrace, to attempt to blend into the existing environment. The proposed dwelling would have wrap around garden facing north and north-west totalling approximately 49m². Access to the rear garden would be incorporated into the built form between no. 30 and the proposed dwelling and would measure 1.2m in width. This would be a shared access providing rear access to both properties for refuse and bike storage.

2.2 The application is accompanied by the following supporting information:

1. Design and access statement
2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
19/0774/FUL	Erection of 1no. dwelling with amenity space and integral car parking.	Withdrawn

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3 28, 31, 35, 36 50, 51, 52, 55, 56, 57, 59 71, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Cambridge Landscape and Character Assessment (2003) Cambridgeshire Design Guide For Streets and Public Realm (2007) Cycle Parking Guide for New Residential

	Developments (2010)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The proposal does not appear to provide any additional off street car parking for the proposed dwelling. The streets in the vicinity provide uncontrolled parking, and so, as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets this demand is likely to appear on-street in competition with existing residential uses.
- 6.2 The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Environmental Health

- 6.3 The development proposed is **acceptable** subject to the imposition of the following conditions/informatives:
- Construction hours;
 - Collection during construction;
 - Noise insulation scheme;
 - Electric vehicle charge points;
 - Piling;
 - And low NOx boilers informative.

Sustainable Drainage Engineer

- 6.4 The proposals have not indicated a surface water drainage strategy however, as this is a minor development and there are no surface water flood risk issues, it would be **acceptable** to obtain this information by way of the following conditions:
- Surface water drainage scheme
 - Long term maintenance of surface water drainage system

Landscape Architects

- 6.5 The application is a significant improvement on the withdrawn application of 2019. However, consideration of existing trees has not been made clear. Proposed parking is shown in the drip line of an existing tree to the frontage of number 30 and the bike store is also infringing on some existing vegetation, it is just not clear what species and what condition any of the retained trees are in. We recommend a tree survey and simple AIA/method statement for working in and around existing trees is included. If it is found that the proposals negatively impact any of the existing trees, solutions will be needed which address the harm.

Tree Officer (Streets and Open Spaces)

- 6.6 No objection subject to the recommended conditions (below). Should have provided an AIA as clearly trees will be impacted, with one tree removal and another potentially impacted by construction activity.
- Tree protection methodology and arboricultural method statement
 - Site meeting
 - Tree protection implementation
 - Tree protection if removed, damaged, uprooted etc
- 6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- 36 Caravere Close (objection)
- 7.2 The representations can be summarised as follows:
- No. 30 has no parking outside of the house and the proposal includes removal of the garage which could increase parking pressure.
 - The proposal would set a precedent for garages to be replaced with miniscule dwellings which could be at least three storeys high in accordance with the new planning laws introduced by the Conservative government.

- Impact of the proposed development on access to the existing garages.
- Damage to the garages during demolition.

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 Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted under policy 52 where:

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

8.2 The principle of development is considered acceptable as the proposal adheres to the above criterion: this will be discussed in the relevant sections of the report.

Context of site, design and external spaces

8.3 Caravere Close is characterised by two storey pitched roof terraced properties with the occasional detached property, forming a cul-de-sac surrounding a central tree. The prevailing character is quite uniform with the majority of houses remaining as originally built, yet the building line varies. By virtue of the layout of Caravere Close, two car parks are located at either

end of the close. The northern car park houses several garages which serve a number of properties in Caravere Close.

- 8.4 The proposal seeks to demolish the existing garage adjacent to no. 30 and erect a two storey two-bedroom dwelling in its place. The proposed dwelling would take visual clues from the surrounding context, using matching materials and a similar form to the existing terrace, and incorporates particular design characteristics such as the projecting bay window on the southern elevation and the projecting porch canopy on the eastern elevation. In turn the proposal would appear as a meaningful addition to the existing terrace, integrating successfully into the terrace, and would not harm the integrity of the surrounding character. Whilst the width of the proposed dwelling would be larger than the prevailing built form, due to the stepped back two storey section, the proposal would not unbalance the terrace or harm the composition of the surrounding area.
- 8.5 The proposal would draw from the surrounding context in terms of design, scale, massing and form and therefore, the proposal would be compliant in design terms with Cambridge Local Plan (2018) policies 52, 55, 56, 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 Given the presence of the garages adjacent to the north-east and the separation distance between the proposed dwelling and no. 32, the neighbour that would be most affected by the proposal would be no. 30.
- 8.7 No. 30 would be south-west of the proposed dwelling and has an existing small single storey extension projecting approximately 3.2 metres from the rear. The proposed dwelling would extend at two storey level 0.9 metres beyond the original rear of no. 30, with a single storey rear extension protruding 2.4 metres further, in line with no. 30's single storey rear extension. By virtue of the scale, massing and relationship with no. 30, the proposal would not significantly overbear or overshadow no. 30's rear habitable rooms or outside amenity space. The proposal would only contain one bathroom window at first floor adjacent to no. 30, which would not give rise to any views into

no.30's habitable spaces. As such, no overlooking would result from the development.

- 8.8 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and in this respect, it is considered compliant with Cambridge Local Plan (2018) policies 57.

Amenity for future occupiers

- 8.9 The gross internal floor space measurements for the dwelling is 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
F1	2	4	2	70	72.5	+2.5

- 8.10 The proposed dwelling would have a gross internal floor area of 72.5m² which exceeds the requirement for a 2 bed 4 person dwelling, as stated in policy 50. The proposed bedrooms both meet or exceed the minimum standard for a double bedroom (13m² bedroom one; 11.5m² bedroom two), and both benefit from pleasant outlooks and good amounts of light. The ground floor provides a dual aspect open plan living kitchen area spanning the length of the house with the rear opening out onto the north-west, facing a patio and garden beyond. Given the proposed dwelling adheres to the National Space Standards and the internal spaces would receive good light levels and experience pleasant outlooks, it is considered that the proposal would result in a good quality living environment for the future occupiers.

- 8.11 The Design and Access Statement does not state that the proposed unit would comply with Part M4(2). Whilst the agent has confirmed compliance, to ensure this is delivered, a condition will be imposed.

- 8.12 The proposal provides a good quality and accessible living environment for future occupiers, in this respect, it is considered compliant with Cambridge Local Plan (2018) policies 50, 51 and 57.

Trees

- 8.13 Both the Tree and Landscape Officer raise concerns regarding the trees on site. As part of the development one tree will be removed, which is sited directly adjacent to no. 30 to the north-east. This tree, whilst visible from Caravere Close and contributing a degree of amenity value, is not protected and it is considered that its loss would not adversely impact upon the street scene or the character and appearance of the area. When visiting the site, it was clear that the tree located to the south-east of the host dwelling, which assists in framing the entrance to the north-eastern Caravere Close car park, has been removed. The agent stated that the tree blew down in strong winds some months ago. This tree again was not protected and therefore consultation prior to removal was not required. However, to create an attractive frontage to the host and proposed dwelling, a landscape condition is recommended, which will secure new tree planting as appropriate.
- 8.14 The proposal is compliant with policy 71 of the Cambridge Local Plan (2018).

Highway Safety

- 8.15 Despite raising concerns regarding parking pressure, the Highway Authority are of the opinion that the proposal would not adversely impact upon highway safety.
- 8.16 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car parking

- 8.17 The proposal involves the removal of the existing garage associated with no. 30 and the erection of a new dwelling which would be attributed a car parking space, resulting in a loss of one car parking space for the host dwelling. As highlighted, Caravere Close has no parking controls but is served by two sizeable car parking areas to the north-east and south-west of the application site. Given that Caravere Close is served by two large car parks (capacity 19) and 6 properties (out of 19) have their own driveways which can accommodate at least one car

parking space, it is considered that the proposal accommodates adequate provision within the site, which would not result in parking stress.

Cycle parking

- 8.18 Cycle storage is proposed to the rear of the properties accessible via the shared access between the host and proposed dwelling. The siting of the store is considered appropriate given the site constraints and resultant street scene impact which would arise. The communal cycle store would have the capacity to accommodate four cycles, which conforms to the minimum cycle parking standards of one space per bedroom up to 3 bedrooms as both the host and the proposed dwellings provide two bedrooms. The cycle store would be covered and secure (via the communal gate) with the passageway providing sufficient width to turn the cycle to exit if desired. Details on the external appearance of the cycle store would be secured via condition.
- 8.19 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Refuse arrangements

- 8.20 Refuse provision for the existing dwelling would remain the same. The proposed dwelling would house its refuse within the side passage, beyond the rear access, with the bin collection point sited adjacent to the proposed car parking space attributed to the new dwelling. This is considered acceptable provision, being within the 30m dragging distance limit.
- 8.21 The proposal is compliant with Cambridge Local Plan (2018) policy 57 and the RECAP Waste Guide.

Third Party Representations

- 8.22 A third party representative has raised concerns on several grounds including the parking pressure resulting from the development; the precedence the proposal would set; and the impact upon the existing garages. These will be taken in turn. Firstly, it is considered that the proposal would not result in additional parking pressure, as discussed in paragraph 8.17. Secondly, relating to precedence, every application is assessed

on its merits and it is Officers' view that the proposal is acceptable and compliant with Cambridge Local Plan (2018) policies. The proposal is not similar to the new planning laws being introduced by the Conservative government and should be assessed in its current form. Lastly, the third party mentions the impact upon the existing garages. The existing garages should not be harmed by the development.

9.0 RECOMMENDATION

APPROVE, for the following reasons:

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 first occupation of the development, hereby permitted, or commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

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

4. 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)

5. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

6. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic / noise insulation performance specification of the external building envelope of habitable rooms (having regard to the building fabric, glazing and ventilation provision to replace the need to open windows) and the details of the boundary fence (location, height and airborne sound insulation standard / acoustic standard) to reduce the level of noise experienced both internally within the residential unit and external amenity space as a result of the proximity of the habitable rooms and external amenity space to the high ambient noise levels in the area from traffic noise from Kings Hedges Road; shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal and external noise levels recommended in British Standard 8233:2014 'Guidance on sound insulation and noise reduction for buildings'. The alternative ventilation provision shall be capable of achieving a minimum of 2 air changes per hour (ACH) and internal ventilation operational noise levels shall be considered. 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 this property from the high ambient noise levels in the area
(Cambridge Local Plan 2018 Policy 35)

7. Prior to the installation of any electrical services, a dedicated electric vehicle charge point scheme demonstrating that at least one active electric vehicle charge point will be designed and installed on site in accordance with BS EN 61851 with a minimum power rating output of 7kW to each allocated parking space for each of the proposed residential units, shall be submitted to and approved in writing by the Local Planning Authority.

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 Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

8. 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)

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

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of 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) Full details of the maintenance/adoption of the surface water drainage system;
 - h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Reason:To ensure 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 31).

10. 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 publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

11. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure including provision for gaps in fencing for hedgehogs; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

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

12. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning. 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:

Levels of carbon reduction achieved at each stage of the energy hierarchy; and

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:

A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance schedule; and

Details of any mitigation measures required to maintain amenity and prevent nuisance.

There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

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 and Greater Cambridge Sustainable Design and Construction SPD 2020).

13. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

14. 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 internal and / or external bird boxes on the new buildings. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 69)

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 features should be provided.

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