



Cambridge City Council Planning

Date: Thursday, 21 May 2020

Time: 10.00 am

Venue: This a virtual meeting and therefore there is no physical location for this meeting [Click here to view 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 - Not required**
Major Planning Applications
 - **Part Two**
Minor/Other Planning Applications
Start time: 10am
 - **Part Three - Not required**
General and Enforcement Items
- 2 Apologies
- 3 Declarations of Interest
- 4 Minutes (Pages 7 - 62)
- Part 2: Minor/Other Planning Applications**
- 5 19-1430-FUL report 38 Chesterton Hall Cres (Pages 63 - 78)
- 6 20-0010-FUL report ARU (Pages 79 - 86)
- 7 19-0960-FUL report 440 Cherry Hinton Road (Pages 87 - 106)
- 8 19-1669-FUL report 101 Perse Way (Pages 107 - 118)

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

Alternates: Herbert, Page-Croft and Thornburrow

Information for the public

[Click here to view 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 January 2020)

1.0 Central Government Advice

1.1 National Planning Policy Framework (NPPF) February 2019 – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

1.2 Planning Practice Guidance (NPPG)

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

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

Planning Obligations

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

Paragraph 122 Places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

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

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

2.0 Development Plans

2.1 The Cambridgeshire and Peterborough Minerals and Waste Plan 2011

2.2 Cambridge Local Plan 2018

3.0 Supplementary Planning Documents

3.1 Sustainable Design and Construction 2020

3.2 Cambridge Flood and Water 2018

3.3 Affordable Housing 2008

3.4 Planning Obligations Strategy 2004

Development Frameworks and Briefs

3.5 The New Museums Site Development Framework (March 2016)

3.6 Ridgeons site Planning and Development Brief (July 2016)

3.7 Mitcham's Corner Development Framework (January 2017)

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

3.9 Land North of Cherry Hinton (February 2018)

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

4.0 Use Classes

Class A1: Shops

Class A2: Financial & Professional Services

Class A3: Restaurants & Cafes

Class A4: Drinking Establishments

Class A5: Hot Food Take-away

Class B1: Business

Class B2: General Industrial

Class B8: Storage or Distribution

Class C1: Hotels

Class C2: Residential Institutions

Class C3: Dwellinghouses

Class C4: Small House in Multiple Occupation

Class D1: Non-Residential Institutions

Class D2: Assembly and Leisure

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

This page is intentionally left blank

PLANNING17 December 2019
10.00 am - 6.30 pm**Present:****Planning Committee Members:** Councillors Smart (Chair), Sargeant (Vice-Chair), Baigent, Green, Lord and Thornburrow**Officers:**

Director of Planning and Economic Development: Stephen Kelly – Park Street item only

Area Development Manager: Toby Williams

Delivery Manager Development Management: Nigel Blazeby

Principal Planner: Ganesh Gnanamoorthy

Principal Planner: Lewis Tomlinson

Senior Planner: Mairead O'Sullivan

Senior Planner: Andy White

Planner: Mary Collins

Planner: Nick MacDermott

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Committee Manager: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL**19/87/Plan Apologies**

Apologies were received from Councillor Page-Croft. Also Councillor McQueen, Councillor Thornburrow attended as her Alternate.

19/88/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Sargeant	All	Personal: Member of Cambridge Cycling Campaign and Member of Cambridge Bus Users.
Councillor Smart	19/90/Plan	Personal: Knows Neil Curry,

		local hairdresser.
--	--	--------------------

19/89/Plan Minutes

The minutes of the meeting held on 6 November 2019 were approved as a correct record and signed by the Chair.

19/90/Plan 19/1159/FUL - Park Street Car Park

The Committee received an application for full planning permission.

The application sought approval for demolition of existing multi-storey car park and erection of an aparthotel (Use Class C1) alongside an underground public car park, public cycle store and associated works

The Principal Planner updated his report by referring to the amendment sheet and revising the recommendation:

- i. Amend condition 19 (deliveries/servicing).
- ii. New conditions as requested by the Local Lead Flood Authority.

The Committee received representations in objection to the application from the following:

- Objector's Agent on behalf of The Maypole Public House and 8 Portugal Place.
- Cambridge Cycling Campaign.
- Resident of Park Parade.
- Local resident.

The representations covered the following issues:

- i. Any car parking provision, except blue badge, should be minimised.
- ii. The aisle width in some bike storage areas was too small for different types of bikes. Requested a planning condition requiring appropriate parking provision for cargo bikes.
- iii. Referred to section 7.2 of the Officer's report and stated the reported number of representations in support/objection was inaccurate. 109 objections appeared not to be referenced.
- iv. Requested the Committee defer considering the application until all representations could be considered and a balanced response presented. Suggested a sound planning decision could not be made if all representations had not been fully considered.

- v. Expressed specific concerns regarding:
 - a. Provision of car parking.
 - i. Queried if the car park provided the appropriate amount of spaces.
 - ii. Queried if apart-hotel occupants would park in residential areas.
 - b. Gas usage from the Energy Station.
 - c. Public toilet provision.
 - d. Ground water.
 - e. Vibration and noise.
 - f. Impact on local businesses during construction period.
- vi. Requested plans for the hotel be scaled down.

Andrew Heselton (Applicant's Agent) addressed the Committee in support of the application.

Councillor Porrer (Ward Councillor – City Council) addressed the Committee about the application:

- i. Wished to echo comments made by the Objectors in today's committee.
- ii. Suggested the Council would breach its own Local Plan Policy if the application were approved due to the loss of public toilets:
 - a. There was no proven lack of need to justify removal.
 - b. There were no nearby alternative facilities.
- iii. Disabled facilities were a key feature for the town centre. Expressed concern at the loss of the accessible toilet in Park street.
- iv. Noted the Officer stated in his verbal introduction to Committee that the planning application caused a conflict in policy.
- v. Queried if some car parking spaces could be taken out and replaced with toilet facilities.

The Director of Planning and Economic Development said:

- i. The adopted Local Plan sought to protect community space. The planning application did not breach Local Plan priorities, the Council was following its development plan. Members had to balance competing priorities when making their decision. The loss of the public toilets had to be balanced against the benefits from the application.

- ii. Referred to section 7.2 of the Officer's report and stated the reported number of representations in support/objection was incorrect and should read as follows:

143 letters of representation have been received as a result of this process – ~~116~~ **27** in support, and ~~27~~ **116** objecting.

- iii. Although the Officer's report contained a typographical error where the numbers of representations in support and objection had been switched, the report accurately summarised material issues from the representations.
- iv. Gave a verbal summary of representations to Members of the Planning Committee so they could be confident they were aware of all issues from the report and Planning Portal on the City Council website. The Director referred to issues from the report and Planning Portal during the deliberation in committee.

Councillor Thornburrow proposed amendments to the Officer's recommendation:

- i. To amend triggers (conditions 27 and 28) regarding bird and bee hotel.
- ii. Amend condition 13 (landscaping) to require tree replacements for 20 years rather than 5

The amendments were **carried unanimously**.

Councillor Baigent proposed amendments to the Officer's recommendation:

- i. Public access to the café and courtyard be protected through condition.
- ii. Cycle parking provision.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 4 votes to 1) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report; [and]
- ii. delegated authority for Officers to make the following amendments/additions:

- a. Amend condition 13 (landscaping) to require tree replacements for 20 years rather than 5;
- b. Amend condition 19 (deliveries/servicing) to provide an exception for food deliveries to individual rooms;
- c. Change the triggers for conditions 27 and 28 (ecology) from prior to occupation to pre-above ground works;
- d. New condition to secure public accessibility to New Jordan's Yard;
- e. New conditions as requested by the Local Lead Flood Authority;
- f. New condition(s) regarding archaeology in liaison with the County Council.
- g. New condition seeking a revised cycle store layout.

19/91/Plan 19/0718/REM - 295-301 Histon Road

The Committee received an application for reserved matters (layout, scale, appearance and landscaping) for the erection of 27 residential units including affordable dwellings following demolition of existing buildings together with associated infrastructure pursuant to application 15/0519/OUT.

The Principal Planner updated his report by referring to the amendment sheet and revising the recommendation to remove condition 8.

The Committee received representations in objection to the application from 3 local residents:

- i. Did not object to the development in principle, but queried why plots 9 and 18 had to be wedged up against the boundary. This was bad planning.
- ii. Took issue with the Applicant's description of the proposed buildings.
- iii. The development would impact on neighbouring properties.
- iv. Requested the application be deferred to allow the Developer time to consider Objector's comments and possibly amend the application.
- v. Flats opposite Tavistock Road were too high at 3-5 storeys and would impact on (existing) neighbouring properties. They would:
 - a. Be inappropriate for the character of the area.
 - b. Impact on neighbours' amenity space.
 - c. Cause overlooking and loss of privacy.
- vi. Queried if the building orientation could be altered by 180 degrees if the height could not. The building could then overlook trees and open spaces instead of peoples' living spaces.

vii. Mature trees in the area attracted many species of birds and wildlife.

Justin Bainton (Applicant's Agent) addressed the Committee in support of the application.

Councillor Sheil (Ward Councillor – City Council) addressed the Committee about the application:

- i. Was speaking on behalf of residents from 305, 309, and 311 Histon Road.
 - a. They understood the need for housing in the area.
 - b. Broadly supported the scheme, but had some concerns.
- ii. Plot 9 and 18 needed to be carefully considered at the outline planning stage in 2015/16.
- iii. The buildings and garages on Plots 9 and 18 were “jammed up against the boundary”. Queried why the property on Plot 9 was positioned where it was and if it could be moved away from the boundary. Suggested moving Plot 18 garage away from boundary to increase the internal space for new residents.
- iv. Queried if building heights were appropriate for Plots 9 and 18. Suggested the building on Plot 18 should be a bungalow, not a multi-storey building, as it was a windfall site.

The Committee Manager read out a written statement submitted by Councillor Payne (Ward Councillor – City Council):

- i. As a City Councillor for Castle ward which includes the McManus Estate, she was supportive of the principle of design for 259-301 Histon Road and its inclusion of 40% affordable housing.
- ii. Stated her appreciation to the Guy Turvill for his efforts to work with residents to minimise the damage and vandalism occurring on site.
- iii. Wished to request that further consideration be given to two aspects of the proposed.
 - a. Height and proximity to Tavistock Road. The suggestion of three storey apartments would mean these houses become significantly overlooked, greatly reducing the quality of life of existing residents. Three storey blocks are also out of keeping with the surrounding properties on the McManus Estate.
 - b. Preservation of trees forming the boundary between application site and Tavistock Road. The row of conifer trees between the application site and the houses on Tavistock Road form a boundary, offering noise protection and privacy to residents. They were also a haven for wildlife. These trees were already damaged by vehicles entering and leaving the development. While the

application regards these trees to be of limited quality, their preservation was important for the privacy of existing residents. Requested this tree boundary be maintained and improved before the new development was occupied. Queried who would be responsible for the ongoing maintenance of the conifer trees.

Councillor Green proposed amendments to the Officer's recommendation to include informatives:

- i. Signage to prevent poor parking.
- ii. Boundary treatment in the landscape condition.

This amendments were **carried unanimously**.

Councillor Baigent proposed an amendment to the Officer's recommendation to include a balcony screen condition.

This amendment was **carried unanimously**.

Councillor Thornburrow proposed an amendment to the Officer's recommendation to include an informative regarding hedgehogs.

This amendment was **carried unanimously**.

The Committee:

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

- i. the planning conditions set out in the Officer's report; [and]
- ii. the removal of Condition 8; [and]
- iii. the following additional condition:
 - a. a balcony screen condition;[and]
- iv. informatives included on the planning permission in respect of:
 - a. Signage prevent poor parking.
 - b. Boundary treatment in the landscape condition.
 - c. an informative regarding hedgehogs.

19/92/Plan 19/0560/FUL - Land rear of 5-17 New Square

The Committee received an application for full planning permission.

The application sought approval for demolition of existing garages, relocation of existing sub-station within the site, and redevelopment to provide 8no. residential dwellings (Use Class C3) with associated infrastructure and landscaping.

The Senior Planning Officer highlighted the following:

- i. Highways safety concerns had been addressed.
- ii. Paragraph 8.16 of the officers report contained an error, the building was 50cm, not 30 cm, greater in height than permitted development.
- iii. The applicant confirmed their intention to submit a daylight / sunlight information to demonstrate the impact on 9 Elm Street.
- iv. All windows retained 96% of daylight levels.
- v. The development complied with BRE guidelines as over 90% of sunlight levels were retained.
- vi. Referred to an additional representation from 38 Orchard Street.

The Committee received a representation in objection to the application from a local resident:

- i. Objections raised at the Development Control Forum had been ignored.
- ii. The development would create a very narrow street.
- iii. It would not be possible for 2 cars to pass each other on the street, one car would need to reverse into a 'blind spot' for the cars to pass each other.
- iv. Visitor parking would exacerbate existing problems.
- v. Orchard Street was a popular tourist attraction.
- vi. Fewer dwellings on the site would be appreciated.
- vii. The application was a significant overdevelopment of a small site.
- viii. There would be a significant loss of privacy, the report did not mention whether windows would be fixed shut, although it was noted that they would be obscure glazed.
- ix. There would be a significant sense of enclosure on the outdoor space.
- x. They were effected by the highest density element of the scheme.
- xi. Did not object to the principle of development but concerns that had been expressed at the Development Control Forum had not been addressed.

Peter McKeown (Applicant's Agent) addressed the Committee in support of the application.

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

- i. Welcomed the changes which had been made to the application since the Development Control Forum.
- ii. The bike space and visitor cycle space was appreciated.
- iii. Parking on college grounds would be appreciated.
- iv. Expressed concerns regarding the narrow width of the road.
- v. The lack of a passing place was a concern, she was also concerned that this would create a problem for residents and commuters.
- vi. Queried speed controls.
- vii. Noted that bins would be collected from the site and put back by bin operators.

The Committee:

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

19/93/Plan 19/0964/FUL - 1 Regent Street

Councillor Thornburrow left the table to speak to the Committee as a Ward Member; she took no part in the determination of the application.

The Committee received an application for full planning permission.

The application sought approval for proposed low carbon refurbishment works to the building including replacement passivhaus windows, the installation of solar photovoltaic (PV) panels, a disabled entrance ramp and associated works.

The Senior Planning Officer presented his report to the Committee.

John French (Applicant) addressed the Committee in support of the application.

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

- i. He had previously spoken in strong defence of the Conservation Area however this application concerned an important trade-off between conservation area and climate change considerations.
- ii. He noted the test of 'less than substantial harm to the Conservation Area' but it was a judgement whether any harm to the Conservation Area is outweighed by any public benefit brought about by the development.
- iii. Took issue with the 'public benefit' having to achieve a technical standard.
- iv. The applicant was trying to do as much as they could to reduce their carbon footprint.
- v. The Council had declared a climate emergency therefore change was required.
- vi. The City Centre remained functionally attractive and embraced change taking into consideration the City's role as a centre for technology.
- vii. On balance he could accept a decision to approve this application.
- viii. Planning policy used the language 'harm' however this could be better described as 'differences'.
- ix. The building will still be in situ and could arguably look refreshed and be a more pleasant place in which to work.
- x. Noted the application was a delicate balance for the Committee to determine.
- xi. Commented that local planning policy guidance was required in light of the climate emergency declaration.

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

- i. Pointed out that in this instance the heritage asset was the Conservation Area and not Entopia House of itself. This proposal would not cause harm to the Conservation Area although if one came to the view that it would, then surely the public benefits of the scheme would outweigh such harm.
- ii. Refusal of the application would be a step backwards following the Council's declaration of a climate emergency.
- iii. The application was not solely about improving the building thermally because there were other improvements.

- iv. The Council, visitors to the city and its residents could learn about sustainable improvements to buildings directly as a result of this exemplar scheme which would benefit all.
- v. Window typology was not mentioned in the Conservation Area Appraisal, if it was important then it would have been included within it.
- vi. The existing windows were not the original windows but a poor replacement. The replacement windows proposed in the application would not harm the Conservation Area.
- vii. The Council needed to consider the justification of the application in terms of the public benefit. The proposed windows would address climate emergency considerations.
- viii. Asked the Committee to approve the application. It would not damage the street scene.

The Committee:

Both the Delivery Manager Development Management and the Senior Planning Officer responded to the Committee's queries concerning the proposal and its impact and the "harm" test addressed in the report and the Senior Planning Officer's presentation. The Committee concluded by 3 votes to 2 that this proposal would not in their view cause "harm" to the Conservation Area. Additionally, the Committee was mindful of the perceptible public benefits in terms of an exemplar scheme achieving carbon reduction and by taking positive action relative to the Council's declaration of a climate emergency as material considerations to weigh in the planning balance.

The Chair brought closure to the debate and took the Committee to the vote on the Officer's recommendation to refuse the application which was lost by 2 votes to 3.

The Committee then discussed the reason for approving the application. Two members found no harm and one found harm but felt the public benefit outweighed the harm. Committee then resolved (by 2 votes to 1 with 2 abstentions) that the reason for granting planning permission contrary to the Officer recommendation is:

- i. There was no "harm" to Heritage Interests - notably the character and appearance of the conservation area - arising from the proposals and the development would give rise to public benefit comprising the

significant improvement to the environmental performance of an existing building.

The Chair called a short break and when the meeting reconvened Councillor Baigent did not return to the meeting.

The Principal Planning Officer read through the following conditions which would attach to the planning permission:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.
Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.
3. Unless otherwise agreed in writing by the Local Planning Authority, the development, hereby permitted, shall be constructed in accordance with the materials specified within the application form and on the approved plans
Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the Conservation area. (Cambridge Local Plan 2018 policies 55, 57 and 61)
4. No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)
5. BREEAM Condition 1 – Design Stage Certification

Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'outstanding' as a minimum will be met. Where the interim certificate shows a shortfall in credits for BREEAM 'outstanding', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

Resolved (by 3 votes to 0 with 1 abstention) to approve the conditions to be attached to the planning permission now granted by the Committee.

19/94/Plan 19/0651/FUL - 23 Barrow Road

Councillor Thornburrow left the table to speak to the Committee as a Ward Member; she took no part in the determination of the application.

The Committee received an application for full planning permission.

The application sought approval for erection of a bike store.

The Committee received a representation in objection to the application from a local resident:

- i. Spoke on behalf of a substantial number of residents whose objections centred on the protection of the unique qualities of the Barrow Road Conservation Area.
- ii. All houses on Barrow Road are situated on substantial plots, bike stores did not need to be sited forward of the building line.
- iii. A recent survey of residents showed that most were enthusiastic cyclists and had bike storage at the back or side of the house or a simple rack at the front and not a built store in the front garden.
- iv. The original application to refurbish the property included a bike shed at the front of the property but this was removed on the advice of the

- Planning Officer at the time. The bike store could have been included within the envelope of the property but the owner chose not to do this.
- v. Granting permission on the condition that the bike shed was hidden behind a hedge was relying on nature to conceal the permanent structure. Questioned how the Planning Officer would monitor this condition in the future.
 - vi. Expressed concerns that this application would set a precedent for future development of permanent structures forward of the building line, contrary to planning guidance.
 - vii. Barrow Road was modelled on the open streetscape of the garden suburb movement.
 - viii. The proposal had the potential to adversely harm the character and appearance of Barrow Road. It did not comply with policy 61 of the Local Plan.
 - ix. Asked the Committee to maintain the protection afforded by the Conservation Area guidelines and refuse the application.

Graham Riley (Applicant's Agent) addressed the Committee in support of the application.

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

- i. Neighbours had referred to previous planning application, the previous works undertaken were a direct reason for this application.
- ii. This was development which required planning permission and should comply with Conservation Area Appraisal.
- iii. Buildings and structures should not come forward in front of the building line as it would detract from the Conservation Area.
- iv. Hedges in a Conservation Area were not protected and could therefore be removed at any time and would leave the bike store looking quite prominent.
- v. The bike store materials should be similar to those used in the area.
- vi. The justification for the application was to encourage cycling in Cambridge. However she referred to the resident's survey which showed that half of resident's already used bikes and that there was a trend for young families to have bike stores at the rear of the property or in the garage or a bike rack at the front of the house. She disputed

the contention that putting a bike shed at the front of the house would encourage people to use bikes.

- vii. The application had to be considered against the public benefit. There was no public benefit to have the bike shed at the front of the site.

A condition was proposed that the hedge be retained at a minimum height whilst the bike store was in situ and that it would have to be replaced if the hedge become damaged or diseased. The exact wording would be delegated to officers.

This amendment was carried **by 3 votes to 0 with 1 abstention**.

The Committee:

Resolved (2 votes to 2 – and on the Chair’s casting vote) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer’s report, subject to:

- i. the planning conditions set out in the Officer’s report; and
- ii. the following additional condition requiring retention of the hedge at a minimum height of 1.5 metres, and its replacement if it dies, or becomes damaged.

19/95/Plan 19/0183/FUL - 3 Saxon Street

The Committee received an application for full planning permission.

The application sought approval for a single storey rear extension and rear roof extension.

The Planning Officer referred to amendments contained in the Amendment Sheet.

The Committee received a representation in objection to the application from a relative on behalf of a local resident:

- i. The application would cause a huge loss of light to the resident in terms of where she slept and lived in the property.
- ii. There was a 2 metre wall on one side of the resident’ property which already obstructed light. The extension would cause further enclosure.

- iii. When the resident bought their house, they did not think that the neighbouring property would be extended any further than it already was.
- iv. The length of the garden was 7 metres and the extension to the neighbour's property would reach half of that and would be overbearing to the resident.
- v. The application would cause overshadowing.
- vi. 14 letters of objection had been sent into the Planning Department.
- vii. The resident's amenity would be severely affected by the planning application and the application was contrary to Local Plan Policy 58.

Dr Stainsby (Applicant) addressed the Committee in support of the application.

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

- i. Drew members attention to the conservation Officer's comments which stated that the application did not enhance the area.
- ii. The row of cottages was a small set which had already been extended by 2.5 metres, this application sought to extend the property by a further 3 metres.
- iii. The application was contrary to Local Plan Policy 58.
- iv. Referred to the site plan and commented that this would create a sense of enclosure for 2 Saxon Street.
- v. The loss of light was the most important issue. The amount of light available to the ground floor of 2 Saxon Street was limited.
- vi. Commented that the light expert report did not make a lot of sense. The report stated that the vertical sky component test was likely to fail, this was mentioned in the report but then it said that this did not matter. The rights of the resident next door should not be ignored.
- vii. Questioned the amount of sunlight which would be available in the winter if the application was approved.
- viii. In summary the application would create an enormous sense of enclosure and loss of light to the neighbouring resident.

Resolved (by 3 votes to 1 with 1 abstention) to reject the Officer recommendation to approve the application.

The following reasons for refusal of the application were put to the Committee and voted on separately:

- i. Insufficient information has been submitted by the applicant to demonstrate that the development would not result in an unacceptable

loss of light to the rear windows and gardens of the adjacent properties at Nos. 2 and 4 Saxon Street. Consequently, the development would be contrary to policies 55, 56 and 58 of the Cambridge Local Plan 2018.

The Committee supported this reason for refusal unanimously.

- ii. By virtue of the bulk and mass of the rear extension, its siting directly adjacent to both side boundaries and the presence of existing high walls and buildings in the vicinity, the development would result in an unacceptable degree of enclosure to the rear garden and windows of the adjacent properties at Nos. 2 and 4 Saxon Street. In doing so, the development would harm the amenities of the occupiers of those adjacent properties contrary to policies 55, 56 and 58 of the Cambridge Local Plan 2018.

The Committee supported this reason for refusal by 4 votes to 0 with 1 abstention.

- iii. The proposed extension, together with previous additions to the property, would result in insufficient retained garden space for the property. Consequently, the development would give rise to a poor level of amenity for its occupiers, contrary to policies 55, 56 and 58 of the Cambridge Local Plan 2018.

The Committee supported this reason for refusal by 3 votes to 1 with 1 abstention.

The Committee:

Resolved (by 3 votes to 1 with 1 abstention) to refuse the application contrary to the Officer recommendation for the following reasons:

- i. Insufficient information has been submitted by the applicant to demonstrate that the development would not result in an unacceptable loss of light to the rear windows and gardens of the adjacent properties at Nos. 2 and 4 Saxon Street. Consequently, the development would be contrary to policies 55, 56 and 58 of the Cambridge Local Plan 2018.
- ii. By virtue of the bulk and mass of the rear extension, its siting directly adjacent to both side boundaries and the presence of existing high walls and buildings in the vicinity, the development would result in an unacceptable degree of enclosure to the rear garden and windows of the adjacent properties at Nos. 2 and 4 Saxon Street. In doing so, the development would harm the amenities of the occupiers of those adjacent properties contrary to policies 55, 56 and 58 of the Cambridge Local Plan 2018.
- iii. The proposed extension, together with previous additions to the property, would result in insufficient retained garden space for the property.

Consequently, the development would give rise to a poor level of amenity for its occupiers, contrary to policies 55, 56 and 58 of the Cambridge Local Plan 2018.

The Committee voted to continue the meeting beyond 6pm.

19/96/Plan 19/1317/FUL - 95B Glebe Road

Councillor Sargeant left the meeting prior to the consideration of this agenda item.

The Committee received an application for full planning permission.

The application sought approval for a single storey front extension and a partial first floor side extension.

The Planning Officer referred to amendments contained in the Amendment Sheet and also confirmed that Glebe Road was not within the Conservation Area.

The Committee received a representation in objection to the application from a local resident of Baldwin Road:

- i. The existing property was mainly single storey with a roof which sloped away reducing the visual impact. The proposed extension would affect this and affect the height and bulk of the house.
- ii. Overlooking would reduce privacy.
- iii. The bulk of the house would be closer by 5 metres.
- iv. The reasons for objection could be summarised as follows:
 - a. Reduce amenity
 - b. Overbearing effect on outlook
 - c. Loss of privacy
 - d. Create bulky house
- v. The previous application had been refused for the above reasons.
- vi. None of his comments had been included within the planning officer's report.
- vii. Comments regarding privacy had been ignored.
- viii. What was unacceptable in 2006 was still unacceptable today.

Dr Scott (Applicant) addressed the Committee in support of the application.

The Committee:

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

- i. the planning conditions set out in the Officer's report.

19/97/Plan 19/0630/FUL - 2 Mill Road

The Committee received an application for Change of Use from A1 (Retail) to A3 (Restaurants and Cafes).

The Principal Planning Officer confirmed that the correct consultation process had been carried out.

The Committee Manager read out a letter of representation from a local resident who was unable to attending the meeting:

- i. The resident had 35 years business experience on Mill Road.
- ii. Mill Road prided itself on diversity reflected culturally by the business owners and the diverse nature of the goods and services provided.
- iii. The current application did not protect diversity, once an A3 licence was granted it was unlikely to be removed.
- iv. Expressed concerns that there may be little incentive to travel to Mill Road for a single book shop and no other surrounding retail options.
- v. An A3 licence for restaurants and cafes was generic and made no commitment for the type of food that might be sold. Whilst he was a supporter of competition there must be a responsibility to support existing independent businesses.
- vi. Commented that only a limited sample of businesses and individuals were notified about the application and some adjacent business who would be directly affected were not contacted.
- vii. The application should be refused and retail licences should be upheld and protected. In an area already dominated by A3 businesses there did not need to be another.

The Committee requested that an information on fire regulations be included.

The Committee:

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

- i. the planning conditions set out in the Officer's report; and
- ii. an informative included on the planning permission in respect of fire regulations.

The meeting ended at 6.30 pm

CHAIR

PLANNING

8 January 2020

10.00 am - 4.20 pm

Present:

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

Officers:

Assistant Director Delivery: Sharon Brown (for 19/0512/FUL only)

Delivery Manager Development Management: Nigel Blazeby

Principal Planner: Lorraine Casey

Principal Planner: Lewis Tomlinson

Senior Planner: Aaron Coe

Planning Enforcement Officer: John Shuttlewood

Legal Adviser: Keith Barber

Committee Manager: Toni Birkin

Committee Manager: James Goddard

Other Officers (for 19/0512/FUL only):

Transport Assessment Manager (Cambridgeshire County Council): David Allatt

Highways Engineer (Cambridgeshire County Council): Jon Finney

Principal Designer: Joanne Preston

FOR THE INFORMATION OF THE COUNCIL**20/1/Plan Apologies**

Apologies were received from Councillors Baigent and McQueen.

20/2/Plan Declarations of Interest

Name	Item	Interest
Councillor Sargeant	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Sargeant	All	Personal: Member of Area Bus Users.
Councillor Sargeant	20/05/Plan	Personal & Prejudicial: Withdrew due

		to historic objection comments on former iteration of application.
Councillor Sargeant	20/06/Plan	Personal & Prejudicial: Withdrew as his Mother is a neighbour for this property.

20/3/Plan Minutes

The minutes of the meeting held on 17 December 2019 would be reviewed at a future committee.

20/4/Plan 19/0512/FUL - Grafton Centre

The Committee received an application for full planning permission.

The application sought approval for redevelopment of existing bus turning head and redundant service area to provide new hotel and ancillary restaurant (Use Class C1), new public realm (urban park) and landscape improvements together with associated highway works to East Road providing new bus stops, pedestrian and cycle routes.

The Senior Planner updated his report by:

- i. Referring to updated recommendation and conditions on the amendment sheet.
- ii. Recommending a new condition to confirm the provision of bicycle parking prior to occupation.

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

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

- i. He was speaking on behalf of Petersfield Ward residents near the location of the application.
- ii. Much of the development is welcomed in principle eg the improvement to the layout of East Road.
- iii. Residents had concerns regarding:
 - a. Height of proposed building. Referred to paragraph 0.2 of the Officer's report (impact on neighbours' outlook).
 - b. Carparking. Referred to paragraph 0.16 of the Officer's report (Sturton Street residents' parking spaces may be used by hotel guests).

- i. Queried if parking could be included in Grafton Street as the application aimed to redevelop this area.

Councillor Porrer proposed an amendment to the Officer's recommendation that an informative should be included to require the Travel Plan to include details about bike storage.

This amendment was **carried unanimously**.

Councillor Sargeant proposed an amendment to the Officer's recommendation that tree maintenance should be extended from 5 years to 10 years.

This amendment was **carried by 3 votes to 2**.

The Committee:

Resolved (3 votes to 3 – and on the Chair's casting vote) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. delegated authority to complete the legal agreements and insert conditions where it is deemed necessary. The final details to be agreed by Chair and Spokes; [and]
- ii. the following conditions (including amendments listed above)

Standard Time

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).

Approved Plans

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.

Submission of Preliminary Contamination Assessment

3. Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the Local Planning Authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Submission of site investigation report and remediation strategy

4. Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the Local Planning Authority:

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

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

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Implementation of remediation

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

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Completion report

6. Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

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

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

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Material Management Plan

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

a) Include details of the volumes and types of material proposed to be imported or reused on site

b) Include details of the proposed source(s) of the imported or reused material

c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.

d) Include the results of the chemical testing which must show the material is suitable for use on the development

e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Unexpected Contamination:

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

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Construction hours

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)

Delivery and collection hours during demolition or construction

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)

Noise and vibration report

11.No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. The development shall be carried out in accordance with the approved details only.

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

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

Dust minimisation

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.

Noise assessment

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

If the assessment demonstrates that noise levels exceed the background level at the boundary of the premises, having regard to adjacent noise sensitive premises, a mitigation scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the Local Planning Authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

Extraction scheme

14. Prior to the first occupation/use of the development, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

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

Noise insulation

15. Prior to the commencement of above ground works, 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 guest rooms (having regard to the building fabric, glazing, ventilation and internal plant related noise) 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 prior to the occupation of the residential or other noise sensitive development. Thereafter, the approved scheme shall be retained as such.

Reason: To protect the amenity of hotel guests. ((Cambridge Local Plan 2018 - policy 35)

Deliveries or dispatches from the site during operation

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

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework, Feb 2019 - paragraph 180 c) and Cambridge Local Plan 2018 - policies 34 and 59)

Lighting scheme

17. Prior to the installation of any artificial lighting an external and internal artificial lighting scheme with detailed impact assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site (external and internal building lighting) and an artificial lighting impact assessment with predicted lighting

levels at existing residential properties shall be undertaken (including horizontal / vertical isolux contour light levels and calculated glare levels). Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations for the appropriate Environmental Zone in accordance with the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded) and any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed.

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

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework, Feb 2019 - paragraph 180 c) and Cambridge Local Plan 2018 - policies 34 and 59)

Gas appliances

18. Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NO_x) combustion boilers, i.e., individual gas fired boilers that meet a dry NO_x emission rating of $\leq 540 \text{ mg/kWh}$, to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the Local Planning Authority.

If the proposals include any gas fired Combined Heat and Power (CHP) System, technical details and information demonstrating that system meets the following emissions standards for various engines types shall be submitted for approval in writing by the Local Planning Authority:

- Spark ignition engine: less than or equal to 150 mg NO_x/Nm³
- Compression ignition engine: less than 400 mg NO_x/Nm³
- Gas turbine: less than 50 mg NO_x/Nm³

The details shall include a manufacturer's Nitrogen Oxides (NO_x) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standards above.

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

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are

kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, policy 36 of the Cambridge Local Plan 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

Management plan

19. Prior to the occupation of the development, hereby permitted, or the commencement of the use, a management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to travel advice; check-in time slots in order to stage the impact of the check-in/out process; site security; crime reduction and reporting measures; the management of deliveries; and the external display of contact information for on-site management and emergencies. The scheme shall be managed in accordance with the approved details thereafter.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 46).

Waste disposal arrangements

20. Prior to the occupation of the development, hereby permitted, or the commencement of the use, the arrangements for the disposal of waste detailed on the approved plans shall be provided and information shall be provided on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point. The approved arrangements shall be implemented prior to the occupation of the development or the commencement of the use and retained thereafter.

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)

Surface water drainage scheme

21. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for

a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change.

The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- 2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

Surface water strategy

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

Reason: To prevent environmental and amenity problems arising from flooding (Cambridge Local Plan 2018 policy 32)

BRE scheme certificate design stage

23.Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with at least 4 credits for Wat01. Where the interim certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018, policy 28)

BRE certificate construction stage

24. Prior to the occupation of the building hereby permitted, or within 6 months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018, policy 28).

Preliminary energy strategy report

25. The proposed on-site renewable and low carbon technologies set out in the Preliminary Energy Strategy Report (Jenks Associates Limited, March 2019) shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Further information shall also be submitted and agreed in writing by the local planning authority in relation to the technical specification of the proposed gas fired Combined Heat and Power System (CHP), including emissions standards. Any gas fired CHP should meet an emissions standard of:

Spark ignition engine: less than 150 mgNO_x/Nm³

Compression ignition engine: less than 400 mgNO_x/Nm³

Gas turbine: less than 50 mgNO_x/Nm³

The renewable and low carbon energy technologies shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon

technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, policy 28, and to protect human health in accordance with Cambridge Local Plan policy 36)

Bird Hazard Management Plan

26. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by Local Planning Authority. The submitted plan shall include details of:

- monitoring of any standing water within the site temporary or permanent
- sustainable urban drainage schemes (SUDS) - Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operations-safety/).
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at www.aoa.org.uk/policy-campaigns/operations-safety/)
- reinstatement of grass areas
- maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- monitoring of waste imports (although this may be covered by the site licence)
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- signs deterring people from feeding the birds.

The Bird Hazard Management Plan shall be implemented as approved before any works commence and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the Redevelopment of parts of the Grafton Centre in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport (Cambridge Local Plan 2018 policy 37)

Construction management strategy

27. Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems. (Cambridge Local Plan 2018 policy 37)

Bird and Bat boxes

28. No development above ground level shall commence until a plan has been submitted to and approved in writing by the Local Planning Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings. The bird and bat boxes shall be installed prior to the commencement of the proposed uses and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan (2018) policy 70).

Biodiverse roofs

29. Prior to the commencement of above ground works, detail of biodiverse roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiverse roof(s) shall be;

- biodiversity based with extensive substrate base (depth 80-150mm);
- and

- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).

The biodiverse roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiverse roof(s) shall be constructed in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018 policy 70)

External materials

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

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

Glass types

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

Reason: To ensure that the appearance of the external surfaces is appropriate.

(Cambridge Local Plan 2018 policies 55 and 57)

Brickwork

32.Before starting any brick or stonework, a sample panel of the facing materials to be used, which shall include details of the bonding, coursing and colour and type of jointing, shall be erected on site and agreed in writing with

the Local Planning Authority. The development shall be carried out in accordance with the approved panel, which shall be maintained on site throughout the course of development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions))

Screening system for rooftop plant

33.No rooftop plant shall be constructed on the building hereby approved until such time as full details, to a large scale, of any rooftop plant screening systems to be installed have been submitted to and approved in writing by the local planning authority. This may include the submission of samples of mesh/louvre types and the colour(s) of the components. Colour samples should be identified by the RAL or BS systems. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2018 policies 55 and 57)

Signage zone

34.Prior to the commencement of above ground works, full details of proposed signage zone shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55, 57 and 64).

Hard and Soft landscaping

35.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, design of seating/benches and structures (e.g 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 ten 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)

Landscape management plan

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

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

Tree pit details

37. No development above ground level shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as 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)

AMS

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

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

AMS site meeting

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

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

Tree protection

40. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

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

Tree protection compliance

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

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

Cycle parking

42. Prior to the first occupation of the hotel details of the location and design of the proposed cycle parking shall be submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity. (Cambridge Local Plan 2018 policies 35 and 57).

Travel plan

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

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

Temporary buildings

44.No development within Schedule 2 Part 4 Temporary Buildings and Uses, Class A: The provision on land of buildings, moveable structures, works, plant

or machinery required temporarily in connection with and for the duration of operations, being or to be carried out on, in, under or over land or on land adjoining that land shall be carried out without a planning application being submitted to and approved by the Local Planning Authority, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting it, with or without modification),

Reason: To ensure that construction operations and equipment on the application site or on any adjoining land do not breach the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger the movement of aircraft and the safe operation of the aerodrome (Cambridge Local Plan 2018 policy 60 and 81).

Bus stop shelter design

45. Prior to the occupation of the development the detailed designs of the bus stop shelters shall be submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and accessibility. (Cambridge Local Plan 2018 policies 35 and 57).

[and]

- iii. informatives included on the planning permission in respect of:
 - a. **INFORMATIVE:** Dust Informative

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

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

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

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

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

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

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

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

- c. **3.INFORMATIVE:** To meet current British Standard

19.2.1.2 Hotel bedrooms

Accessible bedrooms should always be provided with en-suite accessible sanitary facilities, including a WC, basin and shower (or bath) if en-suite facilities are provided for any other bedrooms. The minimum provision of accessible bedrooms as a percentage of the total number of bedrooms should be:

- one room or 5%, whichever is the greater, with a wheelchair-accessible en-suite shower room for
 - independent use (see examples in Figure 30 and Figure 52);
 - further one room or 1%, whichever is the greater, with a tracked hoist system (see examples in Figure 31 and Figure 32), and a connecting door to an adjoining (standard) bedroom for use by
 - an assistant or companion;
 - one room or 5%, whichever is the greater, with an en-suite shower room to meet the requirements of people with ambulant mobility impairments (see Figure 53).

A further number of bedrooms to make up a total provision of 15% of all bedrooms should be large enough for easy adaptation to accessible bedroom standards (with en-suite facilities) if required in future, i.e. incorporate all the correct dimensions and sanitary layouts in Figure 33 and Figure 52, and be structurally capable of having grab rails installed quickly and easily.

I would not recommend providing more than one bathroom, flat floored showers are more useful.

Double doors will need to be powered or be asymmetrical with one leaf being at least 900mm and having an opening force of less than 20N.

The reception and bar need hearing loops and dropped height sections of counter.

Good signage and colour contrast of décor is needed for visually impaired people.

The lifts need to be fire fighting lifts.

The accessible rooms need to be nearer to the lift shafts.

In accessible room with showers the shower seat could rotate 90 degrees and be fitted on same wall as toilet.

The accessible room needs fire warning devices for those with sensory impairments.

d. **4.INFORMATIVE:** Anglia Water

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

e. **INFORMATIVE:** The following are points that should be considered by the waste management plan:

- Distance from kitchen/bar to refuse store is excessive
- Having to pass through linen store to refuse store will lead to contamination of "linen in"
- Suggest access passage behind linen area and cellar direct to kitchen/serving area.
- Refuse store needs to be:
 - Well lit
 - Drainage & tap for wash down
 - Walls & doors covered in protective material to avoid damage from moving bins
 - Doors must be able to be locked open with kick-stops
 - Clearly demarkable areas so staff can easily identify which bins are which
 - Sufficient space for storage of bulky waste (chairs/lamps/mattresses/electronic goods) for which irregular collections may be the norm
 - No slope between refuse store and outside road/or minimum slope with "drop down kerbs" running length of loading bay
 - Key code access to refuse store for waste contractors - keys or radio intercom not accepted
 - Loading bay needs to be clearly marked and free of overhead and other obstruction with forwards entry and exit possible

f. **INFORMATIVE:** The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the

breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Cambridge Airport (CIA) Airside Operations staff. In some instances it may be necessary to contact CIA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

g. **INFORMATIVE:** Flood risk standing advice

For your information this application falls within Flood Risk Standing Advice, your council's drainage manager should be consulted. See www.gov.uk/flood-risk-assessment-standing-advice

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here:

<https://www.gov.uk/government/collections/groundwater-protection>.

In addition, they must not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, we would wish to be re-consulted. The proposals will need to comply with our Groundwater protection position statements G1 and G9 to G13.

h. **INFORMATIVE:**

The applicant shall ensure that the guests are informed via the 'Welcome Pack' that they are permitted to store their bicycle within their hotel room.

This decision notice relates to the following drawings: **0301 REV P-00 P2 , 0310 REV P-02 , 0311 REV P-01 , 0312 REV P-01 , 0313 REV P-01 , 0314 REV P-01 , 0315 REV P-01 , 0316 REV P-01 , 0317 REV P-01 , 0318 REV P-01 , 0320 REV P-01 , 0200 REV P-00 , LP2129-FIRA-MP-P0003 REV K , 17169-0321-P-01 .**

20/5/Plan 19/0242/FUL - 18 Chesterton Road

Councillor Sargeant withdrew from the Committee for this item and did not participate in the discussion or decision making.

The Committee received an application for full planning permission.

The application sought approval for erection of a mixed use scheme comprising 11 flats and 2 retail units following demolition of existing buildings at 18, 18a, 18b and 18c-d Chesterton Road.

The Committee received a representation in objection (as a written statement) to the application from a representative of Ashton Legal Cambridge:

- i. The application was too large for the site.
- ii. Appreciated that privacy screens were required by planning condition.
- iii. The east elevation would cause unacceptable harm to the outlook from 1 Riverside Court.
- iv. Requested the kitchen window of flat 5, and flat 9 bedroom 2 window, be non-opening and obscure glazed.

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

The Committee:

Resolved (by 4 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer.

20/6/Plan 19/1047/S73 - 157 Histon Road

Councillor Sargeant withdrew from the Committee for this item and did not participate in the discussion or decision making.

The Committee received a S73 application to vary condition 14 of planning permission C/95/0110 (as amended 14/0505/S73) to allow delivery hours to be between 07:00hrs and 22:00hrs Monday to Saturday and 09:00hrs and 19:00hrs on Sundays and Bank Holidays (Amended description).

The Principal Planner updated his report by referring to the updated recommendation on the amendment sheet.

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

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

- i. Made a declaration of interest that he shopped at Aldi.
- ii. Accepted that Aldi wanted the maximum of time available for deliveries as a business need.
- iii. Part of the Planning Committee's remit was to protect the rights and interests of residents.
- iv. Residents near Aldi were entitled to clean air and tranquillity, this would be compromised by the proposal:
 - a. Traffic levels.
 - b. Delivery noise (day and night).
- v. The Histon Road retail unit was busy. Another store would open soon on Newmarket Road, so the pressure on Histon Road should diminish.

The Committee received a representation in objection (as a written statement) to the application from Ward Councillors Payne and Chadwick:

- i. The proposed delivery times were anti-social.
 - a. Aldi and its delivery area were surrounded by residential housing, namely Windsor Road and Nursery Walk, where residents were already subject to disturbance from the delivery lorries.
 - b. The proposed extension of delivery times to 10pm would cause great disturbance to children and adults who may well be trying to sleep.

- c. To begin as early as 7am on a Saturday was also a time considered to be anti-social.
 - ii. The noise associated with the deliveries caused greater disturbance than Aldi being open.
 - a. The disturbance caused by the delivery vehicles was not simply the increased heavy lorries entering the area. There was also banging of doors, idling engines and shouts between the staff unloading vehicles.
 - b. This noise level was beyond that caused by shoppers using Aldi. The suggestion that delivery times were legitimate because they matched the opening times of the store was a false equivocation.
 - iii. There was no need for this extension if the frequency of deliveries was not going to increase.
 - a. The application stated that Aldi were not proposing to increase the regularity of their deliveries. If so, there seemed to be no reason for the time extension. Aldi's need for "flexibility" should be compared to the disturbance to residents, the lack of sleep caused and the consequential reduction in quality of life. It was more sensible for all involved for Aldi to maintain their current delivery system which appeared to work and avoid causing further disturbance to residents.
 - iv. The delivery management plan should form a planning condition.
 - a. Welcomed the delivery management plan included with the application.
 - b. Residents commented its recommendations were not currently being followed and the mechanism under which this delivery plan would be enforced was unclear.
 - c. If this application was to be accepted, making following the delivery management plan a planning condition provided an enforcement path.

The Chair said that Environmental Health Officers were responsible for enforcing the delivery management plan, it was not a material planning consideration.

The Delivery Manager Development Management updated the Officer's report by recommending a change to reword conditions to review if previous conditions need to be carried through to the S73 process.

Councillor Porrer proposed an amendment to the Officer's recommendation that a management plan separate to the delivery management plan to mitigate the impact of noise caused by deliveries on residents.

This amendment was **carried by 4 votes to 0**.

The Committee:

Resolved (by 3 votes to 2) to grant the S73 application in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report; [and]
- ii. delegated authority to:
 - a. assess any additional third party representations received after planning committee as long as they do not raise new material planning considerations.
 - b. Review the wording of conditions including: delivery times, acoustic fence, delivery management plan and whether any of the previous conditions need to be carried through to the S73.

20/7/Plan 18/1553/FUL - 1 Maitland Avenue

The Committee received an application for full planning permission.

The application sought approval for the erection of a detached building containing 1no. 2-bed and 1no. 1-bed duplex apartments, with associated car parking and landscaping.

The Committee noted the contents of the amendment sheet.

Peter North (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

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

20/8/Plan 19/1154/S73 - 1 Redfern Close

The Committee received an application for full planning permission.

The application sought approval for Section 73 application to vary condition 2 (Approved Drawings) and 11 (Materials) of permission 18/0560/FUL (Erection of 1 x 3bed detached dwelling, with associated access and landscaping, following the demolition of the existing garage of No.1 Redfern Close) to increase to a 1 x 4-bed dwelling incorporating a rear dormer.

Councillor Todd-Jones (Ward Councillor for Arbury) addressed the Committee regarding the application and made the following comments:

- i. Questioned the impact on the amenity of neighbours.
- ii. Additional parking would have an impact on highway safety.
- iii. The application contravenes Local Plan 57B.
- iv. Area is a quiet residential street and a large property would be out of keeping.
- v. House would lend itself to shared living.
- vi. Would have a detrimental impact on neighbours.
- vii. Consultation process out of date and was looking at a previous iteration of the proposal.
- viii. Floor plans and internal dimensions were not available on the website.

The Planning Officer provided additional information regarding the consultation process. Neighbours had been consulted on a five bedroom proposal and it had not been necessary to re-consult as the current design was smaller.

Councillor Smart was concerned that there was a step to access a bedroom very close to the top of the stairs. He asked that his concerns be noted although this was a building control matter rather than a planning concern.

The Committee:

Resolved (by 5 votes to 1) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer.

20/9/Plan Enforcement Report Issued - Planning Committee Jan

The Committee received a report from the Planning Enforcement Officer to inform members of planning enforcement cases as of 1st December 2019 for information purposes only.

The Committee noted the contents of the report.

In response to questions the Planning Enforcement Officer stated the following:

- i. Complaints regarding properties being let as Airbnb or similar short lets would be investigated if there was a breach of planning conditions. Action was resource intensive and would be based on the level of harm to neighbours.
- ii. Confirmed that to date all enforcement action had been successful.
- iii. The revenue department would make decision regarding potential changes from domestic to business rate charges.

The Committee welcomed the report and suggested the following:

- i. Displaying the data in table format.
- ii. Including comparative figure from previous reports.
- iii. Including more details.
- iv. Providing information where there was a link to an Licensing or Taxation implications.

The meeting ended at 4.20 pm

CHAIR

This page is intentionally left blank

PLANNING

5 February 2020
10.00 am - 12.00 pm

Present:

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

Officers:

Delivery Manager Development Management: Nigel Blazeby

Principal Planner: Lorraine Casey

Principal Planner: Lewis Tomlinson

Senior Planner: Andy White

Legal Adviser: Keith Barber

Committee Manager: Toni Birkin

FOR THE INFORMATION OF THE COUNCIL

20/10/Plan Apologies

Apologies were received from Councillor McQueen

20/11/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member Cambridge Cycling Campaign

20/12/Plan Minutes (to follow)

The minutes of the previous meeting were to follow.

20/13/Plan 19/1116/FUL - 233 Milton Road

The Committee received an application for full planning permission.

The application sought approval for erection of a new 2bedroom dwelling with parking and new access arrangements to the rear of 233 Milton Road.

Natalie Matanda (Applicant's Agent) addressed the Committee in support of the application.

Councillor Baigent suggested the application should be deferred until an Arboriculture Officer could be present.

The Officer confirmed that protection of the tree, both during the construction period and in future, had been included in the conditions.

At the request of the Committee an amendment was proposed to, grant Officers powers to draft additional conditions to remove permitted development rights (Class A Extensions and E Outbuildings and Extensions).

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer, including the amendment to condition and to additional conditions removing Class A and E (householder) permitted development rights

20/14/Plan 19/0971/REM - 39A Almoners Avenue

The application sought approval for reserved matters (appearance, landscaping, layout and scale) for two dwellings pursuant to outline 16/0924/OUT).

The Committee noted alteration to condition 4 as detailed in the amendment sheet.

Ben Pridgeon (Applicant's Agent) addressed the Committee in support of the application.

The Committee delegated powers to Officers to draft additional conditions to the Officer's recommendations as follows:

1. A condition requiring retention of the green roof to the bike stores.
2. A condition regarding the height of the roof windows / sky lights.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer including the amendments to conditions contained in the amendment sheet and as detailed above and subject to additional conditions regarding the maintenance of the green roof and provision and retention of rooflights at a minimum height of 1.7m above the internal floor level.

20/15/Plan 19/1647/FUL - 140 Queen Ediths Way

The application sought approval for change of use from a dwelling house (Use Class C3) to a large scale 8x bedroom house of multiple occupation (Sui Generis).

The Committee noted the Amendment Sheet which contained minor alterations to the wording of conditions 3 and 4.

The Committee received a representation in objection to the application from a local resident.

The representation covered the following issues:

- i. Proposal was out of character with the neighbourhood.
- ii. Contravened the Local Plan as it would have a negative impact on the area.
- iii. Would create parking and road safety problems.
- iv. Would result in a loss of the community feel of the area.
- v. Would generate large numbers of comings and goings.
- vi. Neighbours would sufferer increased noise disturbance.
- vii. Other HMO's in the area already caused problems.

The Committee delegated powers to Officers to draft additional conditions regarding the retention of the internal living space as comunal space and not additional bedrooms.

The Committee:

Resolved (by 4 votes to 3) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer including the amendment included in the amendment sheet and subject to an additional condition regarding the protection of internal communal spaces.

20/16/Plan 19/0968/FUL - 25a Mowbray Road

The Committee received an application for full planning permission.

The application sought approval for conversion and extension of 3 bed detached dwelling into 2 x 2-bed and 3 x 1-bed apartments including a part 3 storey, part 2 storey and part single storey rear extension incorporating balconies on 1st and 2nd floor, extension to roof from hip to gable, conversion of garage to living space and associated alterations. Erection of bin and cycle storage in front garden.

The Committee noted the drawing had been updated since the agenda had been published. The revised Bin and Cycle storage arrangements were noted.

The Committee delegated powers to Officers to amend the wording of Condition 10 regarding compliance.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer including the amendment to condition 10 noted above.

The meeting ended at 12.00 pm

CHAIR

PLANNING COMMITTEE

21st May 2020

Application Number	19/1430/FUL	Agenda Item	
Date Received	17th October 2019	Officer	Mary Collins
Target Date	12th December 2019		
Ward	West Chesterton		
Site	Garage Adjacent To Sayle House 38 Chesterton Hall Crescent Cambridge Cambridgeshire CB4 1AP		
Proposal	One bedroom two storey house replacing an existing garage.		
Applicant	Mr & Mrs Corbett Sayle House Chesterton Hall Crescent Chesterton Cambridge CB4 1AP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would respect the character and appearance of the surrounding area. - 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

The application site is situated at the northern end of the street and on the north eastern side.

Chesterton Hall Crescent consists mostly of Edwardian and late Victorian properties, however the three properties at this end of

the road (opposite and adjacent to the garage) are all mid to late 20th century additions. The development of no. 40 separated the garage from the property it was built to serve on Milton Road. Since Number 40 was developed (in the late 50's) and an upper storey added with dormer windows, the garage has been in a separate ownership to the Milton Road House and been in the applicants ownership since 2014.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a one bedroom, two storey house replacing an existing garage.
- 2.2 The application is accompanied by the following supporting information:
 1. Design Statement
 2. Drawings
- 2.3 The proposed dwelling would be 6.4 metres to the apex of the gable, eaves level is approximately 4.2 metres and the proposed dwelling is set down into the application site. A small area to the rear of the dwelling would provide a private outdoor amenity area.
- 2.4 During the course of the application, revised drawings were received showing the front elevation set back by approximately 0.21 metres, so it aligns with the part of the elevation of number 40 which is closest to the road. Amendments were also made to lower the height of the rear boundary wall.

3.0 SITE HISTORY

Reference	Description	Outcome
C/04/0170	Change of use from domestic garage to 1No. dwelling on land between No's 38 and 40 Chesterton Hall Crescent.	REF dated 27.04.2004

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 50 51 52 55 56 57 59 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Practice Guidance 2014 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration) Greater Cambridge Planning (2020) – Sustainable Design and Construction Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001). Cambridge and South Cambridgeshire Strategic Flood Risk Assessment
-----------------------------	--

	(November 2010) Strategic Flood Risk Assessment (2005) Cambridge and Milton Surface Water Management Plan (2011) Cycle Parking Guide for New Residential Developments (2010)
--	---

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The proposed new dwelling has no off street car parking and the streets in the vicinity provide uncontrolled parking, and as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets, such demand is likely to appear 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.

Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that the proposed ramp to the front door be constructed so that that no private water from the site drains across or onto the adopted public highway.

Environmental Health

- 6.2 The development proposed is acceptable subject to the imposition of the following condition.
- construction hours
 - collection during construction
 - piling
 - dust

Drainage

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

7.0 REPRESENTATIONS

7.1 Councillor Dalzell has commented on this application and requested that it be referred to Planning Committee for determination.

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

- 1 Chesterton Hall Crescent
- 7 Chesterton Hall Crescent
- 13 Chesterton Hall Crescent
- 14 Chesterton Hall Crescent
- 15 Chesterton Hall Crescent
- 22 Chesterton Hall Crescent
- 30 Chesterton Hall Crescent
- 31 Chesterton Hall Crescent
- 34 Chesterton Hall Crescent
- 40 Chesterton Hall Crescent,
- Ascham Road
- 134 Milton Road
- 46 Newton Court, Kingsley Walk

7.3 The representations can be summarised as follows:

- Overdevelopment
- Design out of keeping with character of street
- Would exacerbate existing on-street parking problems
- Construction lorries and dust
- Loss of a characterful building
- Loss of light to 40 Chesterton Hall Crescent

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

8.0 ASSESSMENT

Context of site, design and external spaces

8.1 The demolition of the existing building would be permitted development under Class B, Part 11, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to prior approval from the local planning authority as to the method of demolition and any proposed restoration of the site. Thus, the principle of demolition cannot be resisted and therefore is acceptable in principle.

8.2 There is no consistent building line at the western end of Chesterton Hall Crescent, the proposed house sits further from the pavement than No's 32 and 34 and has been amended so that it does not project beyond the front elevation of the adjacent bungalow at no. 40.

8.3 The proposed house would be 1.5m taller than the existing garage, and no taller than the adjacent chalet bungalow (no. 40) and remains subservient to Sayle House. The ground floor of the existing garage and the proposed house are both lower than the street and adjacent buildings which allows the house to appear smaller in scale than a two storey dwelling might otherwise.

8.4 Given the variety of house types at this end of Chesterton Hall Crescent, and to either side of the application site, it is considered that the proposed house presenting a gable to the street would not be out of keeping with the street scene.

8.5 The proposed dwelling is considered to respect its context and in the opinion of Officers the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Amenity of future occupiers

- 8.6 In 2004, an application to change the use of the garage on the site to a dwelling was refused on the grounds that it would provide a poor level of amenity for future occupiers due to its poor outlook and inadequate amount of amenity space. In this scheme, the only outdoor space was to the front of the garage and proposed to be used for car parking and cycle/refuse storage, and the only windows to the dwelling, other than in the roof, were to the front directly looking over the parking and storage area.
- 8.7 In the current proposal, the application seeks to demolish the garage and replace it with a two-storey building with a small garden space to the rear (in addition to space to the front to accommodate cycle parking and refuse storage), as well as windows to both the front and rear of the building.
- 8.8 With regard to the internal space, Policy 50 relates to residential space standards and states that new residential units will be permitted where their gross internal floor areas meet or exceed the residential space standards set out in the Government's Technical housing standards – nationally described space standard (2015) or successor document.
- 8.9 The gross internal floor space measurements for the dwelling are shown in the table below and the proposal meets the internal space standards, providing an acceptable internal living environment for the future occupants.

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

Size of external amenity space

8.10 Policy 50 states that all residential units will be expected to have direct access to an area of private amenity space.

External amenity space should be sufficient to accommodate:

- a table and chairs suitable for the size of dwelling;
- where relevant, provision of a garden shed for general storage (including bicycles where no garage provision or cycle storage to the frontage of the dwelling is possible);
- space for refuse and recycling bins;
- an area to dry washing;
- circulation space; and
- an area for children to play in.

8.11 The proposed two person dwelling has a small garden which would be situated to the north-east of the proposed dwelling. The level of outdoor amenity space is 6.6m² and is only 1.8 metres deep. Officers were originally concerned about the size and quality of this space given that the dwelling includes a ground floor kitchen window looking towards the rear boundary. In response to these concerns, the rear boundary enclosure was reduced in height to ensure it would not intrude into a 25 degree angle taken from the centre of the kitchen window.

8.12 There is no scope to acquire additional land, or to add a balcony at first floor level, so an amendment has been made to reduce the height of the rear boundary enclosure, to minimise the enclosing impact of the rear wall on the ground floor rear window. The enclosure would be 1.7 metres on the neighbours side and this height is considered adequate to prevent a loss of privacy through overlooking into the private amenity space of the proposed dwelling.

8.13 Although the garden is still likely to be in shade most of the time, this amendment is considered to reduce the overbearing impact of the boundary treatment. The amenity space would not necessarily be unusable or create an unpleasant and inadequate amenity space. BRE guidance on sunlighting for amenity spaces recommends that for the amenity area to appear adequately sunlit throughout the year, at least half of the garden/amenity area should receive at least two hours of sunlight on 21 March but this is only guidance.

- 8.14 In addition to the rear space, the proposal also includes outdoor space to the front of the proposed dwelling; this would be used for cycle/refuse storage and some amenity space but, unlike the previously refused scheme, would not be used for car parking. The cycle and bin stores would be set down into the application site and these are considered to be acceptable in terms of their siting.
- 8.15 In the opinion of Officers, the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers and consider that in this respect it is compliant with Cambridge Local Plan (2018) policies 50.

Accessible homes

- 8.16 The development has been assessed for compliance with Policy 51 and complies with the requirements of Part M4 (2) of the Building Regulations.
- 8.17 In the opinion of Officers, the proposal provides an adequate internal space for future occupiers. The level of external amenity space on balance provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Impact on amenity of neighbouring occupiers

40 Chesterton Hall Crescent

- 8.18 This property lies to the north west of the application site and is a chalet bungalow. The proposed development is no closer than the existing garage and due to the extended eaves overhang on the north elevation of the existing garage, the proposed house will be slightly further from no. 40.
- 8.19 With regards to loss of light, the south east facing elevation facing the application site has three windows on the ground floor and one very small window on the first floor. On the ground floor, the central window is frosted and serves a bathroom, as does the small window directly above. The window to the rear is to a kitchen and this would benefit from the relocation of the building further forward by 1.5m, enjoying a view without a view of a pitched roof directly in view. The proposed garden wall will be slightly lower than the existing wall.

8.20 The window towards the front of no. 40 is a secondary window to a living room. The main bay window projects to the front of the house. Whilst this small window would face towards the proposed building, given this is a secondary window to this room, the main light source into this room will be maintained as the south west facing bay window. The adjacent Sayle House is significantly taller and casts a significant shadow far greater than that of the proposed.

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

Highway Safety

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

Car and Cycle Parking

8.23 Cycle parking would be provided in the front garden.

8.24 The site is occupied by a garage but both adjacent dwellings have on-site parking and the development would not therefore result in the loss of existing parking for the adjacent properties. The property lies outside the Controlled Parking Zone, and a number of residents have raised concerns regarding the potential exacerbation of existing on-street parking problems. The definition of parking stress is contained within the supporting text of Policy 53 (Flat conversions) of the Cambridge Local Plan (2018). It states that parking stress is defined as occurring in those streets where surveys show that there is less than 10 per cent free notional parking capacity. The Cambridge On-Street Residential Parking Study November 2016 shows that Chesterton Hall Crescent is at 46% car parking at 5.30am. This means that there is not less than 10 per cent free parking capacity within these streets and subsequently no overnight car parking stress on these streets. As a result the development is not considered to give rise to an unacceptable increase in on-street parking pressures.

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

9.0 CONCLUSION

9.1 In the opinion of Officers, the proposed development would be in keeping with the surrounding area and would not 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. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- 2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

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

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

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

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

7. 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. 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.

9. 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)

10. The proposed ramp to the front door hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the ramp shall thereafter be retained as such.

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

11. 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)

12. 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).

13. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no addition or alteration to the roof of the dwellinghouse shall be constructed without the granting of specific planning permission.

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

14. Notwithstanding the provisions of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the erection or construction of a porch outside the external door of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

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

15. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

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

16. 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), no further windows or openings shall be inserted in the dwelling 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).

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

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)

PLANNING COMMITTEE

21st May 2020

Application Number	20/0010/FUL	Agenda Item	
Date Received	27th January 2020	Officer	Mary Collins
Target Date	23rd March 2020		
Ward	Petersfield		
Site	Anglia Ruskin University East Road Cambridge Cambridgeshire CB1 1PT		
Proposal	Installation of lockers adjacent to Michael Ashcroft Building (off Broad Street).		
Applicant	A.R.U.(Anglian Ruskin University Anglia Ruskin University East Road Cambridge Cambridgeshire CB1 1PT		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would respect the character and appearance of the surrounding area. - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is situated at Anglia Ruskin University on the southern side of Broad Street and opposite the St. Matthews Primary School. Broad Street is a no through road situated off the eastern side of East Road which leads to the private Flower Street parking.

1.2 The site is within the Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the installation of lockers adjacent to Michael Ashcroft Building.
- 2.2 These would be Amazon Drop Off Lockers and one bank is proposed, 2.7 metres wide by 0.60 metres deep and 2.10 metres high. The lockers would be accessible to the public 24 hours a day.
- 2.3 The lockers would be sited to the western elevation of the building facing along Broad Street towards the junction with East Road, in close proximity to the entrance to the building and existing bicycle stands.
- 2.4 The application is accompanied by the following supporting information:
1. Design Statement
 2. Drawings

3.0 SITE HISTORY

None relevant

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 10 12 31 32 35 36 55 56 58 59 61 81

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

Central Government Guidance	<p>National Planning Policy Framework 2019 National Planning Practice Guidance 2014 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Great Cambridge Planning (2020) – Sustainable Design and Construction Grafton Area of Major Change - Masterplan and Guidance</p> <p>Area Guidelines</p> <p>Kite Area Conservation Area Appraisal (2014) Mill Road Area Conservation Area Appraisal (2011)</p>
-----------------------------	--

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No comment on the behalf of the Highway Authority.

Urban Design and Conservation team

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

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

7.0 REPRESENTATIONS

7.1 Councillor Richard Robertson has commented on this application.

Object to this application for Amazon lockers to be installed on Broad St outside the ARU.

These lockers provide a service for people who cannot be at home to receive parcels, but their location needs to be carefully thought through. Those in the Grafton Centre and at Parkside Pool are not in places where additional traffic will be added to a narrow and already congested road.

The lockers would be available for anyone to use and not just students and ARU staff, so they would attract additional traffic to Broad St. Despite its name, the road is narrow and as it leads nowhere, all traffic has to turn around to leave. I was able to have No Through Road signs erected by the county council last year as some drivers appeared to think the road went somewhere.

There is still too much traffic entering it and unfortunately there is no adequate turning head at the end. The low walls in the front gardens at this point of the street suffer from repeated damage by vehicles carrying out 3 point turns and the absence of a kerb to the pavement means that pedestrians are at risk as well as the walls. Broad St is heavily used as a throughway to and from Norfolk St by many pedestrians and cyclists. In view of these problems the applicant should be required to provide a Traffic Management report.

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

- 29 Broad Street, Cambridge
- 10 Flower Street, Cambridge
- 11 Flower Street, Cambridge

7.3 The representations can be summarised as follows:

- Increase the volume of traffic entering and turning at the end of Broad Street significantly. Cars constantly turn outside house and wait in the layby, often with music playing at full volume.
- Increase in noise pollution and litter problem.
- If the University really feels its students need this sort of resource, the Lockers could be placed in an internal campus location that would alleviate the impact on the local residents.
- Broad Street already has a large amount of university-driven vehicle traffic at all times. This includes large goods lorries making deliveries to the university and local school and mostly students trying to find parking in the area.
- St. Matthews Primary School children to move through the area without walking in the street which is dangerous. Students park on the sidewalks especially on Broad street right at East Road. Even though this is allowed during certain hours students and taxis do this at all times of the day. This is not safe for children or pedestrians or cyclists and makes it extremely difficult to access East Road. Often causing backup on East as drivers manoeuvre around the parked cars and cars trying to exit Broad street. This parking difficulty will only be made worse with the addition of the lockers.
- Will be sited where overspill bikes are left. No allocation for the addition of extra bike parking.
- Increase in foot and vehicle traffic, rubbish issues, and noise at all hours that the Lockers will bring, particularly without any planned addition of rubbish and recycle bins, bike parking, or car park access, will exacerbate all of this.
- There are already two sets of Amazon Lockers nearby - at Next, in the Grafton, and at Parkside Pools – so an additional set in this already high-traffic area seems unnecessary.

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

8.0 ASSESSMENT

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

- 8.1 The lockers would be located to the western elevation of the building facing along Broad Street towards the junction with East Road.
- 8.2 The proposed lockers are to be situated outside the entrance and under the overhang of this section of the building. This is in close proximity to the existing cycle parking area in this undercroft.
- 8.3 Given the set back from the Broad Street elevation and tucked under the existing building, the siting of the lockers is not considered to be detrimental to the character and appearance of the conservation area.
- 8.4 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 There are residential properties at the far end of Broad Street and Flower Street which is situated off Broad Street. The application site is in close proximity to the Grafton Centre and Burleigh Street and Fitzroy Street to the west.
- 8.6 The proposed lockers are situated at a distance from these residential properties and a detrimental loss of amenity through disturbance through comings and goings and from people using the lockers to collect parcels is not considered to arise as a result of their siting.
- 8.7 Given the proximity to the Grafton Centre, Fitzroy and Burleigh Street shopping areas and the city centre, it is considered that the introduction of the lockers in this location is acceptable.
- 8.8 In relation to noise and disturbance from increased use of Broad Street from cars used by customers to collect parcels, given the modest scale of the proposed development it is considered

unlikely that the proposal would result in a significant level of noise and disturbance to adjoining residents. As regards to turning, given this is a public road but a no through road, cars will inevitably either need to turn at the end of the road or, in quieter periods, in the bellmouth serving ARU.

- 8.9 Officers are of the opinion, 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 56 (58) and 35.

Highway Safety

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

Third Party Representations

- 9.1 Neighbours have expressed concern regarding the impact of the University on the amenity of residents in Broad Street. The problems of litter, apparent drug use and dealing, parking of cars, vehicles, bikes and students clogging the pavements for prams/buggies etc have been highlighted and there is concern that the siting of the lockers would exacerbate these problems. The concerns raised by surrounding residential occupiers are noted however these issues are existing and are considered out of the scope of this planning application.

10.0 CONCLUSION

- 10.1 In the opinion of Officers, the proposed development would not have an adverse impact upon the area, the neighbouring properties or the future occupants of the development.

11.0 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.

PLANNING COMMITTEE

21st May 2020

Application Number	19/0960/FUL	Agenda Item	
Date Received	9th July 2019	Officer	Mary Collins
Target Date	3rd September 2019		
Ward	Coleridge		
Site	Land R/o 440 Cherry Hinton Road Cambridge Cambridgeshire CB1 8BA		
Proposal Applicant	Erection of a one bedroom dwelling Mr Andrew Newbigging 440 Cherry Hinton Road Cambridge CB1 8BA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would respect the character and appearance of the surrounding area. - 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 site is situated on the southern side of Cherry Hinton Road and in the rear garden of 440 Cherry Hinton Road where there is currently an outbuilding. To the eastern boundary is a public footpath which links Cherry Hinton Road and Bullen Close with the semi-detached property of 444 Cherry Hinton Road and the Territorial Army Centre to the other side of the footpath. To the

rear of the proposed application site is Hinton Grange Nursing Home which lies to the south.

- 1.2 The dwelling at 440 Cherry Hinton Road is semi-detached forming a pair with 438 Cherry Hinton Road and these properties lie to the north of the application site.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a one-bedroom dwelling. It would have a pitched roof and would be 6.5 metres high to the ridge and 3.5 metres to eaves level. It would have a footprint of approximately 8.65 metres wide by 7.3 metres deep and would be one and a half storey with first floor accommodation in the roof-space.

- 2.2 The dwelling would face east and would have its ridge aligned parallel with the public footpath which it would front. To this principal elevation it would have a contemporary dormer window. Materials would be slate for the roof covering and grey gault bricks for the walls.

- 2.3 The application is accompanied by the following supporting information:

1. Design Statement
2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
04/1162/FUL	Erection of two storey side and rear extension to existing dwelling house.	Approved 22.12.2004

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 50 51 52 55 56 57 59 71 81 82

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

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

	Cycle Parking Guide for New Residential Developments (2010)
--	---

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 Objection: The Highway Authority requests that the application be refused on the grounds of highway safety in its present format for the following reason:

While the design and access statement states that the proposed dwelling will not have access to an off street car parking space the inclusion of the whole site including the existing property within the red line for development means that it would be possible to provide an additional car parking space accessed off the public footpath adjacent to the site. While there may be an irregular set of gates enabling access to the rear of 440 Cherry Hinton Road from the footpath this application would regularise this situation and given formal permission for an access which could from the dimensions provided be used for motor vehicle access. The increased motor vehicle use of the irregular access that the proposed single dwelling will create will represent a detriment to the users of the public footpath and thus to highway safety.

The above recommendation can be overcome if the width of the gates shown as accessing the public footpath to the rear of 440 Cherry Hinton Road is reduced to below 1.6m thus preventing motor vehicle access while still allowing cycle or bin access.

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.

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.

Recommend conditions added to any permission that the Planning Authority is minded to issue requiring:

- no demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority.
- all deliveries and removal of waste from the site shall take place between the hours of 09.30hrs to 15.30hrs seven days a week.
- proposed paved areas be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- proposed paved areas be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Drainage and flooding

- 6.2 No Objection: The proposals are in an area of surface water flood risk and in accordance with the NPPF a flood risk assessment is required to demonstrate the proposals will not increase flood risk elsewhere and be safe for the occupants for the lifetime of the development.

As this is a minor development and the surface water flood risk issues have been addressed through the Finished Floor Level being set a minimum of 300mm above existing ground level and an area of flood compensation provided, it would be acceptable to obtain outstanding information by way of a condition, seeking a surface water drainage scheme, maintenance arrangements, finished floor levels and scheme for flood resilience.

Environmental Health

- 6.3 No Objection: Noise and disturbance from the construction activities at the premises has the potential to affect the amenity at nearby sensitive receptors if not controlled. Therefore, in the interests of amenity, recommend the following standard conditions:

- Construction hours
- Construction delivery/collection hours

- Piling.

Any boiler installed should be low NOx and meet a dry NOx emission rating of 40mg/kWh. Therefore recommend the bespoke low NOx informative.

Waste

- 6.4 No Objection: Waste storage and recycling covered and enclosed bin stores will be provided for 3No. 240 litre wheeled bins, to be moved by residents to the roadside for collection. The travel distance of 21m from the dwelling to the store and a further 30m from the storage area to the highway is within the RECAP guidance.

Tree Officer

- 6.5 No Objection: There are no arboricultural objections to the proposal. The proposed new building is located at a greater distance from the south and west boundaries than the existing building and with appropriate protection measure, trees of public value can be retained.

Should the application be granted consent recommend the following conditions:

1) Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)

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

7.0 REPRESENTATIONS

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

- 438 Cherry Hinton Road

- 7.2 The representations can be summarised as follows:

- Overshadowing of garden by the proposed building. Views of expanse of roof up to the apex at around 7m. Garden faces

south and we currently enjoy sun from early morning through to the end of the day. -The position of the proposed building in the rear garden of 440 Cherry Hinton Rd causes concern as it is not proposed to sit on the existing footprint of the current double garage and workshop. Indeed, a 6m length has been allowed from the existing rear boundary for a garden and patio area before the build starts. The length of the rear of the building is 7.8m.

- Sewerage
- Drainage of surface water
- Damage to trees and their roots - the demolition of the existing structures, the digging of ground for the foundations in the clay soil and the depth of the digging may impact negatively on the roots of trees and shrubs near the boundary in our garden. There are also established trees near the construction site in the r/o of 440 Cherry Hinton Road which would either be damaged or may need to be removed due to the suggested site for the two storey one-bedroom dwelling.
- Character and context of the site and the local area - To be more in keeping suggest a single storey one bedroom dwelling be considered, possibly in line with that at the rear of 387 Cherry Hinton Road CB1 8DB (as per planning application 15/1505/FUL of 5 August 2015).
- Noise and disturbance from the demolition and construction of the proposed dwellings

Further to the amended plans, again submit objection.

- 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

Context of site, design and external spaces

- 8.1 The siting of the proposed building in the rear garden of 440 Cherry Hinton Road, in close proximity to a formal public footpath with its own frontage, is acceptable in principle.
- 8.2 The proposed dwelling would provide an active frontage with the footpath and would be set back behind a metre-deep strip which would provide a defensible threshold. A kitchen window

at ground floor level and a dormer window would provide natural surveillance to the front.

- 8.3 The proposal relates well to the footpath and the scale of the dwelling, given the long garden depths, its frontage and the scale of other dwellings in the locality, is considered acceptable and within context. Third parties suggest a single storey building would be more appropriate to the context. However, with such a substantial garden depth, officers consider there is more leeway to provide a 1.5 storey building in this location without unduly impacting on the character of the area or on residential amenity.
- 8.4 In the opinion of officers the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 59.

Residential Amenity

Amenity of future occupiers

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	1	2	2	58	85	+27

The proposal meets the Technical Standards for internal space provision.

Size of external amenity space

- 8.6 The proposed dwelling would have private amenity space to the rear and sides. The main external space would be south facing leading off from a ground floor living / kitchen room and would be more than adequate to allow for future occupants to sit out with a table and chairs, hang washing out etc.
- 8.7 The existing dwelling would be left with a resultant rear garden of approximately 16 metres in depth by 8 metres in width which is considered an acceptable level of outdoor amenity space.

Accessible homes

- 8.8 The development has been assessed for compliance with Policy 51 and complies with the requirements of Part M4 (2) of the Building Regulations, Accessible and Adaptable Homes. The proposed dwelling would need to be raised in relation to surrounding ground levels to protect future occupiers from flood risk and the applicant has confirmed that an access ramp can easily be accommodated to the main entrance (to comply with Part M4 (2) of the Building Regulations).
- 8.9 In the opinion of officers, the proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51, 52 and 56.

Impact on amenity of neighbouring occupiers (No. 438 Cherry Hinton Rd)

- 8.10 The proposed dwelling would be situated to the east of the adjoining residential garden and to the south east of the dwelling at 438 Cherry Hinton Road. No rear facing habitable room windows are proposed at first floor level. A raised skylight to provide light to a stairwell is indicated on the plans but this would be well above (1.7m) finished floor level (to be secured by condition 24). A north facing first floor bathroom window would be obscure glazed. The potential for overlooking into the garden and towards the rear of this property would not arise. PD rights for additional windows are recommended to be removed by condition.
- 8.11 With respect to loss of daylight to the rear garden, the applicant has provided a shadow analysis of the proposed development.
- 8.12 BRE Guidance recommends that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March. In this instance, the shadowing of no. 438's garden would only occur towards the far end of the

garden and would be in the early hours of the morning 9am. Given the south facing orientation of this adjacent dwelling, the proposed dwelling would not result in a detrimental impact on the rear garden through overshadowing and could not be resisted given the BRE guidance as it would not come close, in officer's view, to breaching the recommended parameters.

- 8.13 As regards impact on the boundary, the dwelling would be inset from the boundary with this property by one metre and the eaves level would be 3.5 metres. Given the depth of the rear garden of this adjoining neighbouring property and the fact that there is already an existing building in this location officers consider there would not be any significantly harmful impact on the residential amenity of 438 Cherry Hinton Road.
- 8.14 Given the separation between the rear of 438 and the proposed dwelling, the development would not unduly impact on the outlook from the rear of this property.

Overall

- 8.15 Officers are satisfied that no issues would arise in terms of overshadowing, loss of daylight or sunlight, overbearing or enclosing impact, overlooking/privacy impact or noise and disturbance to no. 438, Hinton Grange Nursing Home to the south or to the host dwelling to justify refusal of planning permission. Sufficient garden would be retained for the host dwelling. The Highways officer has highlighted a potential amenity issue in terms of off-site car parking impact, however, for a single dwelling, officers do not consider any additional off-site (on-road) parking impacts would be significant. This could not reasonably form a reason for refusal for a scheme of this size, particularly as most nearby residents benefit from on-plot private parking provision within their own curtilages.
- 8.16 In the opinion of officers and subject to conditions as recommended by Environmental Health and the removal of permitted development rights, 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 52, 56 57 and 35.

Highway Safety

- 8.17 No on-site car parking is proposed and there would be no direct access to the public highway.
- 8.18 The Highway Authority originally requested that the application be refused on the grounds of highway safety as while there may be an irregular set of gates enabling access to the rear of 440 Cherry Hinton Road from the footpath this current application would regularise this situation and given formal permission for an access which could, from the dimensions provided, be used for motor vehicle access.
- 8.19 In order to overcome the objection, the red line of the application site has been amended to exclude the gates, removing the ability of future occupants of the proposed dwelling to use them, as the curtilage of the proposed dwelling would be separate from the existing dwelling. The proposal would not be detrimental to the users of the public footpath or to highway safety.
- 8.20 In the opinion of officers, the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Flood Risk and Sewerage

- 8.21 In the opinion of officers, the proposal is compliant with Cambridge Local Plan (2018) policy 82. The Flood Risk Assessment recommends that the bike store should be constructed in a hit and miss fencing to reduce flood risk. It would be covered and secure by virtue of being within the enclosed rear garden, the gate of which can be secured. Third parties have raised an issue regarding sewerage. The means of connection and its adequacy would be secured through Building Control.
- 8.22 In the opinion of officers, the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Refuse arrangements

- 8.23 Waste storage would be provided for 3 x 240 litre wheeled bins, to be moved by residents to the roadside for collection. The travel distance of 21m from the dwelling to the store and a

further 30m from the storage area to the highway is within the RECAP guidance. With regard to Part M of the Building Regulations, there is no specific reference to refuse collection imposing shorter travel distances, for disabled persons therefore the standard distances apply.

- 8.24 In the opinion of officers, the proposal complies with Cambridge Local Plan (2018) policy 56.

Trees

- 8.25 There are trees adjacent to the application site in the grounds of Hinton Grange Nursing Home to the south, which may be affected by the proposal. These trees offer amenity value and public benefits to the area and would provide screening to the proposed dwelling. Conditions are recommended to be attached to ensure protection of these trees during the construction period.

- 8.26 In the opinion of officers, the proposal complies with Cambridge Local Plan (2018) policy 71.

9.0 CONCLUSION

- 9.1 The development is well designed and modest proposal located at the rear of a long garden adjacent to a public footpath. The design comfortably meets the internal space standards and would provide ample external amenity space for occupants of a one-bedroom property. Given the length of the garden and the pre-existing development on the site, the proposal would not amount to overdevelopment and would respect the character and context of the area. No significant harm would arise to neighbouring properties. The proposal would help meet the Council's overall housing need and is well placed in terms of public transport / shops and services.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. No 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 appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

4. 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.

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

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

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

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

7. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

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

8. No development shall commence until a scheme for flood resilient /resistant construction has been submitted to and approved in writing with the Local Planning Authority, in accordance with MTC Engineering FRA, Ref 2455, January 2020. Development shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants. (Cambridge Local Plan (2018) policy 32).

9. Finished ground floor levels to be set no lower than 9.75 mAOD, in accordance with MTC Engineering FRA, Ref 2455, January 2020.

Reason: To reduce the risk of flooding to the proposed development and future occupants. (Cambridge Local Plan (2018) policy 32).

10. 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)

11. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0930 hours and 1530 hours on Monday to Friday, 0930 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 and in the interests of highway safety. (Cambridge Local Plan 2018 policies 35 and 81)

12. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

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

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

14. 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)

15. 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)

16. Prior to the occupation of the development, hereby permitted, the window identified as having obscured glass on the approved plans to the northern elevation shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be non opening under 1.7 metres from internal floor level. The glazing shall thereafter be retained in accordance with the approved details.

No further windows or openings shall be inserted without the granting of specific planning permission.

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

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

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

18. The paved areas hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and once constructed shall thereafter be retained as such.

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

19. The proposed paved areas be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

20. 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).

21. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no addition or alteration to the roof of the dwellinghouse shall be constructed without the granting of specific planning permission.

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

22. Notwithstanding the provisions of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the erection or construction of a porch outside the external door of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

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

23. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

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

24. The skylight indicated on the west facing roof slope of the building shall be positioned no lower than 1.7m from the internal finished floor level of the first floor landing.

Reason: In order to protect residential amenity (CLP 2018 policy 52)

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

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)

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

The principle areas of concern that should be addressed are:

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

Reason: In the interests of highway safety

PLANNING COMMITTEE

21st May 2020

Application Number	19/1669/FUL	Agenda Item	
Date Received	4th December 2019	Officer	Aaron Coe
Target Date	29th Jan 2020 (EOT 29 th May 2020)		
Ward	Arbury		
Site	101 Perse Way Cambridge CB4 3SB		
Proposal	Change of use to 9 bed HMO (House in Multiple Occupation) for 10 persons (sui generis). Single storey front extension; two storey side extension; part two storey, part single storey rear extension and roof extension incorporating front and rear dormers. Erection of detached cycle store to rear.		
Applicant	Mr Unai Ayo 101, Perse Way Cambridge CB4 3SB		

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 have an acceptable impact on the amenity of adjoining occupiers - The proposal provides a good quality living environment for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 101 Perse Way is a two-storey semi-detached property on the eastern side of Perse Way, opposite Harding Way. The existing dwelling is situated approximately equidistance between the western boundary and the eastern boundary, in the centre of the application site. Along the northern boundary with the application site is a public footpath which provides access to

Rockwell Road to the east. The site is located outside the conservation area and is not within a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal seeks to change the existing use (dwelling, use class C3) to a 9-bed (10 person) House of Multiple Occupancy (sui generis use class), together with the erection of a two-storey side and rear extension, single storey front and rear extensions, rear roof extension, and detached cycle store in rear garden. The proposed cycle store, located within the rear garden, would be accessed using the existing public pedestrian footpath to the north of the site.
- 2.2 There is an extant permission which was approved at planning committee by members on 2nd October 2019, application reference 19/0469/FUL. This application granted permission for an 8-bed (10 person) HMO. The difference between the extant permission and the proposed development is that this proposal involves an additional bedroom on the second floor, two dormers on the front elevation and increasing the size of the dormer on the rear elevation. The proposal does not involve an increase in the number of people occupying the property.
- 2.3 The application is accompanied by the following supporting information:

1. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
19/0469/FUL	Change of use to 9 bed HMO (House in Multiple Occupation) for 10 persons (sui generis). Single storey front extension; two storey side extension; part two storey, part single storey rear extension and roof extension incorporating front and rear dormers. Erection of detached cycle store to rear.	Permitted.
18/1314/FUL	Single storey front and rear extensions, and two storey side	Permitted

18/0706/FUL	extension. Single storey rear and two storey side extensions.	Withdrawn
18/0705/CL2PD	Rear roof extension, including 3 velux windows to front elevation.	Granted
07/0922/FUL	Roof extension including front and rear dormers.	Refused

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 Plan 2018	Local	1, 28, 35, 48, 55, 56, 58, 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 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (Jan 2020) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Cambridgeshire Design Guide For Streets and Public Realm (2007)

	Cycle Parking Guide for New Residential Developments (2010)
--	---

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 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. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets, as there are only three off street car parking spaces being provided for up to ten residents and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.
- 6.2 Access to the proposed cycle parking and bin store is reliant on a path that is not adopted public highway and therefore, the proposed residents may not have an absolute right to use the same.
- 6.3 The drag distances from the proposed bin store to the kerbside collection point appears to be in excess of 30m. This may engender the keeping of bins on the adopted public highway which may result in conflict with pedestrians. It would be preferable if the bin store were relocated at the front of the proposed building thus allowing more convenient access to the same.

Environmental Health

- 6.4 The development is acceptable subject to the construction hours and construction delivery conditions and the housing health and safety rating system and the licensing informatives.

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

7.0 REPRESENTATIONS

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

-103 Perse Way

7.2 The representation can be summarised as follows:

Concerned by the proposal for the following reasons:

- The proposed front elevation is not in keeping with the appearance of the adjacent property, particularly concerned with the design of the second floor.
- The front drive is not large enough to serve three cars and it is not possible to restrict the nine occupants to have only three cars between them.
- The safety of children using the front and side paths.

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

8.0 ASSESSMENT

8.1 From the consultation responses and representation received and from the inspection of the site and the surroundings, the main issues to be assessed are:

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

Principle of development

- 8.2 Policy 48 states that proposals for large houses in multiple occupation (sui generis) as defined by the Government's Circular 08/2010 and its successor documents will be supported, where the proposal:
- a. Does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;
 - b. The building or site (including any outbuilding) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and
 - c. Will be accessible to sustainable modes of transport, shops and other local services.
- 8.3 A review of the Council's evidence and site visit by the case officer indicates that there are a limited number of large HMOs within the vicinity. Therefore, it is considered that the proposal would not create an overconcentration of large HMOs in the area. The principle of a large HMO serving 10 people in this location has been established under an extant permission (application reference 19/0469/FUL) and this is given significant weight in the assessment of this application.

Context of site, design and external spaces

- 8.4 In comparison to the extant permission the proposed alterations to the approved design include two additional dormers on the front elevation and a larger box dormer proposed on the rear elevation. Given that there is an extant permission on the application site significant weight is given to this factor.
- 8.5 The objector has raised concerns with the design and the appearance of the front elevation. In respect of the front elevation, the only proposed alteration from the approved scheme is the replacement of two skylights with two individual dormer windows. The proposed front dormer windows are considered to be in keeping with existing properties within the immediate vicinity, as front conventional dormers can be seen within the wider street context (e.g. 20 Acton Way).
- 8.6 In respect of the proposed increase in size of the second floor rear dormer, it is acknowledged that this element would create a

box dormer across the entire rear roof slope. However, given that this element would ordinarily be considered permitted development across the original roof slope and it is not visible from the road and on the rear of the property, officers support this aspect of the scheme.

- 8.7 The application site is situated within a short walking distance of local amenities and transport links which provides access to the rest of the city and surrounding area. As such the location is considered to be sustainable and appropriate for HMO development.
- 8.8 The proposal is considered to be compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The attached neighbour, no. 103 Perse Way, is situated to south of the application site. By virtue of the location of the additional second floor roof space being on the northern side of the property it is considered that the proposal would not result in any adverse impacts on the residential amenity of No. 103 Perse Way.
- 8.10 The additional element proposed would not result in any further significant overbearing, overshadowing or overlooking issues on neighbouring properties. The main built form, design and layout has been approved under reference 19/0469/FUL, the impacts on the residential amenity has already been assessed and considered acceptable under this application.
- 8.11 The addition of two front dormers will not result in any adverse impacts on the amenity of neighbouring properties.
- 8.12 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site. The development is considered to be compliant with Cambridge Local Plan (2018) policies 55 (58) and 35.

Amenity of future occupiers

- 8.13 The proposal would provide nine bedrooms, seven of which would have en-suite bathrooms and the two other bedrooms would share a bathroom. The communal areas consist of two large kitchens, a living room and a laundry room. The internal communal space proposed totals 66m². Additionally, the rear outside amenity space would be 132m². The proposal is considered to provide a sufficient amount of communal space both internally and externally with all of the bedrooms being considered an appropriate size (see table below). Overall, it is considered by officers' that the proposal would provide a good quality living environment for future occupiers.

Bedroom	Number of occupants	Proposed internal space (m ²)	Policy Size requirement (m ²)	Difference in size
1	2	17	11.5	+5.5
2	1	10.5	7.5	+3
3	1	14.6	7.5	+7.1
4	1	10.6	7.5	+3.1
5	1	11.4	7.5	+3.9
6	1	10.5	7.5	+3
7	1	10.3	7.5	+2.8
8	1	17	7.5	+9.5
9	1	14	7.5	+6.5

- 8.14 It is considered that the proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Highway Safety

- 8.15 The Highway Authority has reviewed the proposals and has not objected on highway safety grounds and as such officers are satisfied that the proposal would not result in any highway safety concerns. The Highways Engineer has raised comments in respect of rights of way to the rear garden space via the path to the north of the site which is not adopted public highway. The proposed access arrangement is the same as the approved scheme (19/0469/FUL) and securing this would require a separate agreement between the landowner and the applicant.

8.16 The proposal is considered compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

8.17 The submitted block plan and revised car parking layout shows that there is sufficient space for two car parking spaces within the front driveway which can be independently accessed. In accordance with Appendix L of Cambridge Local Plan 2018 the maximum number of car parking spaces allocated to one dwelling (3 bedrooms or more) outside of the controlled parking zone is two spaces.

8.18 The proposed cycle store, located in the rear garden, would provide 12 covered and secure cycle parking spaces. This is considered proportionate to the number of occupants as well as providing an additional space for guests. As the proposal is situated in a sustainable location and provides an adequate number of cycle parking spaces.

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

Refuse arrangements

8.20 The refuse would be situated adjacent to the proposed cycle store in the rear garden of the application site. This was considered acceptable as part of the extant permission and the proposal remains the same within this application and is considered acceptable.

Third Party Representations

8.21 One third party representations has been received. The following matters have been raised:

Table 1: Representations Received:

Issue	Officer response/ report section
Inappropriate design	Paragraph 8.4 and 8.8
Car parking	Paragraph 8.17- 8.19
Safety of pedestrians	Paragraph 8.15

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

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

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

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

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

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

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

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

5. The property shown as 101 Perse Way shall be occupied by no more than 10 no. people at any one time.

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

INFORMATIVE:

Housing Health & Safety Rating System

The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed, habitable rooms without adequate lighting or floor area etc. Further information may be found here:

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

INFORMATIVE:

Management of Houses in Multiple Occupation (HMOs)

Management Regulations apply to all HMOs (whether or not they are licensable) and impose certain duties on managers and occupiers of such buildings. Persons in control of or managing an HMO must be aware of and comply with the Management of Houses in Multiple Occupation (England) Regulations 2006. These regulations stipulate the roles and responsibilities of the manager and also the occupiers of HMOs. Further information may be found here:

<https://www.cambridge.gov.uk/houses-in-multiple-occupation>

INFORMATIVE:

Licensing

The Housing Act 2004 introduced Mandatory Licensing for Houses in Multiple Occupation (HMOs) across all of England. This applies to all HMOs occupied by five or more persons forming more than one household and a person managing or controlling an HMO that should be licensed commits an offence if, without reasonable excuse, he fails to apply for a licence. It is, therefore, in your interest to apply for a licence promptly if the building requires one. Further information and how to apply for a Licence may be found here:

<https://www.cambridge.gov.uk/licensing-of-houses-in-multiple-occupation>