



Cambridge City Council Planning

Date: Tuesday, 21 July 2020

Time: 9.00 am

Venue: This a virtual meeting and therefore there is no physical location for this meeting.

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

Agenda

- 1 Order of Agenda
The Planning Committee operates as a single committee meeting but is organised with a three part agenda and will be considered in the following order:
 - **Part One**
Major Planning Applications
Start time: 9am
 - **Part Two**
Minor/Other Planning Applications
Start time: At conclusion of Part One
 - **Part Three**
General and Enforcement Items
Start time: At conclusion of Part Two

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

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

- 2 Apologies
- 3 Declarations of Interest
- 4 Minutes

(Pages 7 - 12)

Part 1: Major Planning Applications

- | | | |
|---|--|-------------------|
| 5 | 19/1651/FUL - New South Court, Emmanuel College, St Andrews Street | (Pages 13 - 70) |
| 6 | 19/1756/FUL - The Meadows Community Centre, 1 St Catharines Road | (Pages 71 - 128) |
| 7 | 19/1757/FUL - Buchan Street Neighbourhood Centre, 6 Buchan Street | (Pages 129 - 172) |
| 8 | 19/1500/S73 - Cambridge Retail Park, Newmarket Road | (Pages 173 - 182) |

Part 2: Minor/Other Planning Applications

- | | | |
|----|--|-------------------|
| 9 | 19/1141/FUL - 1 Fitzwilliam Road | (Pages 183 - 214) |
| 10 | 19/1257/FUL - 16 Moore Close | (Pages 215 - 236) |
| 11 | 19/0981/FUL - 156-160 Former Hamilton Lodge Hotel, Chesterton Road | (Pages 237 - 246) |

Part 3: General and Enforcement Items

- | | | |
|----|------------------------------|-------------------|
| 12 | 20/1065/TTPO - 3 Howes Place | (Pages 247 - 254) |
| 13 | 20/1276/TTPO - 2 Howes Place | (Pages 255 - 262) |

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

Alternates: Bird, Page-Croft and Price

Information for the public

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

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

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

PLANNING

4 June 2020

10.00 am - 2.20 pm

Present:

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

Officers:

Delivery Manager Development Management: Nigel Blazeby

Area Development Manager: Lorraine Casey

Area Development Manager: Toby Williams

Principal Planner: Lewis Tomlinson

Planner: Mary Collins

Legal Adviser: Keith Barber

Committee Manager: Toni Birkin

Committee Manager: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL**20/41/Plan Apologies**

No apologies were received.

20/42/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Extinction Rebellion and Cambridge Cycling Campaign

20/43/Plan Minutes - To follow

The minutes of previous meetings to follow.

20/44/Plan 18/1890/FUL - Family Centre, Malta Road

The Committee received an application for full planning permission.

The application sought approval for erection of nine residential units comprising a terrace of 4 x three bedroom houses, 4 x two bedroom flats and 1 x one bedroom flat with access, car parking, and associated landscaping, following the demolition of the existing building on site, at Malta Road, Cambridge.

The Committee noted the additional information in the amendment sheet including an informative regarding hedgehog friendly fencing.

Richard Seamark (Applicant's Agent) addressed the Committee in support of the application.

Councillor Herbert (Coleridge Ward Councillor) addressed the Committee about the application and made the following comments:

- i. Application would be significant back land development.
- ii. Three storey height would be overbearing.
- iii. Would cause loss of light and overshadowing.
- iv. Would be inappropriate intensification.
- v. Neighbours would lose winter sunlight.
- vi. A small building was being replaced by an imposing development.
- vii. Roof gardens were unacceptable due to overlooking and impact on the privacy of neighbours.
- viii. Design does not respect local area.
- ix. Removal of trees would result in the loss of a wildlife corridor.
- x. Previous application for this site questioned the site access.
- xi. Would have a significant impact on Marmora Road.

The Committee discussed additional conditions requiring solid screens to the roof garden which would address privacy concerns; a requirement to restrict garage use to vehicle storage and a Sustainable Urban Drainage System.

Additional informatives regarding the use of low planting to mitigate tree loss, fire safety and hedgehog friendly fencing were suggested.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report; and
- ii. the following additional conditions in respect of:

- a. Garages to remain for the use of vehicle storage,
 - b. Solid screening to roof gardens,
 - c. Inclusion of a Sustainable Urban Drainage System and
- iii. informatives included on the planning permission in respect of:
- a. Fire safety,
 - b. Hedgehog friendly fencing,
 - c. Low planting to mitigate for tree loss.

20/45/Plan 18/1796/FUL - 386 Milton Road

The Committee received an application for full planning permission.

The application sought approval for a change of use to large scale HMO (sui generis), including detached annexe.

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

- i. How is it possible for the annex to be included in this application when it does not have planning permission?
- ii. Design was out of keeping with the area.
- iii. Annex is too close to neighbours.
- iv. Neighbours want to know why the annex has not been demolished.
- v. House was too small for the proposed number of occupants.

Members of the Committee raised concerns regarding the quality of life for future residents, space standards, lack of covered walkway from annex to main house, lack of amenity space and the unsuitability as a HMO.

The Committee:

Resolved (by 7 votes to 1) to reject the Officer recommendation to approve the application.

The following reasons for refusal of the application were put to the Committee with the final wording delegated to Officers in consultation with the Chair and Spokes:

- i. Amenity of future residents. (Policy 52D)
- ii. Space standards (Policy 52C)

- iii. Privacy of neighbours (Policy 52C)
- iv. Unacceptable internal layout.
- v. Scale of development.

The Committee:

Resolved (by 7 votes to 1) to refuse the application contrary to the Officer recommendation for the following reasons:

- i. Amenity of future residents. (Policy 52D)
- ii. Space standards (Policy 52C)
- iii. Privacy of neighbours (Policy 52C)
- iv. Unacceptable internal layout.
- v. Scale of development.

20/46/Plan 18/1803/FUL - 6 Sherbourne Close

The Committee received an application for full planning permission.

The application sought approval for a first-floor extension to an existing bungalow to create 2no flats and a duplex dwelling with associated parking.

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

- i. Development would have a negative impact on the area.
- ii. Would be part of a wider intensification of the area.
- iii. Community feel was being lost.
- iv. Previous family orientated area was become a dormitory area.
- v. Transient nature of newer residents problematic for cohesion of area.
- vi. Would result in overlooking.
- vii. Neighbours would lose morning sunlight to properties and evening light to patio.
- viii. Proposed boundary treatment inadequate.
- ix. Privacy fencing/screening needed.
- x. Parking information appears to be based on an out of date survey.
- xi. Concerned about the loss of biodiversity.

Councillor Bird (East Chesterton Ward Councillor) addressed the Committee about the application:

- i. Shares concerns about the loss of sunlight for neighbours.
- ii. Proposed build line is close to the boundary of the site.

- iii. Additional parking in the area would be dangerous.
- iv. Design was out of character with the area.
- v. Additional traffic in the area would be problematic.
- vi. Unacceptable impact on number 8 and number 4.

The Committee suggested that additional conditions regarding, biodiversity, the boundary fence treatment and the allocation of one of the parking spaces to the ground floor flat were needed.

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. the following additional conditions where the final wording of the conditions would be delegated to Officers in consultation with the Chair and Spokes;
 - a) Pre-build approval of a green buffer zone
 - b) Allocation of a parking space for the ground floor flat
 - c) Privacy fence to be completed before any other work on site and
- iii. informative included on the planning permission in respect of:
 - a) Should the application be amended to a new-built, further planning permission would be needed.

20/47/Plan Dates for Planning Committee June, July, August

The Committee agreed the following changes to the meeting schedule:

- 9th June 2020 cancelled
- 17th June 2020 additional Meeting

On-going date as per existing Calendar.

The meeting ended at 2.20 pm

CHAIR

Application Number	19/1651/FUL	Agenda Item	
Date Received	2nd December 2019	Officer	Andy White
Target Date	2nd March 2020		
Ward	Market		
Site	New South Court Emmanuel College St Andrews Street		
Proposal	Planning application for the redevelopment of land at rear of 1 Regent Street, and works to Furness Lodge, Janus House and Camden Court for the provision of student accommodation, a student bar, lecture and education facilities and associated landscaping and enabling works.		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal supports Cambridge University educational and housing provision within a central sustainable location within Cambridge</p> <p>The application has the potential to create a scheme of exemplary quality, that responds well to both the constraints of the site and enhances the historic setting of heritage assets on an underused frontage in the Historic Core Conservation Area.</p> <p>The proposal supports the Council's aim to reduce carbon emissions in new development.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Emmanuel College functions largely as a university campus consisting of student accommodation, a chapel, libraries, and a dining hall. The majority of the College's buildings are located within the square that is formed by St Andrews Street, Emmanuel Street, Parker Street and Park Terrace.
- 1.2 The application site is in the centre of Cambridge. It includes part of the grounds of Emmanuel College together with Furness Lodge, a Grade II (GII) listed building located on Park Terrace and the street level car park which is located between 1 Regents Street and Furness Lodge and is the street frontage of the application site.
- 1.3 Parkers Piece is located to the south east of the site, with the GII listed Park Terrace situated to the east and the recently renovated University Arms hotel to the south west. Camden House also GII listed is located between Furness Lodge and Park Terrace.
- 1.4 The site is also within the Historic Core of the Central Conservation Area and Furness Lodge and Camden Court are within the Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area.
- 1.5 The site is within Cambridge City Centre policy designation the Air Quality Management Area and the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application proposes a mixed-use (Use Class C2 and D1) redevelopment of the land to the rear of No. 1 Regent Street, together with works to Furness Lodge, Janus House and Camden Court providing student accommodation, a student bar, lecture and education facilities and associated landscaping and enabling works.
- 2.2 The proposals seek to create a new court of fifty units of student accommodation for Emmanuel College (Use Class C2) which will be accessed from Park Terrace. There will be links through to the main college site, with some alteration to existing buildings and open spaces.

- 2.3 Along Park Terrace, the proposals are for four blocks of student accommodation around a raised court, with the south elevation of New College Court South creating an edge to the site. The north, south and west blocks are three storeys in height, three of them with a flat sedum roof and the east block would be two storeys with a metal articulated roof.
- 2.4 The north accommodation block would be a three-storey building measuring 17.7 metres width, 7.6 metres depth and 10.8 metres height located to the south of Old South Court and to the east of Janus House
- 2.5 The east accommodation block would be a two-storey building measuring 17.4 metres width, 6 metres depth and 8.8 metres height located next to Furness Lodge
- 2.6 The west accommodation block would be a three-storey building measuring 23 metres width, 7.2 metres depth and 11.2 metres height located to the east of No.1 Regent Street.
- 2.7 The south accommodation block is a three-storey building measuring 17.5 metres width, 12.7 metres depth and 11.2 metres height fronting onto Park Terrace.
- 2.8 There will also be an extension to the service wing at the rear of Furness Lodge which would include the removal of the modern toilet block to create a courtyard between the existing building and extension, changes to the window details and roof of the existing service wing and the extension of the building by a maximum of 15 metres depth, 14.2 metres with matching roof height to the retained service wing. The extension will accommodate the lift access to the parking area and a common room, whilst Furness Lodge itself will accommodate seminar rooms, music practice spaces, lecture theatre and a student bar within the retained service wing (Use Class D1).
- 2.9 Within the existing university site, a social hub will be created between Old South Court and New South Court, through the demolition of the existing roof terrace structure and creating a café under a sedum roof. Cycle parking for 104 cycles will be provided in the basement of Janus House doubling provision on-site. Car parking for 50 cars is proposed in a basement under the proposed student accommodation, a reduction of 10 spaces.

2.10 The application is supported by the following information:

- Planning Statement;
- Design and Access Statement (including public art strategy);
- Plans
- Biodiversity Survey and Report;
- Daylight / Sunlight Assessment (sun tracking and shadow analysis);
- Flood Risk and Drainage Assessment;
- Foul Sewage and Utilities Assessment;
- Heritage Statement;
- Landscaping Details;
- Noise Impact Assessment;
- Public Art Strategy
- Transport Assessment;
- Structural Survey (in relation to Furness Lodge);
- Sustainability Statement; and
- Tree Survey.

3.0 SITE HISTORY

Reference	Description	Outcome
19/1652/FUL	Alterations to Furness Lodge relating to the proposed Redevelopment of land at rear of 1 Regent Street and works to Furness Lodge, Janus House and Camden Court for the provision of student accommodation, a student bar, lecture and education facilities and associated landscaping and enabling works.	Pending Consideration
12/0029/FUL	The creation of a new student accommodation block providing 28 en-suite student rooms, three en-suite accessible student rooms and associated ancillary spaces, including external landscaping works to the South Court courtyard and the removal of an existing bay laurel tree and	Permitted

11/0836/FUL	leylandii. Refurbishment of existing office spaces, alterations to external envelope, plant replacement and new external plant enclosure to roof	Permitted
08/0883/FUL & 08/0884/LBC	Proposal includes refurbishment, alteration and extension of existing 1970s library extension building, refurbishment and interior alterations in listed building and landscaping of surrounding area	
C/03/0225	Internal alterations and erection of an external staircase to grade II listed building	Permitted
C/00/0087 (LB) & C/00/0089. C/98/0706	Installation of new railings and gates on top of existing front boundary wall	Permitted
	Internal alterations and erection of first floor rear extension to form toilet block	Permitted
C/79/0172	Erection of extension to existing office building	Refused

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge	Local	1

Plan 2018	10 25 28 29 30 31 32 33 34 35 36 41 43 46 55 56 57 58 59 61 62 69 70 71 74 80 81 82
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008) Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001). Buildings of Local Interest (2005) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Cambridge City Council Draft Air Quality

	<p>Action Plan 2018-2023</p> <p>Cambridge Walking and Cycling Strategy (2002) Contaminated Land in Cambridge - Developers Guide (2009)</p> <p>Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge Historic Core Conservation Area Appraisal (2015)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No Objection: The Highway Authority raised no objection to the development but suggested conditions to address the need for a traffic management plan, deliveries and waste removal timings and survey of the surrounding highway.

Environmental Health (Contaminated Land, Lighting and Noise)

- 6.2 No Objection: The response identified that there would be disturbance of ground in an historic location requiring a phased risk assessment with the suite of contaminated land conditions to be attached to any permission.
- 6.3 The response noted that a large part of the site is to be excavated in order to accommodate a basement car park which will require a significant removal of soil from the site. The Material Management Plan planning condition was therefore suggested.

- 6.4 There is a need to establish the impact of artificial lighting on the surrounding environment through an impact assessment and a need to consider noise impacts from plant, basement event space, college bar and music practice rooms through appropriate assessments. The response identified that lighting and noise assessments could be required via conditions and construction hours and removal of waste should be subject to appropriate conditions.

Environmental Health (Air Quality)

- 6.5 No Objection: The response noted that the proposed development represents an intensification of use within the air quality management area (AQMA) and that the Transport Statement states that there will be no new vehicle movements associated with the proposed developed. Any vehicular increases arising from the development will be minimal.
- 6.6 The response advised that the Air Quality Statement submitted is acceptable. Any combustion emissions associated with proposed plant will vent at roof height and that student accommodation along Park Terrace will have mechanical ventilation with the intake located at roof height. The EH response agrees that the site is suitable for the uses proposed. The response advised that in accordance with Policy 36 of the Cambridge Local Plan and the adopted Air Quality Action Plan (AQAP) (2018) the development requires Electric Vehicle (EV) charging provision, Low NO_x boilers and emission limits where CHP is proposed. It is important that emissions limits are secured for any combustion emissions to air generated by the proposed development.
- 6.7 The provision of five active slow (7kW) Electric Vehicle charge points is acceptable and can be secured by condition. Additional passive electric vehicle charge provision should be installed at the time of construction.
- 6.8 Subject to the proposed conditions relating to EV charging and Combustions Appliances and dust and that the application is delivered in accordance with the submitted documents referred to, there is no objection on air quality grounds

Anglian Water

- 6.9 No objection. The surface water strategy/flood risk assessment is acceptable and request that a condition imposed to ensure strategy is implemented. There is capacity in sewerage system for used water and requested that Informatives are included in any permission.

Cadent Gas

- 6.10 No objection. Advised of the likely presence of Low or Medium pressure (below 2 bar) gas pipes and associated equipment in the vicinity. Advised that the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Refuse and Recycling

- 6.11 No comments received. Officers will report any comments from Refuse and Recycling on the amendment sheet.

Urban Design and Conservation Team

- 6.12 No Objection: The Urban Design Team has been involved in constructive pre-application meetings to discuss the redevelopment of the site. The applicant and design team have sought to address issues raised and incorporate feedback to help the final proposal evolve. The design concept of completing the South Court and creating a new court by extending the established sequence and network of spaces is supported. The arrival court provides a legible entrance from Park Terrace which will be a positive space in the streetscape. The overall approach to scale and massing and the design of the elevations is supported. Overall, there is an exceptional consideration to all scales of elevational details. The proposed materials are supported and are clearly identified on the submitted planning elevations and detailed in the DAS.
- 6.13 The Urban Design Team concluded that the application has the potential to create a scheme of exemplary quality, that responds well to both the constraints of the site and its historic setting. Accordingly, subject to the conditions relating to materials and roof details the application is supported in Urban Design terms.

- 6.14 Conservation Officers advised that the site was originally the garden to Furness Lodge (Grade II), the site is currently a tarmacked car park which has a negative impact on the character and appearance of the Conservation Area, with the Historic Core Appraisal identifying it as a poor quality feature. It does not contribute positively to the setting of the listed building. The changes to Furness Lodge are acceptable.
- 6.15 The proposal will not adversely affect the setting of the Listed Building and will enhance the character and appearance of the Conservation Area and comply with Local Plan policies 55, 57 and 61.

Landscape Architect

- 6.16 No objection: The application arrived at the current proposals after a number of useful and productive pre-application meetings and discussions. The line of pleached hedging to the front of Furness Lodge would be better placed to the rear of the frontage wall and railing rather than placed centrally in the space. It is considered that the direction of the Landscape proposals are all acceptable and subject only to detail which can be considered under the suggested landscape condition.

Cambridge Past Present Future (CPPF)

- 6.17 Objection: The architecture of the new building on Park Terrace is nothing exciting or daring. It is the same vernacular as seen time and again over the last few years which does little to reflect or enhance the existing buildings. The scale and massing is dominant relative to Furness Lodge and others on Park Terrace, building is not set back from the pavement. Views of Furness Lodge and the other houses of Park Terrace beyond will be completely obscured when approaching from the Regent Street intersection. From Parker's Piece the proposed building is highly visible and its bland modern vernacular style offers little architectural interest to the street scene. The landscape contribution of the proposal to the street scene is minimal with the addition of only a few trees. If the proposed building were set back further from the pavement there would have been greater opportunity to soften the street scene with planting and hedging and possibly railings akin to those of Furness Lodge and the terraced properties further along. The opportunity to enhance the landscape setting of Furness Lodge has been

missed with only a small arrival court with a single tree separating it from the proposed New Court building and at the rear the courtyard area the proposed Furness Lodge extension is proposed to be hard landscaped. should increase the quantum of landscaping and improve the sites biodiversity and ecology. The proposal does little to preserve or enhance and hope that improvements are sought as a consequence.

- 6.18 The proposed extension to Furness Lodge seems appropriate in scale and massing to the existing building and service wing. The removal of the unsightly modern toilet block at the rear of Furness Lodge will be an enhancement and the provision of a lift will improve accessibility although it is of concern that this requires loss of original fabric within Furness Lodge.
- 6.19 Concerns about the need for a basement car park for 50 cars. given the desire to remove cars from the city centre in a sustainable location.

Police Designing Out Crime Officer

- 6.20 No objection. The area is considered to be low to medium crime risk. Informative proposed relating to security lighting, CCTV, door entry systems and mail delivery with an offer to meet with the applicant to discuss Secured by Design measures to assist with any Security Needs Assessment required to achieve Breeam Safety and Security credits.

Principal Sustainability Officer (Policy)

- 6.21 No Objection: A bespoke Sustainability Assessment process has been developed which references the BREEAM requirements. This approach is promoted by policy 28 and the overall approach to sustainable design and construction is supported. Conditions are suggested relating to the implementation of the renewable energy and sustainability strategy and to ensure water efficiency.

Accessibility Officer

- 6.22 No Objection: The Accessibility Officer commented that the Access Statement is very good. Suggestions were made within the comments about Blue Badge Parking; intercom connection in refuges for disabled people; powered doors; signage; seat

heights in a reception or outside areas; hoists to serve bedrooms and bathrooms in the accessible rooms; and a hearing loop for the student bar. [These have been included as an informative].

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.23 No Objection: The Sustainable Drainage Engineer considered that the details contained in the surface water drainage proposals are acceptable and suggested a condition to ensure the scheme is delivered and maintained as proposed.

Cambridgeshire County Council (Lead Local Flood Authority)

- 6.24 Holding objection. It has been proposed to restrict runoff rates to 3.6 l/s for a 1 in 1 year event, 6.8 l/s for a 1 in 30 year event and 9 l/s for a 1 in 100 year event plus a 40% allowance for climate change. This will provide a betterment from the brownfield situation of up to 98.2%. However, the greenfield runoff rate for the developable area of the site has not been provided. Require confirmation that greenfield run-off rates are not exceeded by the discharge from proposed development. To be updated at Committee.

Cambridgeshire County Council (Archaeology)

- 6.25 No Objection: Noted the Archaeological Assessment and advised that no further archaeological work would be necessary in relation to the development proposal.

Design and Conservation Panel (Meeting of 9th October 2019)

- 6.26 The applicant as part of the pre-application strategy presented pre-submission proposals that had been the subject of pre-application discussions with a number of officers to the D&CP. The conclusions of the Panel meeting were as follows:

“The Panel recognises that this design includes many excellent aspects. There was positive appreciation for individual elements, most notably the new South Court social hub and associated court. However, the analysis of the site context lacks

engagement with Parker's Piece, whereas the new buildings have real potential to present a new and interesting face of the college to the public realm. Instead they seem to be architecturally rather understated. The Panel recommends setting a higher target for the scheme's carbon reduction in line with the standards set by the University".

The full comments of the D&C Panel are attached at Appendix 1 to this report.

Disability Consultative Panel (Meeting of 25.2.2020)

6.27 No objection: The Panel welcomed a sensitive and thoughtful proposal. Made suggestions that in the detail of the landscaping handrails should be fitted within the ramped areas wherever practicable and for surface edges if cobbles are to be used, to use stones with a smooth surface and at the same grade as the surfacing. This would allow a wheelchair user to make an easy transition between differing surfaces. Noted that generous corridor widths and various routes of escape would be incorporated into a detailed Fire Evacuation Strategy and the need for any wheelchair users to be issued with a Personal Evacuation Plan. The Panel recommended the installation of pocket doors to bathrooms, to contribute to greater independence and welcomed the consideration being given to the acoustics of hard surfacing, as such environments can be challenging, particularly for the hearing impaired. The Panel welcomed the blue-badge parking provision. The Panel stressed the need for induction hearing loops in the communal areas as well as colour contrasts throughout the site. Seminar rooms should accommodate disabled lecturers as well as students.

Public Art Officer

6.28 No objection: Welcomes the submission of the Strategy and advised that most of the principles are supported. As the Strategy is further developed, the principles of singular commissions will need to be agreed with the Council. Concerned that all elements of the Strategy must demonstrate that there is public benefit and access. There is a strong commitment in the Strategy for public engagement with a budget for a public engagement programme which should be

increased. These comments have been forwarded to the applicant and any update will be reported to Committee

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

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations: 15 Shelly Garden, 80B York Street, 7A Parker Street, Novi 12 Regent Street and The Gardens Trust.

- 7.2 The representations can be summarised as follows:

Cycling and Pedestrian

- 7.3 The intensification of student activity will place increased pressure for cycling and walking to and from the site.
- 7.4 Park Terrace is one-way at this point, with an awkward and indirect connection around Parker's Piece in front of the pavilion. Inevitably students will cycle against the flow towards Regent Street. This manoeuvre has long needed to be legalised - this is one of the few streets left in Cambridge that is one-way for cars and cycles. As such it is a clear anomaly that can easily be addressed. There is clearly space to add a contraflow.
- 7.5 Suggest making Park Terrace two way for cycling with the changes to road layout suggested too. A zebra crossing at or near the Regent Street end would be most helpful for everyone.
- 7.6 At the Regent Street end, cycles should wait safely when buses are turning in. The applicant should be required to fund highway works which advertise and implement a TRO to provide contraflow cycling from the Park Terrace to Regent Street, with a join from Parker's Piece to the new contraflow.
- 7.7 The applicant should fund a continuous pedestrian pavement over the crossing point at the Regent Street end, because the pedestrian traffic is already very high here, and the

development will increase this. The lack of pedestrian priority here is very poor for such a high-footfall area.

(Officer Note: Officers have discussed the suggestions with the Highways Officer and they did not agree to the suggestions, the objector has re-affirmed the suggestion for a contraflow in any event. The issues are discussed in detail in the assessment).

Construction and Environmental Impact

- 7.8 Concerns about noise and dust from the site during the redevelopment adversely affecting business in Regents Street. Measures/conditions should be put in place to avoid this.
- 7.9 Concern that developing the site will lead to heavier traffic using the Parker Street entrance to Emmanuel College during construction and also possibly after the construction is completed. Vehicles entering Emmanuel College from Parker Street regularly block the traffic in both directions causing delays, pollution and noise for people living on the street. We would not want any increase in traffic entering the college from Parker Street during or after the period of construction.
- 7.10 During construction the pathways along Park Terrace should be kept clear of construction vehicles to enable local residents to use the street in comfort and safety.
- 7.11 Dust pollution from the site is another concern as it is within a residential area.

Parking

- 7.12 Parking in the area is at full capacity and very difficult for residents to get parking especially during term time. Is there going to be sufficient additional parking provided within Emmanuel college to accommodate the increased numbers of cars driven by additional staff and students?
- 7.13 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

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

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

Principle of Development

8.2 Policy 1 encourages development that will support and enhance an efficient, compact city form that is attractive, highly accessible and meets its needs now and in future: a city where the quality of life and place underpins economic success. The proposal is based on a masterplan-led approach that seeks a development to assist the College to accommodate a greater number of its students within the campus whilst meeting sustainability goals. The proposal does not seek to facilitate an increase in student numbers but aims to enable the College to enhance the experience for its students through greater control over the quality and long-term accommodation needs of its existing student cohort.

8.3 Policy 43 supports University development that:

- a. makes effective use of land, including a mix of uses on larger sites to meet the needs of the relevant institution, and
- b. takes reasonable opportunities to improve circulation for pedestrians and cyclists, together with public realm improvements, reductions in car parking provision and the introduction of active frontages at ground floor level.

- 8.4 The proximity of Furness Lodge and Park Street surface car park to Emmanuel College presents an opportunity to enhance the campus on adjacent land within the city centre.
- 8.5 Policy 43 supports mixed-use development to assist Cambridge's universities. The proposal seeks to replace the existing South Court building to provide a new social hub and informal workspace. Furness Lodge, which is currently vacant B1 floorspace, will be refurbished to provide a teaching hub and social/event space as part of the College campus.
- 8.6 The proposal is considered to meet the requirements of Policy 46 as the proposed 50 student bedrooms will contribute to the existing accommodation needs of the College, with no loss of market housing and with the potential for the privately rented accommodation currently occupied by students being released to serve the needs of the wider population.
- 8.7 Whilst the principle of the proposal accords with Policies 43 and 46, policy 41 contains a presumption against the loss of office floorspace throughout the City. The change of use of Furness Lodge from B1 to a mixture of supporting educational and social spaces for students would be contrary to this general policy direction. However, the loss of B1 floorspace is minimal (560 sqm) and it is being replaced with supporting ancillary educational and social student space that positively integrates with the other college uses being applied for. This represents a minor conflict of policy and in reading the Local Plan as a whole, it is clear that the application conforms entirely with other adopted policies, including providing significant heritage benefit in for long-term use for Furness Lodge and bringing about an enhancement to the character and appearance of the Conservation Area (which will be considered in the relevant section below). These are material considerations that weigh in favour of the principle of the proposal.
- 8.8 Overall, the principle of the mixed-use development in support of the University and need to improve the Emmanuel College educational offer accords with Cambridge Local Plan policies 1 and 43.

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

Context and layout

8.9 The application is supported by a detailed Design and Access Statement (DAS) and Planning Statement. The DAS identifies the detailed site analysis that was undertaken to formulate the proposals. The analysis examined the uses surrounding the site and the means by which the new proposals build on the structure and form of Old South Court and New South Court and how the proposed extension of Furness Lodge has been integrated both with the street scene and built form in Park Terrace and the student accommodation in particular the east court.

8.10 The Planning Statement identifies that the aim is to enable the College to provide for a better experience for its students and to have greater control on the quality and long-term accommodation needs of the existing student numbers.

8.11 The design concept of completing South Court and creating a new court by extending the established sequence and network of spaces to integrate the existing with the new is supported. The Urban Design team advised that:

“the proposal successfully mediates between the two different contexts of the public realm, Park Terrace context and the more private collegiate context within. The South Court Social Hub will connect both old and new spaces of Chapman’s Garden with the completed South Court. The arrangement of new buildings creates a variety of interconnected, intimately scaled courtyards of different character relating to activities within and sensitively repairs the street frontage of Park Terrace”.

8.12 The form of the development is broken up into four separate buildings which the Urban Design Team advises:

“creates a close grain fabric that allows the proposal to successfully manage the transition between the more domestic character of Park Terrace and the more urban, larger scale character towards the University Arms hotel” with the location and design of the new arrival court providing *“breathing space*

around Furness Lodge allowing it to continue to be read as a separate entity, and offering glimpsed views into the College.”

Movement and Access

- 8.13 The DAS looked at the accessibility of the current buildings the way these are experienced by students and other people using the site and how new development could build upon and improve legibility and movement. The proposed new arrival court is considered to provide a legible entrance for pedestrians and cyclists from Park Terrace connecting into the established network of the College’s routes and spaces via South Court and Library Court. This is considered to form a new positive space within the streetscape. The windows into the teaching rooms of Furness Lodge will animate the new arrival space and the tree planting and seating are considered to make a valuable contribution to the sense of place.
- 8.14 The existing basement and associated ramp of Janus House is proposed to be retained and utilised for secure cycle parking. Access for vehicles including deliveries is provided via a separate entrance to Camden Court and two vehicle lifts are integrated into the new Furness Lodge extension building to provide access to the new basement car park. The approach taken is considered to be integrated and innovative which places the importance of the built environment before that of the accommodation of motor vehicles.
- 8.15 Access has also been considered in the internal design of student accommodation to ensure that disabled students can fully integrate with the new facilities. Details of measures to ensure inclusivity of the proposal have been suggested in the comments of the Accessibility Officer including consideration of the parking facilities, entrance doors, the student bar and ensuring that there is a mixture of seating heights within communal areas.

Scale and massing

- 8.16 The DAS looked at the scale and massing of buildings on and in the vicinity of the site to inform the proposals. The new development ranges between 2-3 storeys to transition between the domestic character of Park Terrace and the more urban, larger forms to the south.

8.17 The tallest element of the scheme, at 3 storeys, is located adjacent to 1 Regent Street and opposite the University Arms Hotel. The height is appropriate to these existing buildings. Although it is taller than the adjacent Furness Lodge, an appreciable gap formed by the new landscape arrival court mitigates the impact such that it is not considered to be harmful. The viewpoints contained within the DAS illustrate that the proposal does not dominate existing buildings and will sit comfortably within its context. When viewed from the front of the site the scale of the eastern court of student accommodation is identified with Furness Lodge through the detail of the roofs of the student accommodation and the extension to Furness Lodge. The comments of CPPF in relation to the scale of the proposals are noted. However, it is considered that the design process has promoted a proposal that reflects the scale of buildings at the Regent Street end of Park Terrace and transitions towards Furness Lodge.

8.18 The Urban Design Team considers that the *“shape of gable ends is well considered within the overall composition, with pleasing proportions and sloping parapets providing a nod to Victorian pitched roofs”*. The 2 storey elements that form the Furness Lodge extension building have a stepped volume, with an attractive roofline, which *“cleverly reinterprets the scale and form of the existing mews buildings located behind Park Terrace”*.

8.19 The overall approach to scale and massing is supported.

Open Space and Landscape

8.20 The application was supported by a daylight and sunlight analysis which indicated that the external areas of the site would receive sufficient sunlight to enable planting to survive year round. The hard and soft landscaping details submitted are informed by this analysis. It is clear from the DAS and from the comments of the Urban Design Team that buildings have been specifically sited to form key spaces as an integral part of new development.

8.21 The green spaces within the landscaping strategy are intended to enhance the formal courtyard and less formal space such as the area outside the social hub /café in South Court. Trees are identified as an important feature within Emmanuel College

which link the green spaces over and through the built forms. Specimen trees are proposed to visually link courtyards and spaces. The landscape Masterplan identifies this linkage through tree planting in South Court around a water feature and seating, leading to more focused planting in New College Court. An integral part of the masterplan is utilising the existing material palette of Yorkstone and cobbles for primary routes and courts, with gravel and asphalt more prevalent in secondary routes. Yorkstone is therefore proposed for the access routes around South Court and Furness Lodge. The central area of South Court is proposed to have compacted gravel below the new tree canopy. The residential courtyard created between the four blocks of student accommodation is raised up on a plinth and is proposed to be paved in brick to coordinate with the building facades, with a tree in the centre. The full details of the hard and soft landscaping can be seen at section 6 in the DAS.

Elevations and Materials

- 8.22 The proposed elevations and choice of materials is referred to as part of the design process and is an element that is identified in detail within the comments of the Urban Design Team. The comments of the D&C Panel required greater emphasis to be given to the relationship of the buildings to the public realm. Fenestration was extended onto previously understated facades providing a relationship with the street, roof profiles were also revised and the main façade on Park Terrace, which previously had a vertical emphasis, now have a horizontal emphasis and is considered to provide a stronger reflection to the proportions and character of the terraced housing facing Parkers Piece. The CPPF is critical of the appearance of the proposals on the Park Terrace frontage. However, the appearance of the development is considered to relate well to the character of No.1 Regent Street and the University Arms Hotel and then transitions to the lower level Furness Lodge through the roofing detail of eastern building. Although the scheme submitted has not been considered again by the D&C Panel, the supporting comments from the Urban Design Team and Landscape Architect reflect that the changes have improved the scheme as required by the Panel. The overall approach to the design of the elevations is supported. In summary the elevations are considered to be *elegant, well-mannered and ordered with each façade adapted to respond to its context. Deep window reveals, chamfered brickwork and horizontal precast elements combine to create a*

highly modelled Park Terrace elevation, that references characteristics of nearby buildings. Layered facades are continued within the South Court elevations with sloping brickwork buttresses continuing the colonnaded character of the Old and New South Court. Inner facades express a more domestic scale and quality with a vertically ribbed brickwork pattern to reinforce the 3 storey setback. Entrances are clearly identifiable with textured brickwork to add visual richness and texture at key interaction points. The raised plinth of the proposed Park Terrace building helps to balance the need for natural surveillance of the street with privacy for students living within. Overall, there is an exceptional consideration to all scales of elevational details.

- 8.23 In the four blocks close to Park Terrace there is detailing in the brickwork that adds interest and the windows are recessed to give movement across the elevations. There are various existing boundaries to the site where it meets the street or other building curtilages, and the new proposals reflect this character. The accommodation block itself, along with a garden wall and metal gate and railings enclose the new court.
- 8.24 The proposed materials are supported and are clearly identified on the submitted planning elevations and detailed in the DAS. Typical façade planning drawings illustrate the highly modelled façades.
- 8.25 The application was supported by a Daylight and Sunlight Assessment which assessed the design and siting of the student accommodation to minimize the need for artificial lighting. The study concluded that the performance of the student accommodation is good overall and the support for the proposal within the comments of the Sustainability Officer is noted.
- 8.26 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60.

Heritage Considerations

- 8.27 The proposal is within the Central Conservation Area and includes extensions and an alteration to a Grade II listed building (Furness Lodge). The applicants Conservation Statement considers the following elements in and around the

site and identifies their relative significance in the context of the history and appearance of the conservation area and settings to Listed Buildings:

- *Furness Lodge has some significance with toilet block
Detracting*
- *Emmanuel College New Library has Some significance*
- *Camden House and Park Terrace Houses are of High
significance*
- *Emmanuel College South Court has Some significance
with Neutral elements*
- *Emmanuel College New South Court as a Neutral*
- *Emmanuel College Janus House as a Detracting element*
- *Car Park adjacent to Furness Lodge as Detracting
element in context of the Listed Building and
conservation area*
- *Car Park adjacent to South Court and New South Court –
Detracting*

8.28 The Council's Conservation Team agrees with the conclusions.

8.29 The scale design and massing of the proposed blocks of student accommodation are considered acceptable creating activity and natural surveillance along Park Terrace. The three storeys reflect the higher buildings in the street without dominating Furness Lodge. Views across Parker's Piece are not compromised by the development.

8.30 Views from Regent Street will alter with the construction. Current views along Park Terrace are of the side of 1 Regent Street, which is back of pavement edge, the wall and railings to the car park, and the side of Furness Lodge. It is considered that the removal of the tarmac surface and car parking area will be an enhancement to the conservation area with the new buildings creating activity and vitality in the local area. In the scheme part of the side view of Furness Lodge (Grade II) will be lost in views from the west but is not considered to be an important view of the building in the context of the conservation area. The appearance of the front elevation of the building will remain unchanged. The extension to the rear of Furness Lodge will be seen in partial views from the east and its form will match the existing rear wing of the building. The new development will be more associated with the Regent Street end of the street, alongside the scale of 1 Regent Street and the University Arms

Hotel, rather than the domestic scale properties of Camden House and Park Terrace itself.

- 8.31 The extension to the service wing of Furness Lodge will wrap around the new social court and will provide access to the underground car park and additional practice and social spaces for the college. Provided that the materials are appropriate to this location, it is considered that these new extensions will not cause harm to the setting of the listed building. Following the refurbishment works, Furness Lodge will provide good quality education and recreation facilities for the College, that will give a purpose to the building which will be suited to the context. It is considered that the benefits derived in terms of the refurbishment and long-term use and maintenance of the listed building outweigh the loss of the B1 floorspace, in this instance. (The detailed works proposed to Furness Lodge are part of a separate Listed Building Consent proposal 19/1652/LBC)
- 8.32 The proposed works to South Court are considered to improve the setting of the surrounding modern buildings. The removal of the car parking in South Court will soften the character and appearance of this part of the College and will enable the users of the Social Hub to spill into the courtyard. The alterations to the South Court Social Hub itself will improve accessibility and will create a link between the historic centre of the College and the more modern buildings and courts.
- 8.33 It is considered that the new vehicular access to the site will be an improvement to the conservation area with the relocation of the current car parking enabling the site to be make a greater contribution to the conservation area with parking to be relocated underground. The new car lift will be accessed via an in and out system through Camden Court and out via the roadway between Camden House and no. 1 Park Terrace.

The consideration of Harm to Heritage Assets

- 8.34 The proposal is within the Cambridge historic core Conservation Area. The redevelopment of the car park and the general improvement to the street scene through the new development is considered not to cause harm to the conservation area, rather, as suggested above, it is considered to produce an enhancement to the appearance of this part of the conservation area. Having regard to the applicant's heritage assessment the

proposal would replace the car park adjacent to Furness Lodge and remove views of Janus House, New South Court and the car parking area which are considered to be detracting or neutral elements. The Constraints Plan and Tree Survey provided by the applicant identify that no trees in the vicinity of Furness Lodge would be removed as part of the proposals. The landscaping proposals referred to elsewhere propose additional tree planting within the site which is considered to offer a potential enhancement to the conservation area.

Consideration of Harm to the setting of Furness Lodge.

- 8.35 The proposal is considered to result in less than substantial harm to the setting and significance of Furness Lodge. This conclusion is based on the loss of views of the listed building when viewed from the south-west (Regent Street). In views from Parker Street direction to the east the extension to Furness Lodge would appear to be in keeping with the existing service wing and as such no harm is considered to arise to Furness Lodge or Camden House. There would be no public views of the rear extension from the south-west. Once within the site the appreciation of the original part of the listed building and the extension on the west side would be apparent from the use of materials that would differentiate the proposed from the retained part of the building. In terms of the applicant's Conservation assessment the elements that make a positive contribution to the appearance and history of Furness Lodge and its setting such as Camden House and Park Terrace and the views of Furness Lodge itself will be retained.
- 8.36 Having regard to Paragraph 196 of the NPPF, it is considered that the enhanced appearance of this part of the conservation area, together with Furness Lodge having a long-term beneficial use as part of Emmanuel College would amount to public benefits that would outweigh the less than substantial harm to the Listed Building and its setting. The Conservation Team considered that the proposal is acceptable to the historic built environment. As such the proposal is considered to accord with Local Plan policies 55, 57 and 61 and the NPPF.

Renewable Energy - Carbon reduction and sustainable design

8.37 A bespoke Sustainability Assessment process has been developed by the applicant, referencing the BREEAM requirements where appropriate which is in accordance with policy 28 of the Cambridge Local Plan. This approach is supported as the proposed development includes a mix of new build elements and the reuse of existing heritage assets. The proposals, in relation to energy and carbon dioxide emissions, exceed the requirements of BREEAM excellent.

8.38 Two options for energy are proposed:

- Option 1: Subject to further ground investigations, the use of a closed loop ground source heat pump for heating and cooling with Combined Heat and Power for domestic hot water and electricity and provision of photovoltaic panels on the existing South Court Roof. This approach would lead to a 50% reduction in emissions compared to a Part L notional building and would achieve 8 BREEAM credits for energy;
- Option 2: this has been developed if the use of the ground source heat pump is not be feasible. It focusses on the use of Combined Heat and Power for domestic hot water and electricity and provision of photovoltaic panels on the existing South Court Roof. This would deliver a 20% reduction in emissions compared to a Part L notional building and would achieve 6 BREEAM credits for energy.

Both of these approaches are supported by the Council's Sustainability Officer, as both exceed the carbon reduction requirements of policy 28.

8.39 Other measures integrated into the design of the proposals include:

- The use of rainwater harvesting for irrigation and toilet flushing within the events space. Water efficiency measures are predicted to achieve a 40% reduction in water use (equivalent to 3 BREEAM credits).
- Natural ventilation and exposed concrete soffits to provide passive cooling. In relation to the assessment of overheating, the scheme has been modelled using TM52 utilising the median

likelihood future climate scenarios to 2080, an approach that is welcomed.

- A commitment to aftercare and post occupancy evaluation for 36 months post construction.

8.40 The Council's Sustainability Officer considers that the strategy will achieve acceptable levels of renewable energy use. The proposal is considered to have addressed the issue of sustainability and renewable energy and consequently the proposal is in accordance with Cambridge Local Plan (2018) policies 28 and 29 and the Sustainable Design and Construction SPD 2020.

Integrated water management and flood risk

8.41 The site is located in Flood Zone 1 and is at low risk of fluvial and tidal flooding. The Flood Risk Assessment that accompanied the application concluded that flood risk from overland flow is considered to be medium risk due to the underlying soil properties and adjacent land use. However, *"the local topology of the site, and the incorporation of a strict maintenance regime for drainage systems, enables this risk to be reduced to low"*.

8.42 The proposals enable foul water generated from the scheme to connect into a private gravity-based drainage system before discharging into the Anglian Water foul water sewer on Park Street.

8.43 The surface water drainage from the building will discharge into the Anglian Water sewer on St Andrew's Street. The scheme is able to achieve lower rates of surface water peak flow discharge through green roofs, rainwater harvesting, vegetated planters, permeable paving and below ground storage assist in reducing downstream flood risk.

8.44 The proposed surface water drainage system, which has been agreed by the Sustainable Drainage Engineer (SDE), will be capable of managing runoff from all rainfall events including the 1 in 100-year storm event with a 40% allowance for climate change. The maintenance regime for the scheme is subject to a condition requested by the SDE to ensure the control structures and attenuation storage systems operate as modelled. The existing site is predominantly hard surfacing and the comments

from the LLFA acknowledge that the scheme provides overall significant betterment of surface water run off rates.

- 8.45 The proposals have indicated a suitable surface water drainage strategy that address the issues of water management and flood risk in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Light pollution, air quality, noise, vibration, and dust

- 8.46 The issues of air quality, light pollution, noise vibration and dust have been raised in the responses from Environmental Health officers. The responses did not object to the proposal under any of these criteria. The responses concluded that the issues could be satisfactorily addressed through conditions which amongst other matters will require for electric vehicle charging points, the use of low NOx boilers, an assessment of artificial light pollution, an assessment of plan noise and control of dust during construction. In addition controls over construction hours, deliveries and movement of material from the site are intended to ensure that the amenity of residents and business occupiers in the vicinity of the site are not harmed. As such, subject to the recommended conditions, the applicants have suitably addressed the issues of light pollution, air quality, noise, vibration, and dust, and the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Inclusive Access

- 8.47 The application has considered the access needs of all users of the expanded facilities. The student accommodation, teaching areas, social hub, external areas, parking have incorporated features which seek to ensure inclusivity. The comments from the Accessibility Officer are supportive of this aspect of the proposal.
- 8.48 The proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57.

Public Art

- 8.49 The applicant submitted a Public Art Strategy which proposes a public art programme supported by a public engagement programme and emphasising public accessibility and the

commissioning of artwork. The strategy was welcomed by the Public Art Officer, albeit with concerns that the public art must be accessible and that the funding of the public engagement programme is adequate. A condition to ensure that the Public Art Strategy is delivered is proposed.

- 8.50 The proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010.

Amenity Issues

Impact on amenity of neighbouring occupiers

- 8.51 The site has office space to the west at 1 Regent Street, the University Arms Hotel to the south and will join the existing campus to the north and east. The proposed uses of student accommodation, entertainment and teaching space are compatible with the existing activity within the campus. Given that there are no uses nearby that would not be compatible with the general commercial and mixed-use nature of uses surrounding the site, there is no principal amenity objection to the proposal in terms of impact on surrounding uses.
- 8.52 The student bar and event space which is within and outside the Furness Lodge extension, is enclosed within the site and the active area and entrance doors face towards the student accommodation in the New College Court East building. The level of noise from the bar and event space, will require control of opening hours to ensure that activity does not impact outside the site. The student accommodation with the east court building would be on the western side with a corridor between stairs, kitchenette and rooms in the elevation facing the event space. This is considered to offer practical separation potential noise source with the external wall corridor and internal doors in the space between the student room and the event space. The comments and advice from the Environmental Health Team require a Noise Management Plan and details of a noise insulation scheme for the student accommodation to be submitted and agreed prior to the development of the blocks of student accommodation.
- 8.53 The application has been supported by a daylight assessment of the student bedrooms proposed. The assessment was based on a sample of the proposed accommodation in all four

proposed buildings. The assessment took account of shadowing from the surrounding buildings. The conclusion of that work is that all student bedrooms will achieve an average level of daylight above minimum requirements. The comments of the Environmental Health Team support the proposal but require that the details of the artificial lighting scheme for the development to be submitted, assessed and agreed prior to the lighting being installed.

Construction activities

- 8.54 Concerns have been raised in representations about noise and air pollution during the construction phase. This issue has also been addressed in the comments from the Environmental Health Team where the comments required conditions that address air born dust pollution, time limiting working hours, the timing of site deliveries and removal of materials from the site. These conditions together with the contaminated land conditions are considered to be sufficient to control construction noise, construction related traffic noise and air pollution arising from the proposed works.
- 8.55 It is considered that with the suite of conditions identified above, the proposal both during the construction phase and once in use will adequately respect the amenity of its neighbours and the constraints of the site. As such it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Refuse Arrangements

- 8.56 Refuse collection along Park Terrace is currently kerb side. The proposed refuse storage point will be located within the site, in the immediate vicinity of Park Terrace enabling drag distances to be minimal. Refuse collection will take place outside the morning and evening peak hours (08:00 to 09:00 and 17:00 to 18:00) and will be on-street with waste containers being within the acceptable collection distance of 10m (RECAP Waste Management Design Guide Supplementary Planning Document).
- 8.57 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.58 The Highways Authority raised no concerns over Highway Safety other than during the construction phase where control over vehicles coming to the area are required to be subject to a Traffic Management Plan with control on the timing of construction vehicles delivering to or removing materials from the site.
- 8.59 As such subject to the inclusion of the Traffic Management Plan condition and time limits on the activities of construction traffic, the proposal is considered to be compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.60 The site currently provides for 60 car parking spaces across the Campus and the Park Terrace car park. The service level car parking will be removed, with 50 car parking spaces provided in the basement of the accommodation block. As such there will be a loss of 10 car parking spaces. The new parking area will be accessed and egressed directly from Park Terrace via a one-way system through Camden Court. The applicant advises that the amended layout and access system will remove a large number of vehicle-pedestrian/cycle interactions providing a safer space for users. The parking area is accessed via two car lifts. To avoid queueing onto Park Terrace, a waiting area has been provided to accommodate up to three cars.
- 8.61 The site currently provides for 51 cycle parking spaces. It is proposed to remove all surface level cycle parking and locate cycle parking within the basement of Janus House. 104 spaces will be provided in the basement which will be accessed via the existing vehicle ramp. The applicant advises that the benefits of the provision: secure and covered cycle parking; room to cater for cycles with trailers; and the access ramp is wide enough to accommodate multiple cycles passing at any time.
- 8.62 Concerns have been raised in representations about parking on Park Street, however the area is in a controlled parking zone which restricts unauthorized parking in the area and as such any transgression will be subject to appropriate action. The construction phase will be subject to separate control which will aim to minimise disruption to local residents parking, through

agreeing locations and timings of deliveries and collections to and from the site.

- 8.63 Having regard to the provision of on-site parking and cycle parking and the comments of the Highway Authority, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Biodiversity and Ecology

- 8.64 This application is accompanied by a biodiversity strategy which provides details of the recommended enhancements to deliver a biodiversity net gain at the site. The strategy seeks to contribute towards a 143% net gain in biodiversity. To achieve the net gain proposals suggested include: Green roofs on the accommodation block and South Court redevelopment; Bird/bat boxes throughout the site; native hedgerows in the new courtyard; and ecologically beneficial lighting. A Planning condition is proposed to ensure that biodiversity net gain is delivered through the development.

Third Party Representations

- 8.65 The issue raised with regard to contributions towards highway works involving contra-flow and a zebra crossing is not supported by the County Council which has not identified any issues arising from the proposal that would require addressing by way of a developer contribution. The development itself does not generate the need for such a scheme. The third party representation identified that the existing situation does not meet the standards of cycling elsewhere in the City Centre and that there is currently a high level of pedestrian movement over the crossing point at Regent's Street.
- 8.66 The Highway Authority commented on this suggestion as follows:

"TRICS has been used to understand the distribution of the student trips across the day. The results show that the proposal may generate a total of 12 and 17 total person two-way trips during the AM and PM peaks respectively. These trips will be made by cycle or on foot. Given the low levels of trips generated by the site the suggested mitigation measure would

within the context of planning guidance be difficult to justify, the following gives the basic rationale of why:

There is already a segregated cycle route on the footway to the eastern side of Park Terrace, which allows cyclists to use the street in a contra flow manner with no conflict with motor vehicles (and given its segregated nature, there should be limited conflict with pedestrians as well).

In terms of installing a zebra crossing over Park Terrace I would question where the students would be going and how many of them will want to cross to the pavilion. From my experience Park Terrace is not that heavily used, so the level of conflict between pedestrians and vehicles is correspondingly quite low.

The installation of a level pedestrian access across Park Street at the junction with Regent Street, would potentially make it difficult for buses to turn and while there are four to five buses an hour, the level of car movements are quite low, and again how many students will want to cross over this road? I would suggest that the main draw will be into the City Centre, though a few may wish to access Darwin College.

Taking all the above into consideration the Highway Authority would not be in a position to support the proposed changes to Park Terrace as suggested by the objectors to the scheme”.

- 8.67 As such, as there has been no request from the Highways Authority for off-site contributions and both the Highway Authority and the representations identify an existing situation which the Highways Authority considers works acceptably given the levels of pedestrian and cycle traffic in the area. Having regard to the guidance on planning conditions and developer contributions it would not be appropriate to require the applicant to address this issue through funding of off-site highway works.

9.0 CONCLUSION

- 9.1 The proposal seeks to provide an enhancement to the College's facilities, the character and appearance of the conservation area and provide a long-term use to secure the continued contribution of Furness Lodge to the heritage of the city. The proposal will achieve a good level of sustainability through carbon reduction and green infrastructure as well as biodiversity

enhancements. The applicant undertook pre-application discussions with Officers and the Design and Conservation Panel prior to submitting a scheme that was shaped through that process. It is considered that the scheme is of sufficient quality to achieve an enhancement to the conservation area with no harm to setting or historic importance of any Listed Building through the design of the scheme submitted and through use of appropriate conditions

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of all the materials to be used in the construction of the external surfaces of buildings, which includes external features such as windows, cills, mullions and surrounds, doors and entrances; porches and projecting canopies; roof cladding; external metal work, balustrades, rain water goods, edge junction and coping details shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details.

Large scale 'mock up' sample panels (minimum of 1.5m x1.5m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing shall be agreed in writing with the local planning authority.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development

Reason: In the interests of the visual amenity of the Conservation Area, to ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Cambridge Local Plan 2018 policies 55 57 and 61).

4. Prior to the commencement of the development (or phase of) the following shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors
 - (b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

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

5. Implementation of remediation.

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

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

6. Completion report:

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

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

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

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

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

7. Material Management Plan:

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

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

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

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

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

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

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

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

8. Unexpected Contamination:

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

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

9. No demolition or construction works shall commence on site until a traffic management plan (TMP) has been agreed in writing with the Planning Authority. The principal areas of concern that should be addressed are:

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

Reason: in the interests of highway safety

10. All deliveries of materials or any removal of waste shall be constrained to the hours of 09.30hrs-15.30hrs seven days a week

Reason: In the interests of highway safety and to protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

11. No building hereby permitted shall be occupied until the surface water drainage scheme for the site has been completed in accordance with the submitted details. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for the lifetime of the development.

Reason: To prevent the risk of environmental and amenity issues arising from flooding and to ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

12. Prior to commencement of the development, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours.

- d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority in advance.
- e) Soil Management Strategy.
- f) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
- g) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- h) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009.
- i) Maximum vibration levels.
- j) Dust management and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - supplementary planning guidance 2014
- k) Prohibition of the burning of waste on site during demolition/construction.
- l) Site lighting.
- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- n) Screening and hoarding details.
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- q) External safety and information signing and notices.
- r) Consideration of sensitive receptors.
- s) Prior notice and agreement procedures for works outside agreed limits.
- t) Complaints procedures, including complaints response procedures.
- u) Membership of the Considerate Contractors Scheme.

Reason: To protect the amenity of the adjoining properties.
Cambridge Local Plan 2018 policies 34, 35 and 36

13. Prior to the installation of any exterior lighting to the development hereby approved an Artificial Light Impact Assessment (ALIA) shall be submitted to the Local Planning Authority and approved in writing. The ALIA shall include details of any artificial lighting of the site. An artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To ensure that light spill from the site is not harmful to the amenity of any residential occupant on and in the vicinity of the development. (Cambridge Local Plan Policy 34)

14. 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 ≤ 540 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 the system meets the following emissions standards for various engines types shall be submitted for approval in writing by the Local Planning Authority:

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

The details shall include a manufacturers 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 maintained and retained 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).

15. Prior to the installation of any electrical services, an electric vehicle charge point scheme demonstrating the provision of allocated car parking spaces for exclusive use by electric vehicles with dedicated electric vehicle charging, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 1. Five slow electric vehicle charge points with a minimum power rating output of 7kW
 2. The electric vehicle charge point parking spaces to be exclusively reserved for electric vehicle charging.
 3. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded

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

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

16. Within a period of 9 months from the commencement of development a Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the Local Planning Authority. The PADP shall include a timetable for the delivery of the public art together with the following:
- a) Details of the public art and artist commission;
 - b) Details of how the public art will be delivered, including a timetable for delivery;
 - c) Details of the location of the proposed public art on the application site;
 - d) The proposed consultation to be undertaken;
 - e) Details of how the public art will be maintained;
 - f) How the public art would be decommissioned if not permanent;
 - g) How repairs would be carried out;
 - h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

17. 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)

18. Prior to the commencement of installation of any roof mounted equipment, full details of all roof top plant and solar panels and/or photovoltaic cells, including type, dimensions, materials, location, fixing, etc. 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 avoid harm to the special interest of the conservation area and to ensure that the external appearance of the buildings is maintained throughout the development (Cambridge Local Plan 2018 policies 55, 57 and 61).

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

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

20. No rainwater goods shall be installed until full details of the means of rainwater collection and disposal have been submitted to and approved in writing by the Local Planning Authority. Rainwater goods shall thereafter be installed only in accordance with the approved details. Discharge of this condition may require the submission of materials samples as well as large-scale drawings.

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

21. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. Landscape works shall thereafter be constructed only in accordance with the approved details.

Reason: In the interests of visual amenity, to ensure that suitable hard and soft landscape is provided as part of the development and to avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018; Policies 55, 57, 59 and 61)

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

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

23. Prior to commencement of any of the following items large scale drawings of iron/steel railings, railing finials, backstays, dog bars, horizontal cross-members, gates, gateposts, gate piers, means of fixing into wall copings/ground/paving, attachments to buildings, junctions between panels of railings, shall be submitted to and approved in writing by the Local Planning Authority and the details approved shall thereafter be implemented.

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

24. Basement event space, college bar and music practice rooms - noise assessment and insulation.

Prior to the first use of the basement event space, college bar and music practice rooms, a noise impact assessment of the basement event space, college bar and music practice rooms use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme and other noise control measures as appropriate, shall be submitted to the Local Planning Authority and approved in writing. The details submitted shall demonstrate that the level of noise emanating from the basement event space, college bar and music practice rooms and associated internal and external spaces is minimised having regard to but not exhaustively the following:

- o Nature / type of uses and events to be held;
- o Hours of operation;
- o Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- o Acoustic performance of the building fabric, glazing, openings and ventilation systems;
- o Details of an adequate alternative ventilation system shall be provided to ensure external doors and windows remain closed during the playing of music.
- o Premises entrances / exits and any associated external spaces and patron noise;

o Details of a cut-out device fitted to external entrance / exit doors shall be provided, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the said uses hereby permitted are commenced and shall be retained thereafter.

Reason: In the interests of the protecting the amenity of residents on and in the vicinity of the site from harm caused by the level of noise emanating from the basement event space, college bar and music practice rooms and associated internal and external spaces (Cambridge Local Plan 2018 Policy 35)

25. Prior to the installation of plant, a scheme for the insulation of the plant that minimises the level of noise emanating from the said plant to 48.1dBA as detailed in the submitted and approved Noise Report, or less, shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To ensure that the amenity of residents on and in the vicinity of the site is protected from potential harmful noise emanating from plant within the development. (Cambridge Local Plan Policy 35)

26. 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.

27. 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)

28. 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)

29. Prior to the commencement of the hard and soft landscaping works a scheme of biodiversity and ecological enhancement in accordance with the information within the MKA Biodiversity strategy submitted in support of the application shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason - To enhance ecological interests in accordance with Policies 57 and 59 of the Cambridge Local Plan 2018.

Greater Cambridge Sustainable Design and Construction SPD
INFORMATIVE

To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

- 6: Requirements for Specific Lighting Schemes
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution

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

INFORMATIVE: Artificial Light Impact Assessment

A common software assessment technique for an ALIA is "The outdoor site lighting performance method (OSP)". This software provides a transparent "shoebox" surrounding the development. It has vertical sides at the boundary and a flat 'ceiling' 10 m above the highest mounted luminaire in the installation or the highest point of the property illuminated. By identifying the location and magnitude of the maximum illuminances on the vertical surfaces of the shoebox, the potential for light trespass can be established.

INFORMATIVE: The Council has produced a guidance document to provide information to developers on how to deal with air quality and air pollution issues. The document, 'Developers Guide to Air Quality in Cambridge' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/air-quality-guide-for-developers>. Hard copies can also be provided upon request.

INFORMATIVE: If there are 50 car parking spaces there should be 3 marked for Blue Badge Parking.

The refuges for disabled people must have an intercom connection with an audio coupler to aid those using hearing aids and tactile buttons.

Double doors will need to be powered or be asymmetrical with one leaf being at least 850mm and having an opening force of less than 20N.

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

Where more than one seat is to be installed in a reception or outside area, a variety of seat heights should be provided, with at least one each with a seat height of 380 mm, 480 mm and 580 mm from ground level. Where only one seat is installed, the seat height should be between 450 mm and 480 mm, and the seat should have both back support and arm rests. Some seating without arms and space within the seating so that a wheelchair user can sit alongside and facing the same direction as others who are waiting.

Thought should be given to how hoists can be fitted to serve bedrooms and bathrooms in the accessible rooms.

Student bar should have a dropped section of counter and hearing loop.

INFORMATIVES

(1) **INFORMATIVE** - 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.

(2) **INFORMATIVE** - 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.

(3) **INFORMATIVE** - 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.

(4) **INFORMATIVE** - 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. (5)

INFORMATIVE: 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.

INFORMATIVE:

BEFORE carrying out any work you must:

Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.

Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.

Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>

In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDAE89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3CD607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid and Cadent websites.

INFORMATIVE: Designing out crime.

In the operation of the scheme the following issues should be considered

- o External Lighting Plan - to include pedestrian, cycle and vehicle access and routes through the site.

- o CCTV proposals
- o What access control and door entry system will be adopted for the students, fellows, staff and visitors, including the basement car/cycle parks
- o Proposed method of mail delivery.

INFORMATIVE: Lead Local Flood Authority advised:

Green Roofs

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

Pollution Control

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

INFORMATIVE

No demolition or construction works shall commence on site until a condition survey of the existing adopted public highway along Park Terrace has been undertaken by the developer (preferably in connexion with the Local Highway Officer), to ascertain the condition of the existing highway and to enable a fair proportion of any repairs that may be required due to the construction traffic that will be required as part of the development.

**Cambridge City Council
Design & Conservation Panel**

Notes of the meeting Wednesday 9th October 2019

Attendees:

Di Haigh	RIBA (Chair)
David Grech	formerly Historic England, co-opted member
Russell Davies	RTPI
Ian Steen	Retired architect, co-opted member
Zoe Skelding	RIBA
Robert Myers	Landscape Institute

Apologies:

Stacey Weiser	Cambridge PPF
Tony Nix	RICS

Officers:

Mairead O'Sullivan	Shared Planning Service
Jonathan Brookes	Shared Planning Service
Lewis Tomlinson	Shared Planning Service

Presenters:

Gavin Henderson	Stanton Williams Architects
Kaori Ohsugi	Stanton Williams Architects
Tom Matheou	Bidwells
Sophie Tomblason	BHSLA
Mike Gross	Emmanuel College
David Hawkins	Skelly and Couch

Observers:

Martin Smart	Cambridge City Councillor
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1. Presentation – New South Court, Emmanuel College, 1 Park Terrace, Cambridge

The pre-application proposal for redevelopment to provide student accommodation and teaching hub, with associated landscaping, basement car parking and other works.

The Panel's comments were as follows:

Environmental sustainability

The scheme's sustainability strategy includes many admirable elements, including the commitment to create flexible designs that enable future flexibility in patterns of use. However, the Panel suggested that aspirations for increased carbon reduction should be a major driver for the scheme. Cambridge University has recently committed to a 75% decrease on its 2015 carbon emissions by 2030 and to 100% reduction by 2048. This project has the opportunity to support that by exploring key design moves to manage the building's carbon impact. For a scheme emerging at this moment, the strategic focus should be on low carbon building management, as well as the detailed assessment of energy requirements and environmental impacts.

Character of spaces

The analysis of the site suggests that it is located at a meeting point of the more formal collegiate spaces and the domestic, informal character of the adjacent mews and back gardens. The treatment of the new social centre and courtyard to allow flexible settings for socialising and study, both internal and external, was felt to be very appropriate. The attention to quality of light and views into and through the building from Chapman's Garden will create an ambience appropriate to its use.

The domestic character of the back gardens of both Furness Lodge and the Park Terrace mews do not seem to have been carried through into the design, other than in the massing of the Furness Lodge extension. The Panel was disappointed that their distinct character was not reflected in the scheme.

Landscape

While supportive of the proposals for South Court, the Panel were less convinced by the landscaping of New Court. Envisaged as a raised reflective space to be viewed from the surrounding rooms, the preponderance of hard surfacing and single focus of the central tree could create an austere space. This might feel more corporate than the proposed aspiration for a meeting point of the formal and domestic worlds would suggest. The Panel wondered whether this space might become greener, maximising planting. An increase in planting moving south through South Court would also be welcomed and would fit well with the landscape strategy of creating continuity in the planting to run through the different characters of the college courts. Consideration of rain gardens and surface SUDs, in combination with the planned water attenuation tanks, could help with

this, while continuing the themes of water and planting present in other spaces within the college.

Utility and accessibility

The Panel expressed some concern regarding the peripheral location of the social hub and the new College bar, both located some distance from the Porter's Lodge and other college facilities. They were reassured that feedback that had been obtained from current students and studies made of existing college social spaces. Potential access difficulties for wheelchair users were highlighted. Whilst the changes in level enabling increased level access is a positive benefit, the route into the hub from Chapman's Garden is quite indirect and involves going through a back door. The Panel suggested that more direct ramped access routes for all should be an aspiration for the design.

Response to context of Parker's Piece

The site occupies a critical location which negotiates not only between college buildings of different character, but also sits alongside the prime view of Park Terrace from Parker's Piece. The corner of the proposed New Court is highly visible at the east end of the buildings that frame Parker's Piece. Its significance for views from this major public space, as part of the rhythm along Park Terrace, cannot be underestimated. The Panel was disappointed by the apparent lack of architectural cues taken from this outstanding sequence of terraced houses and villas, given their significance in the City. None of the key features, such as their repetitive rhythm, the setback from the street, the vertical stratification of the elevations, seems to have been taken into consideration as a creative starting point for the elevations of this new element.

Contribution to streetscape

This scheme brings the rare opportunity for the college to place a brand-new building facing onto a street frontage. The Panel felt that the proposed Park Terrace elevation gives little to the street, with a blank wall right up to the pavement. The primary vehicle entrance and a significant pedestrian entrance to Emmanuel College are also located here, but hardly celebrated. The Panel would hope to see this street view enlivened by additional street trees, as further along Park Terrace - or perhaps by a special detail akin to the sundial at Pembroke College on Tennis Court Road.

New Court massing

The Panel were unconvinced by the Park Terrace face of New Court. It felt that the proposed architectural expression of textured brickwork, though well mannered, is becoming rather conventional. The massing of the building feels unconvincing with the bin store on the west corner and a weak, but prominent, gable end to the east. The decision to double-stack the rooms in the block on the street side, results in the majority of windows facing the tall, overshadowing elevation of the hotel. Though the Panel recognised the mitigation in place for this in the window design, they questioned whether a more successful site plan could not be found. Allowing more student rooms to face into the courtyard, for example, could make better use of the views and light.

Furness Lodge

The decision to build right up to the pavement edge also blocks the view of Furness Lodge when approached from the west, along Park Terrace. The small walled ventilation area does little to reflect this Grade II Listed building's garden set back from the pavement. Though the scheme improves the villa by removing the toilet block extension and installing a lift for accessibility, the scheme could do more to highlight the positive aspects of what has been a somewhat mistreated building.

Conclusion:

The Panel recognises that this design includes many excellent aspects. There was positive appreciation for individual elements, most notably the new South Court social hub and associated court. However, the analysis of the site context lacks engagement with Parker's Piece, whereas the new buildings have real potential to present a new and interesting face of the college to the public realm. Instead they seem to be architecturally rather understated. The Panel recommends setting a higher target for the scheme's carbon reduction in line with the standards set by the University.

VERDICT – GREEN (1), AMBER (4), RED (1)

2. Notes of the last meeting – Wednesday 11th September 2019

Notes agreed.

3. Any Other Business

4. Date of next meeting – Wednesday 13th November 2019

Reminder

CABE 'traffic light' definitions:

GREEN: a good scheme, or one that is acceptable subject to minor improvements

AMBER: in need of *significant* improvements to make it acceptable, but not a matter of starting from scratch

RED: the scheme is fundamentally flawed and a fresh start is needed.

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Application Number	19/1756/FUL	Agenda Item	
Date Received	20th December 2019	Officer	Ganesh Gnanamoorthy
Target Date	20th March 2020		
Ward	Histon & Impington		
Site	The Meadows Community Centre 1 St Catharines Road		
Proposal	Erection of new community hub and 22 council rented affordable dwellings, car parking, replacement multi use games area, new vehicular access off Arbury Road and enhancements to the recreation ground and installation of substation (as part of wider proposal for the full Meadows site seeking permission for the demolition of existing community centre and the erection of a new community hub, 78 affordable dwellings, car parking, a replacement multi use games area, new play equipment, the creation of new vehicular accesses on to Arbury Road, Daisy Close and St Catharines Road, the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land re-profiling).		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would increase the amount of affordable housing in a sustainable location to help meet an identified demand within the local area; - The proposed development would provide a high quality development that would not have any significant adverse impact on the residential amenity of the neighbouring
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	<p>occupiers;</p> <ul style="list-style-type: none"> - The design and scale of the proposed development responds positively to the surrounding built form; - The proposal would provide a new BREEAM excellent rated purpose-built community facility
RECOMMENDATION	APPROVAL

0.0 BACKGROUND

0.1 This is a Regulation 3 planning application that has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership. The purpose of the partnership is to deliver 500 net new council rented homes using mainly council owned sites/assets. The City Council has received £70 million support from central government as part of the Devolution Deal to help achieve this target. The development proposed at this site (in its entirety) includes 78 new council rented homes. This equates to 15.60% of the 500 home target.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is an irregular shaped plot of land, and occupies approximately 2.16 hectares in area.

1.2 The site comprises the Meadows Community Centre and the St Albans Road Recreation Ground. The site is bound by St Catharine's Road and Arbury Road to the north, St Albans Road to the east, Daisy Close and a property fronting St Albans Road to the south, and Daisy Close to the west.

1.3 The site comprises a community centre with dedicated outdoor area and car parking, trees, large sections of grass incorporating a football pitch area, pathways, and play equipment.

1.4 The site is split north to south with respect of administrative boundaries. The western section of the site falls the jurisdiction of South Cambridgeshire District Council (SCDC), and the

eastern section falls within Cambridge City Council. This report is written for the proportion of development that falls within the remit of Cambridge City Council. A parallel separate planning application has been submitted for that part of the site which lies within the SCDC boundary with a separate report being compiled for it that is scheduled to be considered by the SCDC Planning Committee on 22 July. It is worthy of note that this report will address, in areas, the scheme in its entirety, and relevant pieces of information relating to the wider site will be commented on where appropriate. The representations listed are a complete list of responses regardless of which jurisdiction their address falls within.

- 1.5 The site falls within the Arbury Ward, is not located within a conservation area although is designated in the Cambridge City Local Plan as 'Protected Open Space'. No such restriction exists on the South Cambridgeshire District Council part of the site.

2.0 THE PROPOSAL

- 2.1 This application proposes, within the City Council's boundaries, the erection of new community hub and 22 council rented affordable dwellings, car parking, replacement multi use games area, new vehicular access off Arbury Road and enhancements to the recreation ground and installation of a substation.
- 2.2 As mentioned earlier, the scheme spans across the jurisdiction of two Local Authorities. The development cumulatively seeks permission for the demolition of the existing community centre and the erection of a new community hub, 78 affordable dwellings, car parking, a replacement multi use games area, new play equipment, the creation of new vehicular accesses on to Arbury Road, Daisy Close and St Catharine's Road, the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land re-profiling).
- 2.3 The residential accommodation within the City boundaries would be located within a single block of flats of six storeys in height (Block C). 12x 1bed, 2person flats and 10x 2bed, 4 person flats would be provided within this block.

- 2.4 The community centre (Block D) would be a part 2, part 3 storey building. The taller element would feature a double height hall internally.
- 2.5 The proposal also includes works to the existing open space, provision of a replacement Multi-Use Games Area (MUGA), improved drainage to the football pitch area, and a new vehicular access off Arbury Road.
- 2.6 It is worthy of note that the scheme has been through an extensive pre-application process with officers.
- 2.7 The proposal has been amended since submission to take on board comments and concerns from statutory consultees as well as feedback received from public representations. The changes include alterations to tree and planting proposals, fully enclosing the children's play area, and altering the materials to be used for pathways. A further period of consultation with the relevant consultees has been undertaken as a result of these changes.
- 2.8 The application is accompanied by the following supporting information:
- Air Quality Assessment
 - Arboricultural Survey and Implications Assessment with Tree Protection Plan
 - BREEAM Pre-assessment
 - Daylight, Sunlight and Overshadowing Assessment;
 - Design and Access Statement;
 - Flood Risk Assessment and Drainage Strategy;
 - Framework Travel Plan;
 - Historic Environment Desk-Based Assessment
 - Noise Impact Assessment;
 - Phase 1 Contaminated Land Assessment
 - Phase 2 Geo-Environmental Assessment
 - Planning Statement;
 - Preliminary Ecological Appraisal;
 - Public Art Strategy & Delivery Plan
 - Statement of Community Involvement
 - Sustainability Statement;
 - Transport Assessment;
 - Utility Assessment

3.0 SITE HISTORY

3.1 There is no relevant Cambridge City Council planning history on this site, although an application is currently under consideration with South Cambs District Council as discussed earlier in this report. Application reference S/4532/19/FL.

4.0 PUBLICITY

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

4.2 It is noted that concerns had been raised by members of the public that site notices were not erected. Officers visited the site and it was noted that the erected site notices were not present. A further ten site notices were erected around the site. The consultation period was extended by a further 21 days so as to ensure that no parties were prejudiced.

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 8, 28, 29, 31, 32, 33, 34, 35, 36, 45, 50, 51, 55, 56, 57, 59, 60, 67, 68, 71, 73, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance
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	Circular 11/95 (Annex A)
Supplementary Planning Guidance	Greater Cambridge Sustainable Design and Construction (Jan 2020) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Public Art SPD 2010. Open Space and Recreation Strategy (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer has recommended conditions and informatives be imposed in the event of permission being granted.
- 6.2 Although no objection to the proposal has been made, the officer has suggested that consideration to the location of the cycle parking in relation to the access of the community centre so as to shorten this route.

Cambridgeshire County Council (Transport Assessment Team)

- 6.3 The County Officer issued a holding objection as they sought more information prior to issuing a full consultation response.
- 6.4 Additional information was provided and the objection has been removed subject to the imposition of conditions and a financial payment to be secured by S106 legal agreement.

Cambridgeshire County Council (Growth Officer)

- 6.5 The County Council have confirmed that the proposal would not provide a level of strain or harm on existing schools, libraries and waste infrastructure that would require financial mitigation. The County Officer has therefore recommended that no contributions are required.

Urban Design Officer

- 6.6 The Council's Urban Design Officer has been involved in pre-app discussions on this site.
- 6.7 The Officer has confirmed that the scheme is acceptable with regard to urban design, subject to a condition securing full details of materials.

Landscape Officer

- 6.8 The Council's Landscape Officer had sought clarification on some elements of the scheme, in particular with relation to the enclosing of the children's play area, as well as materials for pathways and fence heights and planting types. The applicant has provided updated information to address these concerns.
- 6.9 The Officer has been reconsulted and has raised no objections, with conditions recommended in the event of permission being granted to secure details of hard and soft landscaping, earthworks, green roofs and planting.

Tree Officer

- 6.10 The Council's Tree Officer was involved in pre-app discussions on this scheme.
- 6.11 The Officer has raised no objection to the proposal subject to the imposition of conditions.

Drainage Officer

- 6.12 The Council's Drainage Officer reviewed the submitted documentation and raised concerns with the level of information provided with respect to run-off rates. The applicant provided an

amended report, and the technical Officer has confirmed that there are no objections to the proposal subject to conditions.

Sustainability Officer

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

Waste Services

- 6.14 The Council's Waste Projects Officer has been consulted on the proposal and no comment has been received.

Environmental Health Officer

- 6.15 The Council's Environmental Health Officer has been consulted on the proposal. Concerns were raised with regard to the introduction of a residential use alongside a community centre and MUGA – especially in relation to noise. The Officer had requested additional information in order to demonstrate that the relationship would be appropriate.
- 6.16 A discussion took place between the applicant and Officers and additional information has subsequently been provided. The Officer has confirmed that the application is now considered acceptable subject to the imposition of conditions.

Environment Agency

- 6.17 The Environment Agency have raised no objections to the proposal subject to the imposition of conditions.

Local Lead Flood Authority

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

Developer Contributions Monitoring Officer

- 6.19 The Officer has confirmed that the cost of the improvements proposed would significantly outweigh the financial contributions that would usually be sought from a scheme of this nature, and therefore, no financial contributions are required.

Enabling (Affordable Housing) Officer

6.20 The Officer raises no objection to the proposal.

Ecology Officer

6.21 No objection raised subject to conditions.

Public Art Officer

6.22 The Officer has commented on the proposal and considers that the budget afforded for public art provision on site is insufficient.

Fire and Rescue

6.23 No objection raised subject to a condition securing fire hydrants.

Anglian Water

6.24 No objection raised subject to planning conditions and informatives.

Cadent

6.25 No objection

Marshall Airport

6.26 No objection subject to conditions.

Designing Out Crime Officer

6.27 No objection raised.

Sport England

6.28 No objection raised subject to the imposition of conditions.

Council's Streets & Open spaces Manager

6.29 The Officer supports the application, noting that the improvements to accessibility and quality of the open space adequately mitigate the loss of quantity.

6.30 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:

Road Name	Property Number
Roseford Road	18, 25, 59, 61, 82
Hurrell Road	36, 60
St Albans Road	5, 7, 37, 40, 43, 47, 51, 57, 66, 68, 70
Howgate Road	12, 14, 30
Hazelwood Close	60
Buchan Street	7
Circus Drive	39
St Catherine's Road	8
St Catherines Square	14b, 21
Cockerell Road	2
Ellison Close	6, 41
Verulam Way	70
Dowding Way	6
Aster Way	1
Milton Road	309
Gilbert Road	193
Perse Way	8, 120
Aylesborough Close	13, 46
Brierley Walk	20
Metcalfe Road	16
Daisy Close	8, 11, 14, 42
Molewood Close	105
Ferrars Way	89
Harding Way	60
Sturmer Close	17
Cobholm Place	22
Chariot Way	14
Harry Scott Ct, Arbermarle Way	32
Whiterose Walk	9
Arbury Road	233

7.2 The representations can be summarised as follows:

Concern	Officer Response
Loss of designated Protected Open Space	8.2-8.19, 9.4
Too tall and dense	8.32-8.37
Disruption during construction	8.46
Increased traffic	8.61, 8.64
Loss of a perfectly good community centre	8.127-8.128
Character of area will change	8.20-8.21, 8.34
Too much parking	8.65-8.73
Not enough parking	8.65-8.73
Insufficient private and communal amenity space for future residents	8.48-8.50
Increased crime	8.53-8.54, 8.122-8.126
Noise, overshadowing, loss of privacy, air pollution	8.45-8.46, 8.68-8.69, 8.93
Impact upon trees	8.83-8.87
Play area unsafe as unenclosed	2.7, 6.8-6.9, 8.39
Not enough lifts/stairs in blocks	8.120-8.121
Poor communication from Developers re exhibitions	8.116-8.119
Water table impacts	8.81-8.82
Issues with access to CCC website	8.115
School will be overlooked	8.113-8.114
Insufficient disabled bays for the community centre	8.69-8.70, 8.73
Highways safety	8.59-8.64
Strain on GP's and schools	8.20-8.24
Poor design	8.32-8.44
Lack of cycle paths/walking routes	8.40
Poor consultation by Council	4.0-4.3, 8.11-8.12
Who will maintain play equipment?	8.109-8.110
Access issues	8.38, 8.40, 8.60, 8.78
Biodiversity impacts	8.88-8.90
Mental health impacts due to loss of green space	8.107-8.108

- 7.3 Cambridge Past, Present and Future have commented on the proposal and have raised concerns with regard to the loss of open space, and the level of parking provision.
- 7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees and ecology
9. Energy and Sustainability
10. Affordable housing
11. Public art
12. S106 contributions
13. Third party representations

Principle of Development

- 8.2 The Cambridge City Council portion of the site is designated as Protected Open Space. It is worthy of note that there is no such designation on the section of land that falls within the jurisdiction of South Cambridgeshire District Council. The proposal involves the loss of 6.4% of the protected open space, and the provision of a community centre and 22 dwellings.
- 8.3 Policies 3, 67 and 73 of the Cambridge Local Plan (2018) are of relevance in determining the acceptability of the principle of this development proposal. Policy 3 relates to new residential development, policy 67 is the overall means of protecting open spaces, and policy 73 is concerned with, among other things, community facilities.

- 8.4 Policy 67 states that “Development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless:
- a. the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and
 - b. the re-provision is located within a short walk (400m) of the original site.”
- 8.5 The supporting text for this policy makes clear that whilst there is a presumption against the loss of open space of environmental or recreational importance, there are circumstances where development proposals can enhance the character, use and visual amenity of open space.
- 8.6 The Open Space and Recreation Strategy (2011) states that the site is used extensively by local residents, and notes the inclusion of a community centre, sports pitch, and children’s play spaces. The document describes the site as having both environmental and recreational importance, and an overall quality rating of 59.39%. The environmental quality of the site is noted in the Strategy as being of local, rather than City-wide importance with it being noted as having positive features such as trees which provide a major contribution to the area, the fact that it forms part of a local network of green spaces, is enjoyed regularly by users, and provides a visual green break. It is not considered that the proposal eliminates any of these qualities. The recreational importance is due to the facilities on the site, which are being replaced and enhanced by this proposal.
- 8.7 The data in the Strategy shows that the application site is the sixth best quality open space in the Arbury Ward.
- 8.8 The proposal would result in the loss of 6.4% of the Protected Open Space, and this is not being replaced elsewhere. Much of the space to be built on includes areas laid to lawn, which is used in an informal manner. A significant amount of similar areas would remain available if the proposal were to be built. The Council’s Streets & Open Spaces Manager notes in his comments that some of the space proposed to be lost are ‘incidental spaces around the car park, which currently offers

very little recreational value'. However, the Open Space and Recreation Strategy demonstrates that there is scope for the quality of the open space to be improved, and this application seeks to mitigate for the loss of 6.4% of Protected Open Space through a range of improvements to the remaining space. These include:

- Provision of drainage under the football pitch area
- The provision of a replacement Multi-Use Games Area (MUGA) with floodlights
- Creation of a new enclosed play area
- Hard and Soft Landscaping
- Provision of a skate park area
- Provision of table tennis equipment
- New changing room facilities
- New paths through the site for walking and cycling
- New planting
- Biodiversity improvements

8.9 As stated earlier, the site has been designated as Protected Open Space for both environmental and recreational importance. With this in mind, it is important to consider the harm of the proposal on these qualities.

Environmental qualities:

8.10 The proposal would see the existing community centre replaced with a modern BREEAM Excellent rated facility which would be far more energy efficient than the existing facility with respect to heating, fabric of construction, energy storage, and water.

8.11 The range of planting, landscaping, land profiling, and biodiversity measures proposed throughout the site, along with the provision of electric vehicle charging points and a generous amount of cycle parking provision, would offer significant environmental benefits, especially with regard to air quality, drainage, flora and fauna.

8.12 The proposal is considered to provide significant environmental improvements to the existing open space while the new dwellings would also be built to high environmental standards.

Recreational Qualities:

- 8.13 The proposal would see the existing football pitch area re-provided in the same location but with a drainage system underneath. This would allow for consistent use of the pitch through all weather conditions, as well as providing a better playing experience for users.
- 8.14 Whilst the existing MUGA being replaced does, in itself, constitute an improvement on the existing poor quality offering, the addition of higher fencing, improved play surface and floodlights will allow for the new facility to be accessible and useable for more hours of the day and more days of the year, whilst improving the experience of end users.
- 8.15 A range of additional play equipment, including features for under five year olds, skate ramps and table tennis equipment will widen the appeal of the site for a range of age groups. Additionally, the new community centre would allow for the provision of indoor recreational activities.
- 8.16 As well as the equipment and community centre building, the provision of new pathways for cycling and walking will enable greater use of the site for adult recreation, as well as increased accessibility for wheelchair users.
- 8.17 Sport England have been consulted on the proposal and they have confirmed that they consider the proposal to offer an enhancement to the opportunities on-site for both indoor and outdoor recreational activity.
- 8.18 Sport England have recommended a condition be attached in the event of permission being granted to secure details of ground conditions. Officers consider this to be appropriate and have reported this in the list of suggested conditions at the end of this report.
- 8.19 It is clear that there is an element of tension between the proposal and policy 67 although the applicant has proposed on-site enhancements in an attempt to mitigate against this. In making an overall assessment on the acceptability of this proposal, Officers are required to weigh up the harm of the proposal against the benefits. This will be looked at later in the report.

- 8.20 Policy 3 of the Local Plan seeks to ensure that new residential is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities.
- 8.21 Whilst the commentary above acknowledges an area of conflict with policy 67, it is considered that the proposal is in a location which has other residential uses in close proximity, has good transport accessibility to and from the City Centre, and also has nearby shops. The proposal would, of course, also provide access to a community facility within the site.
- 8.22 The County Council have been consulted on the application with respect to education and lifelong learning impacts of the proposal. They have carried out an assessment of the likely occupants of the development, in conjunction with looking at the existing situation and other approved schemes. The Officer has concluded that the proposal would not adversely impact on local early years childcare facilities, primary schools, secondary schools or libraries to the extent that a mitigating financial contribution would be required.
- 8.23 The National Health Service have been consulted on the proposal and although a response has not yet been received, and understandably so, the Developer has indicated a willingness to make a financial contribution towards healthcare facilities. This will be secured by way of S106 agreement, more details of which are provided later in this report.
- 8.24 With the above in mind, it is considered that the proposal is in accordance with policy 3.
- 8.25 Policy 73 supports new community facilities where:
- a) the range, quality and accessibility of facilities are improved;
 - b) there is a local need for the facility, and;
 - c) the facility is in close proximity of the people it serves.
- 8.26 The proposal would result in the loss of a community facility in the South Cambridgeshire District Council jurisdiction (1344sqm), and a replacement, larger facility (1845sqm) within the City Council's jurisdiction.
- 8.27 The proposal has been designed in conjunction with the City Council's Communities Team that operate the existing centre. The centre has been designed with their requirements in mind,

and with the hindsight of what works well, and not so well, in the existing centre. The proposed centre is considered appropriate for the needs of the end users, including a double height sports hall, meeting rooms, café, youth centre, nursery, enclosed outdoor play areas, changing facilities, showers and toilets.

- 8.28 The proposal is considered to provide an improved facility, with the need being evident by the good level of usage of the existing centre. The facility is likely to attract the existing users, and is likely to draw an increased number of visitors given the facilities provided. The fact that the community building is moving from one site of the district boundary to another will not make any difference the accessibility of the facility to the wider surrounding communities across both Cambridge City and SCDC. The City Council will continue to operate the facility as existing.
- 8.29 With the above in mind, the proposal is compliant with policy 73 of the Local Plan.
- 8.30 Overall, there is an element of tension with the Local Plan with respect to the principle of development. However, Local Planning authorities are required to make an assessment of a scheme against the Local Plan as a whole. A scheme is not expected to comply with every policy, and neither is a conflict with a single policy always sufficient to refuse an application outright.
- 8.31 The remainder of the report will assess the compliance of the scheme against the other relevant material considerations before evaluating the harm caused by the policy conflict identified with regard to principal against the benefits of the scheme.

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

- 8.32 The site is a large open space with the exception of the existing community centre which sits within the South Cambridgeshire District Council jurisdiction. Although only a single block of flats is proposed in this application along with a community centre, the design has been informed by the wider site and the wider proposal.

- 8.33 This application would house the tallest building – a six story residential block, housing 22 flats. Although the tallest building within the scheme, it has the smallest footprint. The rationale for the height of this building is its siting at the junction of two roads, and would serve as a landmark building for the site. Whilst the height is considered important for this reason, it is also considered that the footprint should be of a smaller scale than the other buildings in order to not be visually oppressive. This height and footprint relates well to the 4-storey and part 4 part 3-storey buildings to the west – within South Cambridgeshire District Council’s jurisdiction.
- 8.34 These would have larger footprints than the 6-storey block. This gradual stepped approach, along with the considerable gaps between buildings is considered to help the development relate well to the adjoining properties which step down further, whilst maintaining a reasonable separation distance. The gaps ensure that views through to the open space are retained from the streetscene. Views of the 6-storey building have been provided in context of the surrounding area and Officers consider that the scale of this building would be acceptable.
- 8.35 The residential blocks have all been designed to have a ‘waisted’ middle which provides relief from the size of the buildings, more visual interest than a standard rectangular block, and an obvious relationship between each other.
- 8.36 To the south-east of the site would be the new community centre which would have an external appearance of a part 2, part 3 storey building and this is largely due to the double height hall. Again, this building would have a larger footprint than the 6 storey landmark building and would further cement the strength of the development at the junction of Arbury Road and St Catharine’s Road. The community centre would have a café fronting the open space which would provide a strong relationship between the two.
- 8.37 In the event of planning permission being granted, it is considered appropriate for a condition to be attached to secure a phasing plan for the wider scheme so as to ensure that there is always a community centre available for use and that areas of open space are available for public use.

- 8.38 A new access from Arbury Road is proposed and would help to increase accessibility to the open space, as well as serving the community centre and residential use. Car parking for the community centre would be located via this access.
- 8.39 The location of the football pitch remains unaltered, whilst a new MUGA and children's play area would be provided in close proximity to each other, as well as close to the café and its seating area – allowing for adults to keep a watch over their charges from a comfortable place. As a result of concerns raised, the applicant has amended the scheme to fully enclose this play area. The enclosing of the play area, along with its relationship to the café, are considered to be two ways in which the change in layout has resulted in an open space that functions better for some of its users.
- 8.40 New pathways are proposed to allow for increased permeability of the site, promoting greater use, increased accessibility for cyclists, walkers and wheelchair users alike.
- 8.41 A substation is proposed to the west of the residential block, and this would be partly hidden from St Catharine's Road by an existing bund. Details of the appearance of this have not been provided as part of the application. In the event of permission being granted, details of the design of the substation enclosure shall be submitted to, and approved in writing by, the Local Planning Authority. This will allow Officers to ensure an acceptable appearance is achieved.
- 8.42 Landscaping improvements are proposed including new soft and hard landscaping. These are considered to be an improvement to the existing open space.
- 8.43 The Council's Urban Designer and Landscape Officers were both heavily involved in pre-application discussions and changes have been made both prior to the application being submitted, and during the life of the application. The Officers have been consulted on this application. No objections have been raised subject to conditions relating to materials, landscaping, green roofs, and future maintenance and management.
- 8.44 Officers consider that the form, height and layout of the proposed development is appropriate to the surrounding pattern

of development and the character of the wider area and would not constitute overdevelopment of the site. Officers consider that the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59, and 60.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.45 The nearest residential properties to the part of the development within the City's jurisdiction are located on St Catharine's Road and Crispin Close. These properties are located in excess of 45m away from the proposed buildings, and across the road. The distance is even further still to the community hub. The single storey substation building is closer at approximately 30m away. The significant distance of the nearest residential properties to the proposed development mean that there would be no adverse impact with regard to overlooking, noise, loss of light receipt, overshadowing or a sense of enclosure.
- 8.46 Concerns have been raised about the impact on amenity during construction. It is acknowledged that any construction project of this ilk is likely to have an impact due to dust, noise and vibration creation as well as comings and goings of deliveries and collections to and from the site. The Council's Environmental Health Team have been consulted on the proposal and have recommended conditions to ensure that any potential disturbance is minimised.

Amenity for future occupiers of the site

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

Unit Type	No. of levels	Min standard (sqm)	Min proposed (sqm)
1bed, 2person	1	50	51
2bed, 4person	1	70	70

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

8.49 All of the proposed dwellings benefit from a private amenity area. These take the forms of terraces and balconies. It is noted that there have been representations concerned about the level of private amenity space afforded to the potential occupiers of the development. It is noted that there is no minimum space standard for a balcony, although the level of provision is considered to be in keeping with flatted development seen across Cambridge.

8.50 As well as the private amenity spaces, the development benefits from direct access into the remaining public open space. Officers consider that this level of access to public open space negates the need to provide communal open space exclusive to the residents of the proposal. It is also noted that such a provision would reduce the overall area of publicly accessible space, which is not considered desirable. Representations have been received with regard to the lack of communal open space for future residents but for the reasons given above this is considered acceptable.

8.51 It is considered that the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and is compliant with Cambridge Local Plan (2018) policy 50.

8.52 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4 (2) of the Building Regulations. A condition is recommended to secure these requirements. Of the 78 dwellings proposed for the wider site, four are proposed to be M4 (3). Whilst none of these are provided within the City Council's jurisdiction, this is

considered acceptable given that the scheme needs to be looked at holistically. If permission were to be granted by South Cambridgeshire District Council, a condition could be attached to ensure this provision is secured.

- 8.53 The Police's Designing Out Crime Officer has confirmed that they have been involved in early conversations with the applicants on this scheme and have raised no objection to the proposal. The Officer also states that he is awaiting a 'Gold' standard application to be forthcoming from this development, meaning a high level of security would be achieved.
- 8.54 Officers consider that the layout and design would not only result in a safe standard of accommodation for future residents and users of the community hub, but also for users of the park who will benefit from a level of natural surveillance they have never enjoyed previously.
- 8.55 Subject to the imposition of the condition suggested earlier, Officers are content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.56 The proposed refuse storage arrangements are shown to be of a logical layout, with underground bins being located conveniently next to each block of flats, and to the community hub. The applicant has provided calculations of storage provision and these demonstrate that the quantum of provision is in accordance with the required levels. The applicant has provided detailed tracking plans demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling.
- 8.57 The Council's Refuse and Recycling Officer has been consulted on the application and no comment has been received.
- 8.58 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.59 The application has been supported by a number of plans demonstrating how the development would be accessed and

egressed. This includes swept path analysis which show safe use by refuse trucks is possible within the site. A Transport assessment has also been submitted. The Highway Authority was consulted as part of the application and, having reviewed the submitted documents, has not raised any highway safety concerns. They had questioned the location of the cycle parking for the community hub although Officers consider that these spaces would likely be used by other visitors of the open space, and as such the proposed location is closely located to all main areas.

- 8.60 The Officer has suggested that conditions be attached in the event of permission being granted to ensure off-site highway works (changing existing zebra crossing to a tiger crossing) are undertaken, and that a Traffic Management Plan is secured.
- 8.61 The County Council's Transport Assessment Team have reviewed the application documents submitted, including details of likely trip generation to the site, accident data, and nearby developments which have been granted permission but have not been constructed - which also need to be considered.
- 8.62 The Officer had requested further information from the applicant regarding methodologies and technical inputs, and this was provided.
- 8.63 The Officer is content that the proposal is acceptable, although has requested a condition to secure the provision of a 'keep clear' area at the St Catharine's Road/Arbury Road signalised junction, and a financial contribution for future maintenance.
- 8.64 Officers consider that, subject to the imposition of conditions as outlined above, the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

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

Car Parking

- 8.66 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L of the same document.
- 8.67 The site is not located within a Controlled Parking Zone (CPZ) and, with this in mind, the maximum car parking provision on site is for:
- No more than a mean of 1.5 spaces per dwelling (up to 2 bedrooms)
 - 1 space per 20sqm of community centre floorspace
- 8.68 The proposal provides a total of 39 parking spaces for the 78 dwellings – a ratio of 0.5:1, which complies with policy 82. One car club space would also be provided. Ten of the parking spaces would have active electric charge points with the remainder having the infrastructure to allow for future connection.
- 8.69 The community centre would have 40 car parking spaces, five of which would be disabled bays. This is equivalent to one space per 20sqm of community centre floorspace which is policy compliant. Six of these spaces would have active electric charge points, while the remainder would have passive provision for future connection.
- 8.70 The site is in a highly sustainable location, and is in close proximity of the guided bus way and bus stops. The level of parking provided is considered to adhere to the spirit of the policy whilst also actively encouraging more sustainable forms of transport. The proposal, therefore, complies with the requirements set out above.
- 8.71 The Council's Environmental Health Officer has requested 100% of all residential spaces have active slow-charge points and for the flats to be provided, 8x rapid-charge active spaces for the community centre, with all remaining spaces having passive provision.

- 8.72 Policy 82 states that where appropriate and viable charging point, or the infrastructure for these, should be provided. There is no stipulation afforded within the policy for quantum.
- 8.73 The level of provision proposed, and outlined above, is considered in accordance with Local Plan policy 82, and a condition to secure this level of provision has been recommended.

Cycle Parking

- 8.74 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L of the same document.
- 8.75 The standards set out that one cycle space should be provided for dwellings of up to 3 bedrooms. It is stated that cycle parking should not, where possible, be located at basement level.
- 8.76 The scheme, in total, provides 118 residential cycle parking spaces. There are 116 bedrooms proposed. On the City site in isolation, there are 32 bedrooms in total. 32 cycle parking spaces are provided.
- 8.77 The Local Plan is less clear on provision of cycle parking spaces for community buildings of this type – setting a requirement of 1 space per 4 seats. The community hub would benefit from 26 covered cycle parking spaces, with a further 42 spaces across the site.
- 8.78 The proposal also seeks to encourage sustainable modes of transport by seeking to upgrade the existing zebra crossing on Arbury Road to a tiger crossing, allowing for safe movements by both pedestrians and cyclists together.
- 8.79 It is noted that the Open Space & Recreation Strategy identifies the availability of cycle parking at the site as a major weakness – scoring just 1 out of a possible 5 marks. The proposal would see this significantly improved, helping to increase the overall value of the open space.
- 8.80 It is considered that the proposal promotes the prevalence of sustainable transport methods, and provides an acceptable balance between car and cycle parking. The proposal is

considered to be compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.81 The application has been designed with drainage considerations in mind, and a flood risk and drainage strategy report was submitted with the application. The site is located within flood zone 1 and is not within a critical drainage area.
- 8.82 The Drainage Team and Local Lead flood Authority had originally raised holding objections, as they sought further information from the applicant – particularly with regard to run off rates. Additional information was provided and both parties have advised that the strategy provided is acceptable. Conditions are recommended to ensure a detailed drainage scheme and maintenance and management strategy are secured. Officers consider that the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Trees & Ecology

Trees

- 8.83 The application was accompanied by a tree survey and arboricultural impact assessment.
- 8.84 The Arboricultural Impact Assessment identifies that, across the whole site, there are approximately 120 trees. 21 trees and 2 hedges that would require removal in order to facilitate the proposed development and landscaping works. Six of these would be within the City's jurisdiction. No category A trees are proposed for removal. The mature trees to the front of the site are to be retained as part of the proposal.
- 8.85 The Council's Tree Officer has been consulted on the proposal and has raised no objection to the proposal subject to the imposition of conditions securing an Arboricultural Method Statement and a Tree Protection Plan. This would allow for Officers to ensure the development is carried out in an acceptable way with respect to the trees that are to be retained.

8.86 It is noted that the proposal includes a large amount of new planting with significantly more trees proposed than those lost. Officers consider this would mitigate the loss of the existing trees. The proposed landscaping conditions will allow Officers to ensure an adequate replacement planting scheme is achieved.

8.87 Officers consider that the proposal complies with policy 71.

Ecology

8.88 The application has been supported by an Ecological Impact Assessment and this has been reviewed by the Council's Ecology Officer. The Officer accepts the recommendations within the submitted assessment that the proposal would result in a net gain on site with respect to ecology and biodiversity. Specific positive mention has been made of the inclusion of log piles, bird and bat boxes. A request has been made for swift boxes to be included.

8.89 A condition to secure a scheme for the above has been suggested in order to ensure the site ecology is maximised and contributes to the environmental quality of the site.

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

Energy and Sustainability

8.91 A number of energy efficient and sustainability measures form part of the proposed design. These include, but are not limited to:

- PV panels
- Green roofs
- EV charging points
- Gas free development
- Electric air Source Heat Pumps
- Mechanical Ventilation with Heat Recovery (MVHR) in all buildings
- BREEAM Excellent community hub building
- Sustainable drainage measures, including to sports pitch

- 8.92 The application has been supported by an energy statement and a sustainability statement.
- 8.93 The Energy report demonstrates that the approach chosen would comply with policy 28 of the Local Plan and would significantly exceed the 19% reduction in carbon dioxide emissions target within Part L of Building Regulations – providing a 68% reduction.
- 8.94 The Council’s Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to carbon reduction, water efficiency measures, and BREEAM certification.
- 8.95 I have no reason to consider the information submitted differently to the Sustainability Office and have recommended the suggested conditions accordingly.

Affordable Housing

- 8.96 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings.
- 8.97 The proposed development is for a scheme of 22 dwellings with all of these being for Council rented accommodation. Of these, 12 would be 1-bedroom flats and 10 would be 2-bedroom flats. The wider scheme provides 78 dwellings in total, all of which are for Council rent.
- 8.98 The Council’s Growth Officer has been consulted on the proposal and has raised no objections to the amount and breakdown proposed.
- 8.99 The securing of these dwelling for affordable housing purposes will form part of the S106 agreement in the event of a resolution to grant permission being arrived upon.

Public Art

- 8.100A public art strategy and delivery plan has been provided as part of the application submission. The public Art Officer has been consulted on the proposal and has raised concerns over the £90,000 budget proposed for public art on the whole site, and a linked proposal at Buchan Street (19/1757/FUL). The

Officer considers that an addition commission (three in total, not two) should be provided and an additional £45,000 should be made available for art.

8.101 Officers have reviewed the proposal, and whilst additional public art would be a public benefit, the other public benefits provided by the scheme need to be taken into consideration, and given the significance of these – 100% affordable housing, open space and recreation improvements, BREEAM Excellent rated community facility – Officers consider that the methodology, and financial sum proposed, to be acceptable.

8.102 It is considered appropriate that, in the event of permission being granted, a condition be added securing further details of the public art. Subject to such a condition, the proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010.

S106 Contributions

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

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

8.104 In bringing forward recommendations in relation to the Planning Obligation for this development Officers have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The application has been assessed by Officers of both Authorities with respect to likely contributions required, and it is considered that there are significant improvements within both jurisdictions – in terms of built form, landscaping, and open space improvements. The Development Contributions Monitoring Officer has confirmed, with advice from the Streets and Open Spaces manager and Sports and Recreation Officer, that the improvements proposed

significantly outweigh the financial contribution that would otherwise be sought. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The Heads of Terms are summarised below.

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	<p>No contributions sought. It is the view of Officers that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Informal Open Space.</p> <p>The combined amount of £29,598.51 towards Informal Open Space would have been requested from both councils across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p>
Provision for children and teenagers	<p>No contributions sought. It is the view that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Play Provision.</p> <p>The combined amount of £54,755.29 towards Play Provision would have been requested from both councils across the development sites and is therefore adequately mitigated It is the view that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Play Provision.</p>

	<p>The combined amount of £54,755.29 towards Play Provision would have been requested from both councils across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p> <p>within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p>
Indoor sports	<p>No contributions sought.</p> <p>It is the view that all the onsite provision included in the application does significantly outweigh the developer contributions that would have been generated for onsite or offsite provision for Indoor Sports.</p> <p>The combined amount of £22,999.50 towards Indoor Sports would have been requested across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered. contribution that would be sought and these works would be in excess of £150K for the Halls, and refurbishment of the changing rooms would expect to be in excess of £120K.</p>
Outdoor sports	<p>No contributions sought. The combined amount that would have been sought across both Councils would have been £62,222.88. The MUGA facility proposed, including floodlights, would cost in excess of £150,000 on its own, whilst</p>

	improvements to the football pitch and new changing rooms are also proposed.
Community facilities	No contributions sought. New BREEAM Excellent facility being provided.
Affordable housing	100% provision on site. All to be for Council rent
County Council – Education / Refuse/Highways	
Early years	No contributions sought
Primary School	No contributions sought
Secondary School	No contributions sought
Life Long Learning (Libraries)	No contributions sought
Strategic waste	No contributions sought
Maintenance of the 'Keep Clear' area at St Catharine's Road/Arbury Road signalised junction	£20,000 (figure accounts for the wider scheme, not each application)
Monitoring	No contributions sought
NHS	TBC

8.105 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions and 100% affordable housing provision, Officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policy 45 and the Planning Obligation Strategy 2010.

Third Party Representations

8.106 Many of the third party representations have been discussed in the above commentary. The remainder are covered below.

Mental health impacts due to loss of green space

8.107 Representations have raised concerns about the impact of the loss of open space on the mental health of local people. Whilst there is undoubtedly a correlation between open space and

mental wellbeing, it is not considered that the loss of a small percentage of the protected area would have a detrimental impact on the mental health of local people.

8.108 Indeed, when the improvements to the quality and usability of the remainder of the open space are considered, Officers contend that the proposal may well impact positively on a greater number of people given the improvements to access and usability.

Who will maintain play equipment?

8.109 The maintenance of the play equipment would be the responsibility of the City Council, as per the existing situation.

8.110 Officers do not consider this to be a problem, and certainly not a reason to warrant refusal of this application.

Poor consultation by Council

8.111 The Council have consulted in a manner which is above and beyond their statutory requirement with respect to the planning application. Approximately 1100 letters have been sent out to surrounding properties within both SCDC and City areas alerting them to the proposal, whilst site notices have been erected and adverts placed in the local press.

8.112 It is noted that concerns had been raised by residents about the lack of visible site notices. Officers checked this, and confirmed that they were no longer present in the locations they were erected. As a result, replacement notices were erected and a further 21 days were provided for comments to ensure that no parties were prejudiced.

School will be overlooked

8.113 The school is sited some 50m away from the nearest part of the proposed development, and that is the community centre. The nearest residential properties proposed are in excess of 80m away.

8.114 These sizeable distances would ensure that there is no unacceptable level of overlooking. It is also worthy of note that

the school, who have been consulted on the application, have raised no concerns to the proposal.

Issues with access to the Council's public access database

8.115 It is acknowledged that there have been occasional issues with access to the council's public access database. However, the increased period of consultation, as well as the ability for people to contact the Planning Department directly (as some people have done) satisfies Officers that nobody has been prejudiced by the temporary and occasional IT issues encountered.

Poor communication from Developers re exhibitions

8.116 Concerns have been raised about the level, and adequacy, of communication from the developers in the development of the proposal.

8.117 From a purely legal point of view, there is no statutory obligation for a developer to engage with local residents on proposals although it is broadly considered to be best practice for developments of this size.

8.118 In this instance, the developer has held a number of exhibitions and events to inform people of the proposed development and seek feedback. The feedback received has resulted in changes being made to the scheme, including a reduction in the amount of open space being taken up by the development, and this is acknowledged in a number of the comments received.

8.119 With the above in mind, the level of communication undertaken is not an appropriate reason for this application to be refused, although it is considered that significant communication has been made.

Not enough lifts/stairs in blocks

8.120 A representation has been received in this respect. The comment particularly refers to a consultee response from the Council's Affordable Housing Officer who states that the preference is for more lifts to accommodate the number of flats per floor. However, this is just a preference and there is no planning policy stance to support this as a necessity.

8.121 In addition, the Fire Service have been consulted and have raised no concerns with this. They have sought a condition requiring a scheme for fire hydrants, to be provided, but this is not in direct relation to concerns over the number of stair/lift cores within the buildings.

Increased crime

8.122 Concerns have been raised about a possible increase in crime as a result of this proposal.

8.123 It is worthy of note that the police have been consulted on the proposal and have raised no objections and expect the development to achieve a gold standard – indicating a highly security conscious design.

8.124 The proximity of the community centre and residential dwellings to the open space would provide increased natural surveillance, while the inclusion of more pathways and increased permeability of the site would reduce the number of secluded parts of the site.

8.125 Indeed, one of the measurement criterion within the Open Space & Recreation Strategy is the ‘informal oversight by passers-by or nearby properties such as houses or community facilities. The site was scored 3 out of a possible 5 marks on this front. The proposal would certainly help to improve the quality of the open space in this regard.

8.126 With the above in mind, Officers are content that the development as proposed would not result in an increase in crime.

Loss of a perfectly good community centre

8.127 A representation has been received questioning why the existing community centre is to be demolished.

8.128 From a planning perspective, the condition of an existing building is not a material consideration and cannot form a reason for refusal. In addition, this element of the proposal falls outside of the Cambridge City Council jurisdiction, and as such cannot be addressed under this application.

9.0 CONCLUSION

- 9.1 The proposal is for the development of the site involving the erection of 22 new dwellings (100% affordable), provision of a new community centre, car and cycle parking, open space improvements, a new substation and associated works, as part of a wider redevelopment of the site.
- 9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission. Nevertheless, the scheme has been amended post submission to address issues that were not satisfactorily resolved at the pre-application stage and to take on board local concerns.
- 9.3 It is accepted that there is an area of tension with respect to the loss of a small area of protected open space although Officers consider that the harm caused is significantly outweighed by the public benefits provided by the proposal. The application has been considered against the relevant policies, and upon assessment, Officers consider that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions and a S106 legal agreement.

10.0 RECOMMENDATION

APPROVE subject to a S106 in accordance with paragraph 8.105 and the following conditions and informatives:

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

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

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

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

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

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

4. Prior to the commencement of the development, a detailed public art strategy, developing the framework provided in the submitted Public Art Strategy and Delivery Plan dated December 2019, shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be carried out in accordance with the approved detail and retained as such.

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

5. No development above ground level shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments, incorporating where practicable, a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the uses hereby permitted are commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

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

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

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

7. Prior to the commencement of works, a traffic management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

8. Prior to first occupation of any part of the development hereby approved, a scheme and programme for modifications to the pedestrian crossing on Arbury Road and the provision of a 'keep clear' area at the St Catharine's Road/Arbury Road signalised junction has been submitted to, and approved, by the Local Planning Authority as part of a Section 278 agreement, under the Highways Act 1980.

The highway works shall be implemented in accordance with the approved details prior to the first use of the development and retained thereafter.

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

9. No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers Ltd (ref: TT/CC/P18-1607/09 Rev A) dated 16 March 2020 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

10. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

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

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

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

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

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

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

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

14. 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).

15. Material Management Plan:

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

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

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

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

16. Community hub - noise insulation condition

Prior to any superstructure works commencing on site for the community hub hereby approved, a noise insulation/mitigation scheme shall be submitted in writing for approval by the Local Planning Authority.

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community hub uses hereby permitted are commenced and shall be retained thereafter.

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

17. Community hub doors and windows

All doors and windows serving a given room within the community hub shall remain closed during the playing of amplified music / voice in said room.

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

18. Community hub external areas

The playing of amplified music/voice and acoustic music within the external community hub areas is strictly prohibited.

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

19. Delivery hours

All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday, 08:00 to 13:00 on Saturday. Service collections / dispatches from and deliveries are not permitted at any time on Sundays or public holidays.

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

20. Lighting

Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site, including the MUGA, and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

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

21. Odour abatement

Prior to the installation of plant for the community hub building, details of equipment for the purpose of extraction and filtration of cooking odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.

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

22. Ductwork condition

Prior to works above ground level, details of the location of external duct work associated with the community hub use, specifically for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The details as approved 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).

23. Hours of opening - café external and internal

The A3 permitted use hereby approved shall not be open outside of the following hours:

- o 08:00 - 21:00hrs Monday to Friday
- o 09:00 - 21:00hrs Saturday
- o 09:00 - 21:00hrs Sundays and Bank/Public holidays

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

24. Hours of opening - community hub

The D2 community hub use hereby approved shall not open outside of the following hours:

- o 08:00 - 22:00hrs Monday to Thursday
- o 08:00 - 23:00hrs Friday
- o 09:00 - 23:00hrs Saturday
- o 09:00 - 22:00hrs Sundays & bank holidays.

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

25. MUGA management

Prior to the commencement of works associated with the Multi Use Games Area (MUGA) hereby approved, a noise mitigation / management scheme shall be submitted in writing for approval by the Local Planning Authority. The scheme / details shall have regard (but not be limited to) the following:

- o Perimeter insulation (where appropriate)
- o Hours of use
- o Management of premises and intentions / protocol for hiring the facilities

The noise insulation / mitigation / management scheme as approved shall be fully constructed / implemented before the use hereby permitted is commenced and shall be fully retained thereafter.

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

26. Plant noise condition

Prior to the installation of any operational plant / equipment, a noise insulation scheme in order to minimise the level of noise emanating from the said plant / equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained and maintained thereafter.

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

27. EV Bespoke - Electric Vehicle Charge Points

The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing MEA-EV01 (dated 17.12.2019) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter. The charge points associated with the community hub shall be operational prior to first use of the community hub.

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

28. Unexpected Contamination

If unexpected land contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the contamination has been fully assessed and a remediation strategy has been submitted to, and approved by, the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> and To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

29. BREEAM - Condition 1

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 5 credits for Wat 01 (water consumption). Where the design stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

30. BREEAM - Condition 2

Prior to the use or occupation of the development hereby approved, 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

31. Water efficiency

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

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

32. Energy and Carbon Reduction

The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO2 emissions of at least 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
- b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;
Where on-site renewable or low carbon technologies are proposed, the statement shall also include:
- c) A schedule of proposed on-site renewable energy technologies, their location, design and specification, and a maintenance programme; and
- d) Details of any mitigation measures required to maintain amenity and prevent nuisance.

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

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

- 33. Prior to the first occupation of any of the development a scheme for the inclusion of swift boxes shall be provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

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

34. 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.

35. 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.

36. 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.

37. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion (or their subsequent replacements), 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.

38. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the 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/policycampaigns/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/policycampaigns/operations-safety/) * See next page for information *
- 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.

Bird Hazard Management Plan shall be implemented as approved on completion of the development 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: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

39. Hard and soft landscaping: No development above ground level, other than demolition, shall commence until remaining details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure (fences and walls); SUDs features in paving, minor artefacts and structures (e.g. refuse and cycle, or other storage units, signs, lighting); proposed services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports). Soft Landscape works shall include: written specifications including cultivation and other operations associated with plant and grass establishment; specification/method statement for over-seeding/plug planting in existing perimeter woodland areas, specification/method statement for relaying and improving the drainage for the playing pitches, protection of new planting in existing perimeter woodland areas, and an implementation programme.

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

40. Earthworks: No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall include SUDs features in soft landscape areas. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the earthworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

41. Landscape maintenance and management plan: Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. The management plan should particular attention to maintenance of SUDs features, removal of any protection to the perimeter planting etc, management of wildflower areas and the management of green roofs.

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).

42. Green (biodiverse) Roofs:

Green roofs can be biodiverse (green/brown) extensive roofs, or intensive (roof gardens) or blue roofs. This condition focusses on biodiverse roofs. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) 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 indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- c) The biodiverse (green) 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,
- d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,

- e) Where solar panels are proposed, bio-solar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- f) A management/maintenance plan approved in writing by the Local Planning Authority,
- g) Evidence of installation shall be required in photographic form prior to handover.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

43. No development shall commence until the following document have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation [or other specified time frame - e.g. before first occupation of the educational establishment]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy 68.

44. Prior to the commencement of above ground works, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations of the buildings hereby approved, inclusive of bin and cycle stores, substations, and flat blocks, shall be submitted to, and approved in writing by, the Local Planning Authority.

The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity 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 and 57).

45. Prior to first occupation or use of any part of the development hereby approved, a Parking Management Plan shall be submitted to, and approved in writing by, the Local Planning authority.

The Plan shall include, but not be limited to:

- Details of how spaces will be allocated
- Details of how the parking areas will be controlled

The development shall be carried out in accordance with the approved detail and retained thereafter.

Reason: To ensure the development does not have an unacceptable impact on highways safety (Cambridge Local Plan 2018, policies 81 and 82).

46. Prior to the commencement of the development, a Phasing Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan should include, but not be limited to, the following:

- 1) How the development will be constructed so as to allow for the community centre use to function uninterrupted prior to the opening of the community hub hereby approved.

2) How the community centre will continue to be served by off-street parking during the construction of the community hub.

3) How the redevelopment and re-provision of open space, play equipment and associated works are to be phased to minimise the length of time an area of open space is not available for public use and to ensure areas of open space remain available for public use at all times.

The development shall be carried out in accordance with the approved detail.

Reason: To ensure the adequate and uninterrupted, availability of open space and community floorspace (Cambridge Local Plan 2018, policies 67 and 73).

47. Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: In the interests of residential safety (Cambridge Local Plan 2018, Policy 35).

48. The provision of the allocated car club parking space and car club vehicle shall be fully implemented and operational before more than 50% of the dwellings hereby approved are occupied and shall be retained and maintained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraph, 103, 110, 170 and 181, and Cambridge City Council's adopted Air Quality Action Plan (2018) (Cambridge Local Plan 2018 policy 35).

49. 1. Finished Floor Levels:

The applicant is advised that the proposed finished floor levels are set at 150mm above the predicted flood levels, which is below the recommended freeboard allowance. Our preference would be to provide more freeboard as a contingency. For the avoidance of doubt the setting of finished floor levels (as with all other design choices) is ultimately at the applicant's risk and the Lead Local Flood Authority accept no liability for consequences of the design. The applicant is advised that, given the low amount of freeboard on the finished floor levels, that they consider flood resilient construction techniques and materials such as those outlined in the DCLG Improving the Flood Performance of New Buildings - Flood Resilient Construction guidance:

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

50. Green Roofs:

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

51. Pollution Control:

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

52. To satisfy standard conditions on 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.

53. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
54. Conservation: Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.
55. De Watering: There have been changes to the licensing process for de-watering purposes. A provision of the Water Act 2003 was that abstraction of water for de-watering purposes would require an abstraction licence. This provision is now being implemented and we are inviting applications from existing abstractors from January 2018. There will be a transitional period where abstractors will have up to two years to apply for a licence of a previously exempt activity. When the 2 year application period has closed the Environment Agency can take up to a further 3 years to determine any application. More information on this and how to apply for a de-watering licence can be found on our website using the below link:
<https://www.gov.uk/guidance/apply-for-a-new-abstractionlicence-for-a-currently-exempt-abstraction>

Application Number	19/1757/FUL	Agenda Item	
Date Received	20th December 2019	Officer	Ganesh Gnanamoorthy
Target Date	20th March 2020		
Ward	Kings Hedges		
Site	Buchan Street Neighbourhood Centre 6 Buchan Street		
Proposal	Demolition of existing community centre, shop and cafe and erection of new shop (use class A1), community cafe (use class A1/A3/D1), 28 affordable dwellings, car parking with modified vehicular access arrangements, open space, play equipment and new landscaping.		
Applicant	Cambridge Investment Partnership c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would increase the amount of affordable housing that helps to meet an identified demand within the local area; - The proposed development would provide a high quality development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The design and scale of the proposed development responds positively to the surrounding built form;
RECOMMENDATION	APPROVAL

0.0 BACKGROUND

- 0.1 This is a Regulation 3 planning application that has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership. The purpose of the partnership is to deliver 500 net new council rented homes using mainly council owned sites/assets. The City Council has received £70 million support from central government as part of the Devolution Deal to help achieve this target. The development proposed at this site includes 28 new council rented homes. This equates to 5.60% of the 500 home target.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an irregular shaped plot of land and occupies approximately 0.35 hectares in area.
- 1.2 The site comprises an existing community centre, a retail unit and a café. The site is bound by Kings Hedges Road to the north and west, Buchan Street to the south and east, and Callander Close to the south and west.
- 1.3 The site falls within the Kings Hedges Ward, is not located within a conservation area and none of the buildings on, or in close proximity to, the site are listed.

2.0 THE PROPOSAL

- 2.1 This application proposes the demolition of existing community centre, shop and cafe and erection of new shop (use class A1), community cafe (flexible use class A1/A3/D1), 28 affordable dwellings, car parking with modified vehicular access arrangements, open space, play equipment and new landscaping.
- 2.2 The proposal involves the erection of two rectangular buildings that sit at right angles to each other. The first block, referred to as Block A in the application documentation would be sited to the western part of the site and would sit parallel to Kings Hedges Road. This would be a 3-storey building which would comprise 13 flats and a cycle store. Eight of the flats would be 1-bedroom 2-person units, four would be 2-bedroom 4-person

units and one would be a 2-bedroom 3-person wheelchair accessible unit.

- 2.3 To the north of the site would be Block B. This would be a 4-storey block and would house a 159sqm retail unit and 90sqm café at ground floor level along with ancillary storage space, commercial refuse store and entrance to the upper floors. A room will be available for community use within the café, and this is ancillary to the café use. The upper floors would house 15 flats – nine 1-bed 2-person units and six 2-bed 4-person units.
- 2.4 A hard surfaced open space is provided between the blocks which would have seating for the café use, while planting, visitor cycle parking and underground refuse stores would be accommodated in this location. An area of parking (19 spaces including 2 disabled bays) is proposed to the south-east of this open space and would be accessed from Buchan Street, with a soft landscaped open space including play equipment and street furniture to the south of the site – facing Callendar Close. A further 5 parking spaces are proposed along Callendar Close. Planting of trees and shrubs are proposed to the boundary with Kings Hedges Road and Callendar Close.
- 2.5 It is worthy of note that the scheme has been through an extensive pre-application process with officers.
- 2.6 The proposal has been amended since submission to take on board comments and concerns from statutory consultees. The changes include alterations to the elevation of the cycle store and to the layout of the open spaces.
- 2.7 The application is accompanied by the following supporting information:
- Air Quality Assessment
 - Arboricultural Survey and Implications Assessment with Tree Protection Plan
 - Energy Statement
 - BREEAM Pre-assessment
 - Daylight, Sunlight and Overshadowing Assessment;
 - Design and Access Statement;
 - Flood Risk Assessment and Drainage Strategy;
 - Historic Environment Desk-Based Assessment

- Noise Impact Assessment;
- Phase 1 Contaminated Land Assessment
- Phase 2 Geo-Environmental Assessment
- Planning Statement;
- Preliminary Ecological Appraisal & Bat Scoping Survey;
- Public Art Strategy & Delivery Plan
- Statement of Community Involvement
- Sustainability Statement;
- Transport Statement;
- Utility Assessment

3.0 SITE HISTORY

3.1 There is no relevant Cambridge City Council planning history on this site.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 8, 28, 29, 31, 32, 33, 34, 35, 36, 45, 50, 51, 55, 56, 57, 59, 68, 71, 73, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework February 2019
	National Planning Policy Framework –

	Planning Practice Guidance Circular 11/95 (Annex A)
Supplementary Planning Guidance	Greater Cambridge Sustainable Design and Construction (Jan 2020) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Public Art SPD 2010.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer originally questioned some inconsistencies between drawings. These were rectified and the officer has no objection subject to conditions and informatives be imposed in the event of permission being granted.

Cambridgeshire County Council (Transport Assessment Team)

- 6.2 The County Officer has commented on the proposal, raising no objection.

Cambridgeshire County Council (Growth Officer)

- 6.3 The County Council have confirmed that the proposal would not provide a level of strain or harm on existing schools, libraries and waste infrastructure that would require financial mitigation. The County Officer has therefore recommended that no contributions are required.

Urban Design Officer

- 6.4 The Council's Urban Design Officer has been involved in pre-application discussions on this site.
- 6.5 The Officer has confirmed that the scheme is acceptable with regard to urban design, subject to a condition securing full details of materials.

Landscape Officer

- 6.6 The Council's Landscape Officer has been involved in pre-application discussions and is supportive of the proposal. One concern has been raised with respect to the choice of trees to be planted along Callander Close although is happy for this to be agreed by way of condition.
- 6.7 The Officer has recommended conditions in the event of permission being granted.

Tree Officer

- 6.8 The Council's Tree Officer has been consulted on the proposal but no response has been received.

Drainage Officer

- 6.9 The Council's Drainage Officer reviewed the submitted documentation and has confirmed that there are no objections to the proposal subject to conditions.

Sustainability Officer

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

Waste Services

- 6.11 The Council's Waste Projects Officer has been consulted on the proposal and no comment has been received.

Environmental Health Officer

6.12 The Council's Environmental Health Officer has been consulted on the proposal. No objections are raised subject to the imposition of conditions.

Refuse Officer

6.13 No comment received.

Environment Agency

6.14 The Environment Agency have raised no objections to the proposal.

Lead Local Flood Authority

6.15 No objection raised subject to the imposition of conditions.

Developer Contributions Monitoring Officer

6.16 A list of contributions required to mitigate the impact of the are detailed later in this report. XXX

Enabling (Affordable Housing) Officer

6.17 The Officer raises no objection to the proposal.

Ecology Officer

6.18 No comments received.

Public Art Officer

6.19 The Officer has commented on the proposal and considers that the budget afforded for public art provision is insufficient.

Anglian Water

6.20 No objection raised subject to planning conditions and informatives.

Cadent

6.21 No objection

Marshall Airport

6.22 No objection subject to conditions.

Designing Out Crime Officer

6.23 No objection raised.

7.0 REPRESENTATIONS

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

Road Name	Property Number
Strathcarron Court	5
Roseford Road	25
Callander Close	7, 32
Haviland Way	11
Ellison Close	43
Buchan Street	7, 21, 29
Aster Way	1
Sandwick Close	18

7.2 The representations can be summarised as follows:

Concern	Officer Response
Loss of shop	8.87-8.88
Loss of community centre	8.9-8.13
Increased parking	8.44-8.51
Increased traffic	8.38-8.42
Too tall and dense	8.15-8.21
Overlooking	8.22-8.25
Loss of trees	8.59-8.63
Loss of wildlife	8.64-8.67
Increased crime	8.32-8.33
Loss of open space	8.18-8.20
Strain on health facilities	8.6-8.7, 8.81
Waste of money knocking down	8.84-8.85

a good building	
Noise and air pollution during construction	8.25
Not enough Council homes	8.73-8.76, 8.86
What will happen to the postbox?	8.89

7.3 Cambridge Past, Present and Future have commented on the proposal and have raised concerns with regard to the loss of open space, and the level of parking provision.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees and ecology
9. Energy and Sustainability
10. Affordable housing
11. Public art
12. S106 contributions
13. Third party representations

Principle of Development

8.2 The proposal involves the loss of a community facility, retail unit, café, and the provision of a replacement café, retail unit and 28 residential dwellings, as well as open space.

8.3 Policies 3 and 73 of the Cambridge Local Plan (2018) are of relevance in determining the acceptability of the principle of this development proposal. Policy 3 relates to new residential

development and policy 73 is concerned with, among other things, community facilities.

- 8.4 Policy 3 of the Local Plan seeks to ensure that new residential is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities.
- 8.5 The proposal is in a location which has other residential uses in close proximity, has good transport accessibility to and from the City Centre, and also has nearby shops. The proposal would also provide access to a café and retail unit within the site.
- 8.6 The County Council have been consulted on the application with respect to education and lifelong learning impacts of the proposal. They have carried out an assessment of the likely occupants of the development, in conjunction with looking at the existing situation and other approved schemes. The Officer has concluded that the proposal would not have a strain on local early years childcare facilities, primary schools, secondary schools or libraries to the extent that a mitigating financial contribution would be required.
- 8.7 The National Health Service have been consulted on the proposal and although a response has not yet been received, and understandably so, the Developer has indicated a willingness to make a financial contribution towards healthcare facilities. This will be secured by way of S106 agreement, more details of which are provided later in this report.
- 8.8 With the above in mind, it is considered that the proposal is in accordance with policy 3.
- 8.9 Policy 73 seeks to protect against the loss of existing community facilities. However, it states that the loss of such facilities are acceptable where:
 - The facility/site can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. For leisure uses, it should satisfy peak period need; or
 - The facility/site is no longer needed.
- 8.10 The proposal would result in the loss of a community facility although this proposal has been designed with the planning applications at The Meadows (19/1756/FUL and S/4532/19/FL)

in mind. The Meadows scheme would result in the loss of an existing community facility within the South Cambridgeshire District Council authority. The new community centre has been designed with the needs of the existing users of both the existing Meadows and the Buchan Street community facilities. Indeed, the floor area provided is commensurate to the two existing facilities, so there is no net loss of community use floorspace as a result of these proposals.

- 8.11 The new facility at The Meadows has been designed to BREEAM excellent standards, and with significant input from the City Council's Communities Team that operate both of the existing centres. The centre has been designed with their requirements in mind, and with the hindsight of what works well, and not so well, in the existing centres. The proposed centre is considered appropriate for the needs of the end users, including a double height sports hall, meeting rooms, café, youth centre, nursery, enclosed outdoor play areas, changing facilities, showers and toilets.
- 8.12 The new community centre at The Meadows would be located less than 500 metres away from the application site. It is acknowledged that a number of users of this facility would be extremely local to the existing premises, and for these users, there will be an increase in distance. However, other users will come from slightly further afield and the new centre could be equidistant to, or even closer than, the existing facility. In any event, the short distance is considered acceptable for an alternative provision.
- 8.13 In the event of permission being granted, it is considered prudent that the S106 agreement should require the new community facility at the Meadows to be operational prior to the closure of the Buchan Street facility. This will ensure that the existing users are not left without an operable facility. It is also considered appropriate to extend the time for commencing works from 3 to 5 years given that works on this site would be restricted until the community hub on The Meadows site is operable.
- 8.14 With the above in mind, the proposal is compliant with policy 73 of the Local Plan.

Context of site, design and external spaces

- 8.15 The immediate surrounding property typology is 2-storey houses with pitched roofs. This is the prevailing character to the east, south and west of the site. To the north, building heights are more varied with the Orchard Park development introducing buildings up to 5-storeys in height. A greater number of flatted properties are evident in Orchard Park.
- 8.16 This proposal would see the introduction of 1x three and 1x four storey block of flats on this site. The buildings have been designed with flat roofs to minimise their visual bulk and mass and help them respond positively in height to the 2-storey pitched roof buildings nearby. The three storey block would be located closest to the existing residential properties to the west of the site while the 4-storey block would be located close to the junction of Buchan Street and Kings Hedges Road. This arrangement provides a comfortable, and gradual, increase in height along Kings Hedges Road.
- 8.17 The buildings would have rectangular footprints but these are separated by a hard-landscaped open space which would have outdoor seating for the café whilst the taller block would have large glazed elements to the north and east. These features help to minimise the visual dominance of the proposed buildings and provide a sense of place.
- 8.18 The hard-landscaped area would provide seating for the café as well as an area of soft landscaping. Some of the more functional elements of the development, such as car parking, underground bin stores and cycle stores are served by this area. The soft landscaped area to the south of Block A would have play equipment and a path leading from Block A to Callander Close. The play area would benefit from natural surveillance from the residential units proposed – some of which would have balconies facing onto this area. A large number of new trees and planting are proposed as part of the proposal.
- 8.19 Access to the site for vehicles would be from Buchan Street while pedestrian accesses are from Kings Hedges Road, Buchan Street and Callander Close.

- 8.20 The Council's Urban Design and Landscape Officers were both heavily involved in pre-application discussions and changes have been made both prior to the application being submitted, and during the life of the application. The Officers have been consulted on this application. No objections have been raised subject to conditions relating to materials, landscaping, green roofs, planting replacements in the event of damage/death, and future maintenance and management.
- 8.21 Officers consider that the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the wider area and would not constitute overdevelopment of the site. Officers consider that the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.22 The nearest residential properties to the proposed development are on Callander Close and would be sited just over 4m away from the proposed 3-storey block. The block has been designed so that windows on the elevation facing these properties would have two windows on each upper floor. One of these would face directly onto the brick flank elevation of these properties, and these are not considered to give rise to opportunities for overlooking. The other window is further north on the elevation and would look over the amenity spaces of adjoining properties. These windows, on the first and second floor level properties are secondary bedroom windows with the main openings benefitting from a northern aspect. In the interest of protecting neighbouring amenity, it is considered appropriate to condition that these windows at first and second floor level on the western elevation should be obscure glazed and non-opening to a height of 1.70m above finished floor level. The proposal would alter the outlook from some of the windows on these properties although it is not considered that these would be particularly adverse. The proposed Block A would be sited to the north-east of the property and would not have a significant impact on either sunlight or daylight receipt.

- 8.23 The next nearest properties are on opposite sides of roads and at least 13 metres away. The proposal is considered to have an acceptable impact on these properties.
- 8.24 Officers consider that there would be no adverse impact with regards to overlooking, noise, loss of light receipt, overshadowing or a sense of enclosure.
- 8.25 Concerns have been raised about the impact on amenity during construction. It is acknowledged that any construction project of this ilk is likely to have an impact due to dust, noise and vibration creation as well as comings and goings of deliveries and collections to and from the site. The Council's Environmental Health Team have been consulted on the proposal and have recommended conditions to ensure that any potential disturbance is minimised.

Amenity for future occupiers of the site

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

Unit Type	No. of levels	Min standard (sqm)	Min proposed (sqm)
1bed, 2person	1	50	50
2bed, 3person	2	61	73
2bed, 4person	1	70	70

- 8.27 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space.
- 8.28 All of the proposed dwellings benefit from a private amenity area. These take the forms of terraces and balconies.

- 8.29 As well as the private amenity spaces, the development benefits from direct access into the hard and soft landscaped areas that are proposed.
- 8.30 It is considered that the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policy 50.
- 8.31 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure these requirements. Of the 28 dwellings proposed for the wider site, one is proposed to be M4(3) – this equates to 3.57%. Whilst it is acknowledged that policy 51 seeks to secure “5 per cent of the affordable housing component...” as M4(3) dwellings, it is considered appropriate to bear in mind that a scheme of 28 dwellings is only required to provide 12 affordable dwellings, and this would require just 1 M4(3) unit. It is not considered appropriate to require more M4(3) units as a result of over-provision of affordable housing. If permission were to be granted, a condition should be attached to ensure this provision is secured.
- 8.32 The Police’s Designing Out Crime Officer has confirmed that they have been involved in early conversations with the applicants on this scheme and have raised no objection to the proposal. The Officer also states that he is awaiting a ‘Gold’ standard application to be forthcoming from this development, meaning a high level of security would be achieved.
- 8.33 Officers consider that the layout and design would not only result in a safe standard of accommodation for future residents and users of the café and retail unit, but also for users of the open spaces provided which would benefit from a good level of natural surveillance.
- 8.34 Subject to the imposition of the condition suggested earlier, Officers are content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.35 The proposed refuse storage arrangements are shown to be of a logical layout, with underground bins being located conveniently between the block of flats, and a commercial bin store to the rear of the commercial units. The applicant has provided calculations of storage provision and these demonstrate that the quantum of provision is in accordance with the required levels. The applicant has provided detailed tracking plans demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling.
- 8.36 The Council's Refuse and Recycling Officer has been consulted on the application and no comment has been received.
- 8.37 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.38 The application has been supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which show safe use by refuse trucks is possible within the site. A Transport assessment has also been submitted. The Highway Authority was consulted as part of the application and have not raised and highway safety concerns.
- 8.39 The Officer has suggested that conditions be attached in the event of permission being granted to ensure visibility splays are provided to the parking spaces on Callander Close, water discharge and a Traffic Management Plan. Officers have no reason to disagree with these recommendations and have added these to the list of conditions at the end of this report accordingly.
- 8.40 The County Council's Transport Assessment Team have reviewed the application documents submitted, including details of likely trip generation to the site, accident data, and nearby developments which have been granted permission but have not been constructed - which also need to be considered.
- 8.41 The Officer is content that the proposal is acceptable.

8.42 Officers consider that, subject to the imposition of conditions as outlined above, the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

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

Car Parking

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

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

- No more than a mean of 1.5 spaces per dwelling (up to 2 bedrooms)

8.46 The proposal provides a total of 20 parking spaces for the 28 dwellings – a ratio of 0.71:1, which complies with policy 82. One of these spaces would be a disabled parking bay and this would be allocated to the M4(3) unit. Four spaces are proposed for the commercial uses.

8.47 Five of the parking spaces would have active electric charge points (two of which would be fast charging) with the remainder having the infrastructure to allow for future connection.

8.48 The site is in a highly sustainable location and is in close proximity of the guided bus way and bus stops. The level of parking provided is considered to adhere to the spirit of the policy whilst also actively encouraging more sustainable forms of transport. The proposal, therefore, complies with the requirements set out above.

- 8.49 The Council's Environmental Health Officer has requested 50% of all spaces to have active slow-charge points, with all remaining spaces having passive provision.
- 8.50 Policy 82 states that where appropriate and viable charging point, or the infrastructure for these, should be provided. There is no stipulation afforded within the policy for quantum.
- 8.51 The level of provision proposed, and outlined above, is considered in accordance with Local Plan policy 82, and a condition to secure this level of provision has been recommended.

Cycle Parking

- 8.52 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L of the same document.
- 8.53 The standards set out that one cycle space should be provided for dwellings of up to 3 bedrooms. It is stated that cycle parking should not, where possible, be located at basement level.
- 8.54 The scheme, in total, provides 39 residential cycle parking spaces. There are 39 bedrooms proposed and so the proposal is compliant.
- 8.55 A further 23 spaces are provided for the commercial units and visitors parking.
- 8.56 It is considered that the proposal promotes the prevalence of sustainable transport methods and provides an acceptable balance between car and cycle parking. The proposal is considered to be compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.57 The application has been designed with drainage considerations in mind, and a flood risk and drainage strategy report was submitted with the application.
- 8.58 The Drainage Team and Local Lead flood Authority have both advised that the strategy provided is acceptable. Conditions are

recommended to ensure a detailed drainage scheme and maintenance and management strategy are secured, as well as details for foul water drainage. Officers consider that the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Trees & Ecology

Trees

- 8.59 The application was accompanied by a tree survey and arboricultural impact assessment.
- 8.60 The Arboricultural Impact Assessment identifies that 15 trees would require removal in order to facilitate the proposed development. No category A trees are proposed for removal. 34 replacement trees are proposed.
- 8.61 The Council's Tree Officer has been consulted on the proposal although no comment has been received. It is considered prudent, in the event of permission being granted, to condition the provision of an Arboricultural Method Statement and a Tree Protection Plan. This would allow for Officers to ensure the development is carried out in an acceptable way with respect to the trees that are to be retained.
- 8.62 It is noted that the proposal includes a large amount of new planting with significantly more trees proposed than those lost. Officers consider this would mitigate the loss of the existing trees. The proposed landscaping conditions will allow Officers to ensure an adequate replacement planting scheme is achieved.
- 8.63 Officers consider that the proposal complies with policy 71.

Ecology

- 8.64 The application has been supported by an Ecological Impact Assessment.
- 8.65 A condition to secure a detailed scheme for on-site ecological enhancements is recommended in order to ensure the site ecology is maximised.

8.66 The Ecology Report provided with the application concludes that the site is not of high ecological importance in its current guise, and from visiting the site, Officers do not see any reason to disagree with this finding. The proposed net gain of trees and condition to secure an ecological enhancement plan will help to encourage an increase in biodiversity.

8.67 The proposal would, subject to the condition recommended, be in accordance with Policy 70 of the Cambridge Local Plan (2018).

Energy and Sustainability

8.68 A number of energy efficient and sustainability measures form part of the proposed design. These include, but are not limited to:

- PV panels
- Green roofs
- EV charging points
- Gas free development
- Electric air Source Heat Pumps
- Mechanical Ventilation with Heat Recovery (MVHR) in all buildings
- BREEAM Very Good commercial units

8.69 The application has been supported by an energy statement and a sustainability statement.

8.70 The Energy report demonstrates that the approach chosen would comply with policy 28 of the Local Plan and would significantly exceed the 19% reduction in carbon dioxide emissions target within Part L of Building Regulations – providing a 62% reduction.

8.71 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to carbon reduction, water efficiency measures, and BREEAM certification. The Officer acknowledges that it is difficult for commercial units of the size proposed to be able to achieve greater than a BREEAM Very Good rating and considers this to be acceptable.

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

Affordable Housing

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

8.74 The proposed development is for a scheme of 28 dwellings with all of these being for Council rented accommodation. All units would be one and two bedroom.

8.75 The Council's Growth Officer has been consulted on the proposal and has raised no objections to the amount and breakdown proposed.

8.76 The securing of these dwelling for affordable housing purposes will form part of the S106 agreement in the event of a resolution to grant permission being arrived upon.

Public Art

8.77 A public art strategy and delivery plan has been provided as part of the application submission. The public Art Officer has been consulted on the proposal and has raised concerns over the £90,000 budget proposed for public art on the whole site, and a linked proposal at The Meadows. The Officer considers that an addition commission (three in total, not two) should be provided and an additional £45,000 should be made available for art.

8.78 Officers have reviewed the proposal, and whilst additional public art would be a public benefit, the other public benefits provided by the scheme need to be taken into consideration, and given the significance of these – 100% affordable housing, open space and play equipment, BREEAM Very Good rated commercial units – Officers consider that the methodology, and financial sum proposed, to be acceptable.

8.79 It is considered appropriate that, in the event of permission being granted, a condition be added securing further details of the artwork. Subject to such a condition, the proposal is

compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010.

S106 Contributions

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

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

8.81 In bringing forward recommendations in relation to the Planning Obligation for this development Officers have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The Heads of Terms are summarised below.

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	No contributions sought
Provision for children and teenagers	No contributions sought
Indoor sports	No contributions sought
Outdoor sports	No contributions sought
Community facilities	No contributions sought
Affordable housing	100% provision on site. All to be for Council rent
County Council – Education / Refuse	
Early years	No contributions sought

Primary School	No contributions sought
Secondary School	No contributions sought
Life Long Learning (Libraries)	No contributions sought
Strategic waste	No contributions sought
Monitoring	No contributions sought
NHS	TBC

8.82 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions and 100% affordable housing provision, Officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policy 45 and the Planning Obligation Strategy 2010.

Third Party Representations

8.83 Many of the third party representations have been discussed in the above commentary. The remainder are covered below.

Loss of a perfectly good community centre

8.84 A representation has been received questioning why the existing community centre is to be demolished.

8.85 From a planning perspective, the condition of an existing building is not a material consideration and cannot form a reason for refusal. It is noted, however, that the proposed replacement facility at The Meadows would be a BREEAM Excellent rated facility.

Not enough Council Homes being provided

8.86 A concern has been raised that the development is not providing sufficient Council housing. This application is for 100% Council rented homes.

Loss of shop and café

8.87 It is acknowledged that if permission were to be granted, there would be a period of time where there would be no retail unit

and café on the site, although the development would replace these.

- 8.88 In the short term, there are other retail offerings in relatively close proximity to the site, as well as good and convenient access to public transport links that go into the City.

Loss of postbox

- 8.89 It is acknowledged that there is a postbox at present on the site which would be lost. Whilst this is not a planning consideration, the intention is for this replaced.

9.0 CONCLUSION

- 9.1 The proposal is for the development of the site involving the erection of 28 new dwellings (100% affordable), provision of replacement retail unit and café.
- 9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission. Nevertheless, the scheme has been amended post submission to address issues that were not satisfactorily resolved at the pre-application stage and to take on board local concerns.
- 9.3 The application has been considered against the relevant policies, and upon assessment, Officers consider that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions and a S106 legal agreement.

10.0 RECOMMENDATION

APPROVE subject to a S106 in accordance with paragraph 8.82 and the following conditions and informatives:

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

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

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

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

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

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

4. Notwithstanding the plans hereby approved, one dwelling shall be constructed to meet the requirements of Part M4(3) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

5. Prior to the commencement of the development, a detailed public art strategy, developing the framework provided in the submitted Public Art Strategy and Delivery Plan dated December 2019, shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be carried out in accordance with the approved detail and retained as such.

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

6. No development above ground level shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments, incorporating where practicable, a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the uses hereby permitted are commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

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

7. Prior to first occupation of any dwelling or the commercial units, the manoeuvring and car and cycle parking areas required for that purpose shall be provided as shown on the drawings hereby approved and retained free of obstruction.

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

8. Prior to the commencement of works, a traffic management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

9. Prior to first occupation of any part of the development hereby permitted, the two pedestrian visibility splays of 2m x 2m shown on drawing number 1806-57 PL04 to the proposed car parking spaces off Callander Close are to be provided. Thereafter, they shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway in perpetuity.

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

10. The proposed driveway be constructed off Callander Close shall have falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

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

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

The scheme shall also include:

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

- i) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

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

Reason: To prevent an increased risk of flooding and to protect water quality.

12. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings 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.

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

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development

14. 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).

15. 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).

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

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

17. 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).

18. 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).

19. If unexpected land contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the contamination has been fully assessed and a remediation strategy has been submitted to, and approved by, the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> and To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

20. Sound Insulation compliance condition - Ground Floor Community room

The proposed sound insulation scheme as detailed in Section 7.0 of the 'Buchan Street Neighbourhood Centre, Cambridge - Noise Impact assessment (Ref: BD/CC/P19-1767/04) - December 2019' produced by Create Consulting Engineers Ltd shall be fully implemented before the use hereby permitted is commenced and shall be maintained and retained thereafter

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

21. D1 Use: Community room external / third party amplification

In the event that amplification is used within the community room for music and / or voice, all musical and sound generation equipment used within the community room shall be connected to and played and channelled through an in-house limited amplification / fixed sound system. The use of any external third party independent amplification / sound systems is strictly prohibited.

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

22. Community room acoustic musical equipment

The use of unamplified / acoustic musical equipment and independent amplification / sound systems that are not connected to and fully played and channelled through / controlled by the in-house limited amplification / fixed sound system is prohibited or not permitted within the community centre.

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

23. A1 Hours of Use

The A1 use hereby permitted shall only be open to customers between the hours of 0700 and 2300 Monday to Sunday and Bank Holidays.

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

24. A3 Hours of Use

The A3 Class Use hereby approved shall not operate outside the hours of 08:00 to 22:00 Monday to Thursday, 08:00 to 23:00 Fridays and Saturdays and 09:00 to 20:00 on Sundays.

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

25. D1 Hours of Use

The D1 Class Use hereby approved shall not operate outside the hours of 08:00 to 22:00 Monday to Thursday, 08:00 to 23:00 Fridays and Saturdays and 09:00 to 20:00 on Sundays.

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

26. D1 Use: doors and windows

With the exception of requirements for access and egress through main front doors of the community room, all external doors and windows serving the community room shall remain closed during the playing of amplified music / voice.

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

27. Service Collections and Deliveries

All service collections / dispatches from and deliveries to the commercial units on the ground floor, including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches from and deliveries to the approved development are not permitted at any time on Sundays or public holidays.

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

28. Plant noise condition (A1 / A3 / D1 Uses, excluding ASHPs)

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

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

29. Plant Noise Condition (ASHPs)

The Air Source Heat Pumps (ASHPs) hereby approved shall be installed / implemented fully in accordance with the operational noise levels as specified in Section 9.0 of the document "Buchan Street Neighbourhood Centre, Cambridge - Noise Impact assessment (Ref: BD/CC/P19-1767/04) - December 2019". The ASHPs shall be maintained and not altered thereafter.

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

30. Electric Vehicle (EV) Charge Points - Residential Developments (communal parking)

The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing BUC-EV01 (dated 17.12.2019) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter. The charge points associated with the commercial units shall be operational prior to first use.

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

31. External Artificial Lighting Condition

Prior to the installation of any external artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

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

32. BREEAM - Condition 1

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 'Very Good' as a minimum will be met, with at least 3 credits for Wat 01 (water consumption). Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall also 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

33. BREEAM - Condition 2

Prior to the use or occupation of the development hereby approved, 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

34. Water efficiency

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

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

35. Energy and Carbon Reduction

The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of at least 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
- b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;
Where on-site renewable or low carbon technologies are proposed, the statement shall also include:
- c) A schedule of proposed on-site renewable energy technologies, their location, design and specification, and a maintenance programme; and
- d) Details of any mitigation measures required to maintain amenity and prevent nuisance.

Where grid capacity issues subsequently arise, written evidence from

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

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

36. Prior to the commencement of above ground works, with the exception of demolition, a scheme for ecological enhancement including native planting, measures to allow dispersal of hedgehogs and in-built features for nesting birds, roosting bats and shall be provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

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

37. 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.

38. 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.

39. 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.

40. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion (or subsequent replacements), 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.

41. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the 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/policycampaigns/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/policycampaigns/operations-safety/) * See next page for information *
 - 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 on completion of the development 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: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

42. Hard and soft landscaping: No development above ground level, other than demolition, shall commence until remaining details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure (fences and walls); SUDs features in paving, minor artefacts and structures (e.g. refuse and cycle, or other storage units, signs, lighting); proposed services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports). Soft Landscape works shall include: written specifications including cultivation and other operations associated with plant and grass establishment; specification/method statement for over-seeding/plug planting in existing perimeter woodland areas, specification/method statement for relaying and improving the drainage for the playing pitches, protection of new planting in existing perimeter woodland areas, and an implementation programme.

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

43. Landscape maintenance and management plan: Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. The management plan should particular attention to maintenance of SUDs features, removal of any protection to the perimeter planting etc, management of wildflower areas and the management of green roofs.

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)

44. Green (biodiverse) Roofs:

Green roofs can be biodiverse (green/brown) extensive roofs, or intensive (roof gardens) or blue roofs. This condition focusses on biodiverse roofs. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) 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 indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- c) The biodiverse (green) 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,
- d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,

- e) Where solar panels are proposed, bio-solar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- f) A management/maintenance plan approved in writing by the Local Planning Authority,
- g) Evidence of installation shall be required in photographic form prior to handover.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

45. Prior to the commencement of above ground works, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations of the buildings hereby approved, inclusive of bin and cycle stores, substations, and flat blocks, shall be submitted to, and approved in writing by, the Local Planning Authority.

The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity 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 and 57).

46. Notwithstanding the plans hereby approved, the north-most windows at first and second floor levels on the western elevation of Block A shall be fitted with obscure glass, and shall be non-openable to a height of 1.70m above the finished floor level of the rooms they serve.

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

47. Green Roofs:

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

48. Pollution Control:

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

49. 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:

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

50. To satisfy conditions relating to 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.

Application Number	19/1500/S73	Agenda Item	
Date Received	13th November 2019	Officer	Lewis Tomlinson
Target Date	12th February 2020		
Ward	Abbey		
Site Proposal	Cambridge Retail Park Newmarket Road Section 73 to remove Condition 5 of C/02/0136/RM (Demolition of existing buildings and erection of non- food retail units and garden centre, Drive thru restaurant with associated servicing, Car Parking, Landscaping, new access and relocation of existing amenity car park (reserved matters - to original application C/99/1121/OP)) - removal of bollard.		
Applicant	c /o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The proposed removal of the bollard would not have any significant impact on the surrounding highway network.
RECOMMENDATION	APPROVAL

0.0 BACKGROUND TO NON-DETERMINATION APPEAL

0.1 The applicant has submitted an appeal for the application to the Planning Inspectorate on the grounds of non-determination. The Council needs to provide its views on the application through the submission of a Statement of Case (SoC). Under the Council’s scheme of delegation, the application would have needed to be considered by the members of the Planning Committee. Officers are therefore bringing the application to Planning Committee in order to confirm the Council’s view which will form its SoC.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is Cambridge Retail Park an edge of centre (mainly) bulky goods retail site. The car park serves a number of shops within the retail park and is served by three vehicular accesses; two from Newmarket Road and one from Coldhams Lane. The two accesses from Newmarket Road are signalised, with the Coldhams Lane junction a roundabout operating under priority control.

2.0 THE PROPOSAL

- 2.1 Planning application reference C/02/0136/RM was granted permission on 22nd February 2002 for the demolition of existing buildings and erection of non-food retail units and garden centre, drive thru restaurant with associated servicing, car parking, landscaping, new access and relocation of existing amenity car park.

- 2.2 Condition 18 of this approval reads;

Means of vehicular access for customers travelling by private motor vehicles shall be from Newmarket Road and a new fourth arm of the "Beehive roundabout" only. There shall be no means of access / egress through the site for motor vehicles (other than buses) between Coldham's Lane and Newmarket Road and details of the measures to prevent such a vehicular route shall be submitted to the local planning authority as part of the reserved matters for landscaping of the site.

Reason: To ensure the traffic impact of the development is acceptable

- 2.3 The condition above in this case refers to a rising bollard within the site preventing access for general traffic from Coldhams Lane to Newmarket Road, and vice versa. This application seeks to remove condition 5 from planning permission C/02/0136/RM in order regularise the removal of the bollard. The applicant has provided the following information to explain why the application seeks to remove the condition:

The rising bollard was implemented when the Park was developed and has been operational through to the middle of

2018 enabling buses to pass through the car park and preventing general traffic from using the route. Bus services using this route have now been withdrawn. The bollard and associated mechanisms which were not working were removed in July 2019 to improve the internal circulation, with the cycle lane straightened and additional traffic calming measures introduced with approximately 50m between speed humps and raised tables. (Page 1 of the Transport Statement by ttp consulting)

2.4 The applicant has submitted a Transport Statement along with additional information to support the removal of the bollard.

3.0 SITE HISTORY

Reference	Description	Outcome
C/02/0136/RM	Demolition of existing buildings and erection of non-food retail units and garden centre, drive thru restaurant with associated servicing, car parking, landscaping, new access and relocation of existing amenity car park.	Approved

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2019
 Planning Practice Guidance 2014
 Circular 11/95 – The Use of Conditions in Planning Permissions
 (Annex A)

5.2 Cambridge Local Plan 2018

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 35, 55, 80, 81

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control and Transport Team)

6.1 Existing Situation

The Retail Park car park is served by 3 vehicular accesses; 2 signalled accesses off Newmarket Road and 1 priority roundabout off Coldhams Lane. It is noted prior to the removal of the bollard, vehicles had to enter and exit via the same route, i.e. to/from Coldhams Lane or to/from Newmarket Road.

Automatic Number Plate Recognition (ANPR) survey data previously submitted within this assessment and used to monitor traffic movements and footfall change at the car park comprised 24hour data undertaken between 6th and 12th September 2019 collected at the Retail Park access points. Whilst such data was acknowledged to include the peak hour periods, it did not differentiate between peak and off-peak traffic.

Further ANPR data obtained over a 24-hour period on both the 20th and 21st December 2019 has been submitted to validate the original ANPR data whilst also differentiating the peak hour periods. Survey outputs have been submitted and reviewed. Such data is acceptable for use within this assessment. As before, Access 'A' is Coldhams Lane with Access 'B' and 'C' being the two accesses on Newmarket Road. An average of 6,280 vehicles entered the car park on both days, with Saturday experiencing the highest number of vehicles. It is noted, 18% (117) of vehicles used the car park as a short cut in the AM peak (7am to 10am), whilst 1.6% (21) of vehicles used the car park as a short cut in the PM peak (4pm to 7pm). Throughout the day, 6.1% of drivers used the route through the car park as a short cut which is marginally higher than recorded in

September 2019 which detailed 5.7% of drivers used the short cut.

Car Park Speeds

It is noted the existing route is subject to a 5mph speed limit and comprises traffic calming measures in the form of a raised crossing in front of Homebase and Dunelm, along with a speed bump and further pedestrian crossing in between, with additional speed signs erected along the route. The length of the aisle created by the removal of the bollard is c115m.

Speed surveys were undertaken in the car park on Wednesday 5th February 2020 for the 12 hour period between 7am and 7pm. The data demonstrates the majority of vehicles do exceed the posted 5mph speed limit, with all 85th percentiles recording speeds of 10-12mph. As the internal roads are private, the Highway Authority cannot comment on the effects of the removal of the bollards in terms of motor vehicle speeds, volumes, and the impacts these may have on pedestrian movements within a private development. It is noted however that safety within the car park is monitored on a daily basis.

Justification for Removal of Bollard

It is noted the existing number of vehicles using the car park as a short cut is minimal in comparison to the overall number of vehicles using the car park; a worst case of 30 vehicles an hour from Newmarket Road and 9 vehicles an hour from Coldhams Lane. The impact of the removal of the bollard on the junctions from Coldhams Lane and Newmarket Road will be minimal.

The removal of the bollard is noted to benefit circa 25% of the traffic using the car park, in addition to those using the car park as a short cut (6.1%). With the ability of cars now being able to pass through the car park, it is noted the removal of the bollard in turn would help reduce the quantity of traffic passing through junctions on Newmarket Road.

It is noted ANPR data is collected on an ongoing basis at Cambridge Retail Park and will be continually monitored to determine vehicle travel patterns. Furthermore, it is noted safety within the car park is monitored on a daily basis through CCTV. Through existing observations, it is considered that no

additional traffic calming measures are required however, this will be continually monitored to ensure that highway safety is maintained throughout the car park.

Conclusion

The application as submitted is not expected to have any significant impact on the surrounding highway network. Therefore, the Highway Authority does not wish to object to the application as submitted.

Environmental Health Team

6.2 No comment.

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 The owners/occupiers of the following addresses have made comments objecting the proposal:

- 19 Ainsworth Place
- 35 Alpha Road
- 1 Arbury Road
- 26 Beacon Rise,
- 160 Newmarket Road
- 17 Belvoir Road
- 78 Blinco Grove
- 2 Boathouse Court
- 42 Owlstone Road
- Camcycle
- 9 Camside
- 26 Crathern Way
- 193 Coleridge Road
- 6 Cyprus Road
- 23 David Bull Way
- 36 Ditton Walk
- 17 Fen Road
- 24 Field Way
- 77 Garden Walk

- 8 Glisson Road
- Hills Road
- 118 Hobart Road
- 8 Holland Street
- 39 Howard Road
- 15 Latham Road
- 17 Lilywhite Drive
- 22 Manhattan Drive
- 15 Mortlock Avenue
- 61 Montague Road
- 3 Mulligan Way
- 23 Nightingale Avenue
- 21 North Lodge Park
- 1 Pearson Court
- 18 Pelham Close
- 5 Ramsden Square
- (Plurabelle Books) Unit 8, Restwell House, Coldham's Road
- 102 Ross Street
- 100 Thoday Street
- 45 St. Bedes Crescent
- 26 Stevens Close
- 52 St Thomas Square
- 173 Water Street
- 80b York Street
- 79 Riverside House, Riverside

7.2 The objections can be summarised as follows:

- Safety concerns for pedestrian and cyclist using the accessway due to increased numbers of road users accessing the right of way.
- Dangerous driving resulting from through traffic using the right of way.
- Contravention of local plan policy 80 specifically strategies 6-10 (inclusive) as outlined in clause b in supporting public transport, walking and cycling to, from and within a development.
- Unacceptable numbers of daily traffic movement through the right of way.
- Removal of the bollard will result in an increased number of vehicles using the way as a through road.

- Traffic congestion in residential surrounding residential streets.
- Health concerns arising from increase exposure to car fumes.
- The removal of the bollard will promote increases in use of motor vehicles and discourages sustainable transport methods including walking and cycling.
- Underrepresented through traffic volumes within the Transport Statement.
- A lack of justification to warrant removal of condition five (5) of the original planning approval.

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

8.0 ASSESSMENT

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

1. Principle of removal
2. Third party comments

Principle of removal

8.2 As set out above the removal of condition 5 relates to the removal of a rising bollard within the Cambridge Retail Park. The bollard was originally implemented when the Cambridge Retail Park was developed to enable buses to pass through but to prevent general traffic from using the route. The bollard was operational until the middle of 2018 when it had mechanical issues. In July 2019, the bollard and associated infrastructure were removed. Following the removal of the bollard, the applicant straightened the cycle lane running through the site and inserted additional traffic calming measures every 50m in the form of speed humps and raised tables.

8.3 The removal of the bollard requires a robust highway safety and transport network assessment given the volume of traffic passing through the network in this part of town and the number of customer trips specifically to the retail park. Cambridgeshire

County Council is the Highway Authority for Cambridge City and their Transport Assessment Team has thoroughly assessed the submitted Transport Assessment. It is concluded that the existing number of vehicles using the car park as a short cut is minimal in comparison to the overall number of vehicles using the car park. The impact of the removal of the bollard on the junctions from Coldhams Lane and Newmarket Road will be minimal and in turn would help reduce the quantity of traffic passing through junctions on Newmarket Road.

Third Party Comments

- 8.4 Third parties have raised safety concerns of pedestrians and cyclists using the accessway due to increased numbers of road users accessing the right of way, a limited number of which will be using the park as a short cut. Whilst there may be a potentially greater risk of conflict along the accessway, the highway authority has not objected and it is noted that speed signs limit vehicles to 5mph and the applicants have since straightened the cycle lane, installed speed humps and raised tables and monitor the use of the access. Officers do not agree that the removal of the bollard would therefore necessarily result in dangerous driving. The primary reason for the bollard was related to the function of the highway network in terms of the vehicular distribution and routing of trips and the need to enable buses to serve and move through the site more easily as a prioritised mode of transport. The withdrawal of the bus service from the site reduces the primary reason for the bollard.
- 8.5 The Local Planning Authority has no control over bus service provision. Clearly, given that the network along Newmarket Road and Coldhams Lane is congested at peak hours, if there was future demand (arising from the planned growth of the eastern part of the City) and bus services were reintroduced to the park, it would appear reasonable to prioritise bus movements again. To this extent, a flexible planning condition requiring re-instatement of the bollard or some other form of ANPR fine for misuse could potentially be recommended. Officers consider such an approach could be policy 80 / 81 compliant subject to confirmation from the County Council Transport Team. Officers will report any further correspondence on this issue on the amendment sheet. Walking and cycling provision is unaffected by the proposal and officers disagree

that the removal of the bollard discourages movements to the site by bicycle or by foot.

- 8.6 It is noted that health concerns regarding pollution levels have been raised by third parties. The site lies within the Air Quality Management Area. There is no evidence before officers that the removal of the bollard would increase vehicular movements within the AQMA (they would partially be re-distributed within the AQMA) to the extent that air quality would be worsened. No comment has been received from Environmental Health. Any further comments on the amendment sheet.

Conclusion

- 8.7 In consideration of all the submitted information, comments from third parties and the advice from the Transport Assessment Team, officers accept the advice from the Transport Assessment Team as they are the technical experts and the statutory consultee for transport issues. Officers therefore consider the proposed removal of condition 5 and the bollard in question, would not have a significant impact upon the surrounding highway network or present direct conflict with policies 1, 35, 80 or 81 of the Local Plan.

10.0 RECOMMENDATION

APPROVE with no conditions

Application Number	19/1141/FUL	Agenda Item	
Date Received	14th August 2019	Officer	Lewis Tomlinson
Target Date	9th October 2019		
Ward	Trumpington		
Site	1 Fitzwilliam Road		
Proposal	Demolition of existing building and construction of four dwellings.		
Applicant	Mr William Macdonald Compass House Vision Park, Histon		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The proposal will enhance the Conservation Area. • The proposed development would not have any adverse impact on the residential amenity of adjoining neighbours and would provide acceptable living conditions for the future occupiers. • The proposal would have an acceptable impact upon the trees within and surrounding the site. • The proposal overcomes the previous reasons for refusal on 15/1855/FUL
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is situated on the northern side of the junction of Clarendon Road and Fitzwilliam Road and comprises a 2.5 storey brick building defined on its public edges by a low-rise

brick wall and mature landscaping. In 1972, the former property on the site was acquired by Cambridgeshire & Isle of Ely County Council as a hostel for working-age boys, adapting the existing building. On the 14th September 1993, planning permission was granted to demolish the home and build a replacement hostel, which was implemented and the present building at 1 Fitzwilliam Road was constructed. The building is currently vacant and has been for the last few years.

- 1.2 The site lies in the very south eastern corner of the Brooklands Avenue Conservation Area, which was designated in 2002. The Appraisal defines Nos. 3-9 Fitzwilliam Road (which are immediately to the west of the site) as Buildings of Local Interest. It states that this group is an austere but imposing terrace that dominates the street. The impact that the subject property makes to the character of the area remains undefined, but it is fair to describe its contribution as neutral. Across the road from the site lies the substantial contemporary development of Kaleidoscope, which has been the subject of major redevelopment in recent years and is not located in a Conservation Area.
- 1.3 There are two mature sycamore trees with TPO status located at the front of the site facing the junction of Fitzwilliam Road and Clarendon Road. The site is also located within a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is for the demolition of the existing building and the erection of a terrace of 3 dwellings. Unit 1 would be 2 storey and units 2 and 3 would be 3 storeys. The properties would have rear gardens and associated parking. There is also additional parking from Clarendon Road from an existing access point.
- 2.2 Amended plans have recently been received which have sought to address the recent appeal decision on the site and neighbour concerns. Unit 4 has been removed from the scheme entirely. At the time of writing this report the amended plans are subject to further re-consultation and any further comments will be reported on the amendment sheet.

2.3 A previous application (15/1855/FUL) for six dwellings was refused for the following three reasons:

1. The scale, bulk and design of the proposal would result in an overly dominant built form that would appear too prominent, cramped (significantly diminishing the existing space) and too deep in footprint in views from Clarendon Road and which would poorly reflect and inadequately relate to the adjacent Buildings of Local Interest along Fitzwilliam Road with regard to the detailed design but also the form and shape of the roofing elements. The result is a scheme which would constitute an overdevelopment of the site, which would neither preserve or enhance the character or appearance of the Conservation Area. The proposal has not demonstrated that it has responded to its context or drawn upon key characteristics of the surroundings. For these reasons, the proposal conflicts with policies 3/4, 3/7, 3/12, 4/11 and 4/12 of the Cambridge Local Plan (2006) and guidance within paragraph 64 of the NPPF (2012).
2. The use of the rooms, position and substantial amount of glazing used on the upper floors (first to third) on the rear facade of the proposal and the increased massing and dominance of built form from that existing would all contribute to the unacceptable loss of privacy and sense of enclosure to the occupiers of No. 3 Fitzwilliam Road and No. 21 Clarendon Road which are in close proximity to the site. In addition and in the absence of information to demonstrate otherwise, the lack of adequate space for landscaping, particularly tree planting, along the boundaries with these properties due to the proposed basement structure underneath, would mean that views of the proposed building could not be adequately or partially mitigated. For these reasons, the proposal would be contrary to policies 3/4 and 3/12 of the Cambridge Local Plan 2006.
3. There is insufficient evidence to suggest that the proposed development would not endanger the health of two trees with TPO status on the front of the site. These trees positively contribute towards the character and appearance of the Conservation Area. For these reasons, the proposal would be contrary to policies 4/3, 4/4 and 4/11 of the Cambridge Local Plan (2006).

2.4 The application was dismissed at appeal (APP/Q0505/W/18/3218079). The inspector upheld reason 1 (conservation area impact) and reason 2 (impact upon neighbouring properties). A copy of the appeal decision is attached to appendix 1.

3.0 SITE HISTORY

15/1855/FUL - Demolition of existing building and construction of six new dwellings and associated access and landscaping (refused, appeal dismissed)

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, 28, 29, 31, 32, 33, 34, 35, 36, 50, 51, 55, 56, 57, 59, 61, 62, 70, 71, 80, 81, 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A) Technical housing standards – nationally described space standard – published by
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	Department of Communities and Local Government March 2015 (material consideration)
Supplementary Planning Guidance	<p>Sustainable Design and Construction (2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge Landscape and Character Assessment (2003)</p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Cambridge City Wildlife Sites Register (2005)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>The Cambridge Shopfront Design Guide (1997)</p>

	<p><u>Area Guidelines</u></p> <p>Brooklands Avenue Conservation Area Appraisal (2013)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection. Recommends the inclusion of conditions regarding visibility splays, falls and levels and bound material. Informative regarding works within the highway.

Conservation Officer

- 6.2 Supports. Recommends the inclusion of conditions regarding a sample panel, roofing materials and cladding materials (oriel window).

Environmental Health

- 6.4 No objection subject to conditions regarding construction hours, collection during construction, construction, demolition noise, vibration and piling, dust condition, electric vehicle charging points and associated informatives.

Tree Officer

- 6.5 No objection subject to conditions regarding implementation of energy statement, water efficiency, sustainable construction and green roofs.
- 6.8 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- 1 Clarendon Road
- 3 Clarendon Road
- 5 Clarendon Road
- 15-17 Clarendon Road
- 19 Clarendon Road
- 21 Clarendon Road
- 3 Fitzwilliam Road
- 5 Fitzwilliam Road
- 7 Fitzwilliam Road
- 11a Fitzwilliam Road
- 22 Brooklands Avenue
- 3 Shaftesbury Road
- 4 Glenalmond Avenue
- 282 Glenalmond Avenue

7.2 The representations can be summarised as follows:

- The scale of the buildings is excessive and dominant
- Overdevelopment
- Result in the loss of 3 on-street car parking spaces on an already congested road
- The level of parking provision is inadequate
- Loss of trees
- Materials are out of keeping
- Loss of privacy for neighbouring properties due to overlooking
- Overlooking of 21 Clarendon Road from the terrace properties
- Disturbance
- Potential high turnover of residents of the houses, could be used for rental apartments such as Airbnb
- Bikes on plot 4 being located in rear garden and access through a passageaway adjacent to No.21 Clarendon Road
- Insufficient space for cycle parking
- Too many bedrooms in the houses
- Impact upon the conservation area

- Common boundary wall of 3 Fitzwilliam Road should be rebuilt to existing standard

7.3 Councillor Dan Summerbell called in the application due to the substantial change on the site. This pre-dates the removal of the 4th dwelling the scheme.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The former use of the site was a hostel. The building has been vacant for a number of years. The site contains an existing building, it is classed as previously developed (brownfield) land. Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. The principle of redeveloping the site for housing is acceptable subject to the material planning considerations discussed below.

Context of site, design and external spaces

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

- 8.3 The site falls within the Brooklands Avenue Conservation Area and is close to a number of Buildings of Local Interest. The application is accompanied by a Heritage Statement which provides an overview of the significance of nearby heritage assets and the relative impact of the scheme upon them. The statutory considerations as set out in section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, are matters to which the determining authority must give great weight to when considering schemes which have the potential to impact on heritage assets.
- 8.4 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to:
- 'Pay special attention to the desirability of preserving or enhancing the character or appearance of that area'*
- 8.5 In respect of development proposed to be carried out within the setting of, or which may impact upon a listed building, or in a conservation area, a decision-maker must, in respect of a conservation area, give a high priority to the objective of 'preserving or enhancing the character or appearance of the area', when weighing this factor in the balance with other 'material considerations' which have not been given this special statutory status.
- 8.6 The respective national policy guidance is set out in paragraphs 193-196 of the NPPF. Para. 193 of the NPPF states that when considering the impact of a proposal on the significance of a designated heritage asset, "great weight" should be given to the asset's conservation (meaning the more important the asset, the greater the weight should be). Para. 194 makes it clear that any harm to, or loss of significance of a heritage asset should

require clear and convincing justification. Para. 196 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed against the public benefits of the proposal, including its optimum viable use. Para. 200 makes it clear that local planning authorities need to look for opportunities for new development within Conservation Areas, World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals which make a positive contribution to the asset or better reveals its significance should be treated favourably.

- 8.7 In respect of non-designated heritage assets para. 197 of the NPPF states that the effect that a proposal will have on such an asset should be taken into account in determining the application, and in considering such applications a balanced judgment is required having regards to the scale of any harm or loss and the significance of the heritage asset.
- 8.8 The proposal is for the erection of a terrace of 3 dwellings fronting Fitzwilliam Road. The terrace would be set to generally align with the building line of 3 Fitzwilliam Road to the west. Unit 1 would be 2 storey and units 2 and 3 would be 3 storey. There would be car parking to the front of each property and gardens to the rear.
- 8.9 The Inspector states in paragraph 9: *'The built-up end of the proposed east elevation would be too close to 21 Clarendon Road and would jar with the lower, hipped two-storey forms of this property and its neighbours. Closure of the gap between No 21 to the extent proposed would effectively preclude views into the CA.'*
- 8.10 As outlined above, the proposal has taken a different design approach to the previously refused and dismissed scheme. A key part of this has been to erect a set of terrace properties fronting Fitzwilliam Road. This would not only leave the existing gap on site between the building on 1 Fitzwilliam Road and 21

Clarendon Road but would expand it, retaining the important view through the site into the Conservation Area.

- 8.11 The Inspector states in paragraph 11: *the new fourth storey within the roof would contrast significantly with the rest of the building as well as with its neighbours. Despite the set-back its essentially flat roof form with balustrading, use of glazing and metal would have an overly dominant and incongruous effect, and be out of context in relation to properties on either side of the north and east elevations.*
- 8.12 The proposed design of the terrace (plots 1 to 3) has been carefully designed to reflect more traditional aspects of the neighbouring properties along Fitzwilliam Road but in a contemporary design. It is very different to the refused scheme which incorporated a fourth storey set back, flat roof, with a heavy use of glazing and metal. The 4th storey element of plots 2 & 3 is set within a mansard roof form which would help keep the bulk of the proposal down as well ensuring the 4th storey would not appear top heavy in comparison to the rest of the building. This proposed roof form would not detract from the appearance of the adjacent BLI's.
- 8.13 The site has a number of trees on the site. The corner between Clarendon Road and Fitzwilliam Road is green in character and an important part of the Conservation Area character. The proposal retains this green corner and therefore preserves the Conservation Area. The impact of the scheme on the existing trees is discussed in further detail below. Standard conditions such as landscaping and boundary treatments are recommended to ensure the site is treated appropriately. A low wall with railing above and hedge behind will form the boundary onto Clarendon Road to help retain the green and open character of the corner. The Conservation Team support the application subject to a number of conditions requiring further details or materials and the oriel window to be submitted.
- 8.14 In officer's view, the proposal would enhance the Conservation Area and adequately respect the proximity of the adjacent BLI's. It is considered that the proposal overcomes the 1st reason for refusal on the previous scheme (15/1855/FUL). As such, the proposal is compliant with Cambridge Local Plan 2018 policies

55, 56, 59, 57, 61 and 62, NPPF guidance and meets the statutory tests as set out in paragraphs 8.2 - 8.4 above.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.15 The 2nd reason for refusal on the previous application concerned the impact upon the adjacent property No.3 Fitzwilliam Road and No.21 Clarendon Road. This reason for refusal was upheld by the Inspector at appeal. It is to be noted that the dismissed appeal scheme was for a building that wrapped round the whole site fronting both Fitzwilliam Road and Clarendon Road in comparison to the current scheme which is a terrace of 3 dwellings fronting Fitzwilliam Road only.
- 8.16 The Inspector states in paragraph 16 of the appeal decision that: *Several upper floor windows to habitable rooms would face neighbouring rear gardens at 3 Fitzwilliam Road and 21 Clarendon Road, where no direct views over them exist. Some overlooking in a new building could be expected. Most windows would be bedrooms so they would not be as extensively used as main habitable space. Nevertheless, as I saw from the rear garden of No 3, the sense of privacy enjoyed within it would be significantly compromised by the sheer number of the new openings and their position at the increased height and depth into the plot over the existing building. No 21 would be similarly adversely affected. Obscure glazing might reduce overlooking but would be undesirable in bedrooms and not overcome the sense of loss of privacy.*

3 Fitzwilliam Road

- 8.17 3 Fitzwilliam Road is a three storey plus basement end of terrace dwelling located to the west of the site. The existing building and the refused building were both in an L shape form. The proposed terrace would be set in line with the rear elevation of 3 Fitzwilliam Road which would therefore remove any potential significant overlooking opportunities. A condition is recommended to remove permitted development rights for the insertion of new windows and dormers. For these reasons, the proposal would therefore not have any significant impact upon 3

Fitzwilliam Road in terms of overlooking, overbearing or overshadowing. Unit 1 steps down in height to ensure 'right to light' on the windows on the side elevation of 3 Fitzwilliam Road is protected.

21 Clarendon Road

8.18 No.21 Clarendon Road is a two storey detached dwelling to the north of the site. The existing building is 2.5 storey in height in an L shape. The proposal would include 5 windows at first floor and above on the rear (north facing) elevation not including the 5 small rooflights. The number of windows contained with the current scheme is considerably less than the refused scheme. Unit 3 is set behind the rear elevation of 21 Clarendon Road so only unit 1 (1 first floor window and 1 second floor window) and unit 2 (1 first floor window) would be sited opposite No.21 Clarendon Road. Only 3 of the 5 windows would be opposite. All of these windows on the rear elevation are set within stepped in elements. It is to be noted that the previous scheme was for 6 dwellings, the current scheme is for 3 dwellings. The proposal is within an urban setting and a degree of overlooking of neighbouring properties is to be expected. Given the low number of windows proposed and their positioning, the proposal would not cause a significant level of overlooking of 21 Clarendon Road.

8.19 Unit 1 is only two storey in comparison to the neighbouring property No.3 Fitzwilliam Road and units 2 and 3. Unit 1 would also include low eaves at mid first floor level at the rear of the building. It is considered that this step down in height would provide a new view and relief for the garden of 21 Clarendon Road as unit 1's height would be lower than the existing 2.5 storey building. The proposed building would also be set in line with the rear elevation of 3 Fitzwilliam Road. The proposal would therefore be set further back than the existing building. The refused scheme concluded that the proposal would not significantly overshadow any of the neighboring properties. The current scheme would also not cause any significantly detrimental overshadowing impact.

Wider area

8.20 The Environmental Health Team has recommended various construction related conditions in order to protect the residential

amenity of occupiers of properties in the wider area during construction. This advice is accepted and the conditions are recommended accordingly. The impact of additional demand for car parking spaces on residential amenity is assessed in the 'car parking' section below.

8.21 For the above reasons, it is considered that the proposal overcomes the 2nd reason for refusal on the previous scheme (15/1855/FUL) and the proposal adequately respects the residential amenity of its neighbours and the constraints of the site in accordance with Cambridge Local Plan 2018 policies 57 and 35.

Amenity for future occupiers of the site

8.22 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units comply and exceed the standards. All units have an acceptable level of outlook. In this regard, the units would provide a high quality internal living environment for the future occupants. The floor space of the proposed units is presented in the table below against the requirements of policy 50.

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m.)	Proposed size of unit (m.)	Difference in size
1	3	6	3+	108	180	+72
2	5	10	3+	134	235	+101
3	5	10	3+	134	235	+101

8.23 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. As stated above, all dwellings would have a generous rear garden area that would be appropriate for the proposed number of bedrooms. These private garden spaces have been significantly improved through the latest revisions to the scheme.

Accessible homes

8.24 The residential element of the development has been assessed for compliance with the requirements of Part M4 (2) of the

Building Regulations and Policy 51. A condition is recommended to secure this requirement.

Refuse Arrangements

- 8.25 The bins would be located in a bin store within the rear garden of each dwelling. The proposal is therefore compliant with policy 57 of the Cambridge Local Plan (2018).

Highway Safety

- 8.26 The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety. The proposal would therefore be compliant with policies 81 and 82 of the Cambridge Local Plan (2018).

Car and Cycle Parking

Car Parking

- 8.27 The proposal would result in the loss of 3 parking bays on Fitzwilliam Road due to the creation of driveways for the proposed 3 units. The Highway Authority has not objected to the application or the removal of the car parking bays. The proposal would provide car parking spaces to the front of each dwelling: unit 1 will have 2 spaces, unit 2 will have 1 space and unit 3 will have 1 space. The scheme also includes 3 car parking spaces accessed from Clarendon Road. These 3 spaces will be shared, as supplemental parking for the residents/visitor car parking. The site and the streets in the immediate vicinity of the site fall within the controlled parking zone. The residents of the new dwellings will not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets. The proposed level of car parking is considered to comply with Appendix L of the Cambridge Local Plan 2018.
- 8.28 Officers acknowledge that the removal of three on-street spaces would marginally increase pressure. However, the site is located within the controlled parking zone and the proposal includes an acceptable level of car parking. Officers do not

consider that the loss of the 3 on street car parking spaces would warrant a refusal of the application. The proposal would be in accordance with Cambridge Local Plan 2018 policy 82.

Cycle Parking

- 8.29 Each dwelling will have its own cycle store placed in each rear garden. It is considered the level of cycle parking provision is policy compliant with appendix L of the Cambridge Local Plan 2018 and the cycle parking arrangements are convenient in accordance with policy 82 of the Cambridge Local Plan 2018.

Integrated water management and flood risk

- 8.30 A surface water drainage strategy can be secured by condition. The proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2018) and policy 31 of the Cambridge Local Plan (2018).

Trees

- 8.31 There are two mature sycamore trees with TPO status located at the front of the site facing the junction of Fitzwilliam Street and Clarendon Street. The smaller sycamore tree is proposed to be felled to allow the other sycamore to flourish. 8 smaller trees are also proposed to be removed. The application provides 5 new trees, 3 of the 5 would be larger in size to help replace the canopy cover. The retained TPO'd sycamore would be sited within unit 3's plot to the side of the dwelling. It is considered that there is ample space to the rear of unit 3 to ensure there would not be pressure in the future to significantly prune or remove the tree. Officers recommend the removal of permitted development rights in relation to side extensions and outbuildings for unit 3 to ensure any future proposals will be assessed against the impact upon trees on the site.
- 8.32 Following the amendments to the scheme, the Tree Officer now supports the application subject to conditions regarding a tree method statement, tree protection plan, pre-commencement site meeting, compliance with method statement and 5-year guarantee. Suitable replacement planting could be provided by way of the landscaping condition. Subject to the above

conditions, the proposal complies with Cambridge Local Plan 2018 policy 71.

Biodiversity

- 8.33 The application is accompanied by a pre-liminary Ecological Appraisal. This concludes that there is an opportunity to enhance the biodiversity on the site. The applicant is proposing a greater number of bird and bat boxes than the ecology report recommends. An informative is recommended to encourage the inclusion of hedgehog gaps within the fencing. A condition is recommended to secure the scheme for bat and bird boxes. Subject to the above conditions, the proposal complies with Cambridge Local Plan 2018 policy 70.

Renewables and Water Use

- 8.34 Policy 28 requires ...carbon reduction and water efficiency standards for all new homes. The application is accompanied by an Energy and Water Sustainability Statement which states that a reduction in carbon dioxide emissions will be achieved through energy efficiency measures and the provision of renewable technology. Officers recommend conditions regarding a carbon reduction statement and a water efficiency scheme to ensure these policy requirements are met. The proposal therefore complies with Cambridge Local Plan 2018 policy 28.

Affordable Housing

- 8.35 The proposed development is for a scheme of 3 units. Policy 45 of the Cambridge Local Plan (2018) states that affordable housing provision should be calculated on the basis that the thresholds are to be considered against the net increase in the number of units on the site. As the proposed net increase of units on the site would be below the threshold, there is no policy basis to require affordable housing provision as part of this application. The proposal is compliant with policy 45 of the Cambridge Local Plan (2018).

Third Party Representations

8.36 The third-party representations have been mainly dealt with in the preceding paragraphs. An Air BnB type use would require planning permission in its own right. The existing state of the adjoining brick wall between 3 Fitzwilliam Road is a civil matter and falls under the party wall act.

9.0 CONCLUSION

9.1 The proposal comprehensively overcomes the previous reasons for refusal on 15/1855/FUL that were subsequently upheld at appeal and would provide a high quality development that respects the character of the area, would not have an adverse impact upon the occupiers of neighbouring properties and would provide an acceptable level of amenity for future occupiers.

10.0 RECOMMENDATION

APPROVE subject to 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. 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)

6. 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.

7. Electric Vehicle (EV) Charge Points - Residential Developments

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

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

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

8. 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))

9. Before starting the installation of the roof, a samples of the roof materials shall be agreed in writing with the Local Planning Authority via a site visit or the provision of material samples. 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)) and 61.

10. Before starting the installation of the oriel window on unit 3, full details in the form of drawings shall be submitted to 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 within the conservation amenity (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)) and 61.

11. No development shall take place above ground level, other than demolition, until details at a minimum scale of 1:20 (including plans, elevations and sections of IN) have been submitted to and approved in writing by the Local Planning Authority. Thereafter 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, 57 (for new buildings) and/or 58 (for extensions))

12. 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.

13. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting shall be provided to the Council for approval.

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.

14. 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.

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

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

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

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

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

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. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

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

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

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

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

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

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

20. No development shall take place (apart from demolition and below ground enabling works) until details regarding the specification and locations of the bird and bat boxes has been submitted to and approved in writing by the local planning authority. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To protect local wildlife (Policy 70 of the Cambridge Local Plan (2018)).

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

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

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

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

23. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

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

24. No development above slab level, apart from demolition and ground enabling works, shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19 per cent below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
- a) Levels of carbon reduction achieved at each stage of the energy hierarchy; and
 - b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit.

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

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

There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

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

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

26. For the hereby approved dwellings units 1, 2 and 3 and notwithstanding the provisions of Schedule 2, Part 1, Class A and 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): the enlargement, improvement or other alteration of the dwellinghouses in regards to the insertion of new windows , loft conversion including rear dormers shall not be allowed without the granting of specific planning permission.

For the hereby approved dwellings unit 3 and notwithstanding the provisions of Schedule 2, Part 1, Class A and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses in regards to side extensions and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

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

Appeal Decision

Site visit made on 16 September 2016

by Grahame Kean B.A. (Hons), PgCert CIPFA, Solicitor HCA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27 October 2016

Appeal Ref: APP/Q0505/W/16/3152591

1 Fitzwilliam Road, Cambridge, Cambridgeshire CB2 8BN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Fitzwilliam Road (Cambridge) LLP against the decision of Cambridge City Council.
 - The application Ref 15/1855/FUL, dated 2 October 2015, was refused by notice dated 3 May 2016.
 - The development proposed is demolition of existing building and construction of six new dwellings and associated access and landscaping.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this appeal are the effect of the proposal on the:
 - a. character and appearance of the Brooklands Avenue Conservation Area (CA) and its setting;
 - b. living conditions of occupants of adjacent properties; and
 - c. health of protected trees to the front of the appeal site.

Reasons

Character and Appearance

3. 1 Fitzwilliam Road is a large 2-3 storey late 20c building erected as a hostel, now vacant. It is in a mixed use area, inside a south-east corner of the CA at the junction of Fitzwilliam Road and Clarendon Road, surrounded by garden. Properties north of Fitzwilliam Road and west of Clarendon Road, in the CA are characterised by their large gardens and space available for soft landscaping. Outside the CA, at the southeast corner, large contemporary apartment blocks have impacted on the generally tranquil setting of this part of the CA.
4. The proposal is for four, 4 bed townhouses and two apartments with a basement parking area accessed from Clarendon Road. The townhouses would have private rear gardens and the apartments would have private balconies.
5. The existing building does not enhance 3,5,7 and 9 Fitzwilliam Road immediately to the west, which are high quality late 19c three-storey houses, included among the Buildings of Local Interest (BLI) in the CA Appraisal (CAA).

They, and several similar houses further along Fitzwilliam Road that have hipped roofs, arched windows and canted bays, make a valuable contribution to the rhythm of the street scene and character of the CA.

6. On Clarendon Road, as noted in the appraisal, the scale and bulk of the existing building is more sympathetic to neighbouring properties.¹ These are mostly large, well separated two-storey detached buildings with spacious vegetated plots. Clarendon Road is wide, tree-lined and has a generally quiet character. There are glimpsed views of mature rear gardens between the current building and No 21, which in my view contribute to this character.
7. The mix of contemporary development and historic properties is a feature of the CA and its setting and the Council has accepted the principle of a contemporary design for redevelopment of the site. I also note that the CAA, which is a material consideration cites the large office buildings on the east of Clarendon Road, and the tall blocks of flats south of Fitzwilliam Road, as conflicting in terms of materials, scale and general building form, with the more modestly-sized houses in the CA.²
8. The appeal site is therefore important in defining the appropriate relationship among the styles of development that contribute to the CA and its setting. Inspiration is said not to be drawn from buildings outside the CA but clearly the contemporary design of the proposal, its overall height, form and mass, would strongly connect it to the newer apartment blocks south-east of the junction.
9. However I have concerns that the rhythm and form of the dwellings alongside the frontages of the appeal site would not be maintained by the proposal. The built up end of the proposed east elevation would be too close to 21 Clarendon Road and would jar with the lower, hipped two-storey forms of this property and its neighbours. Closure of the gap between No 21 to the extent proposed would effectively preclude views into the CA. The gap is not referred to in the CAA but its reduction would detract from the sylvan character of the area.
10. Furthermore, whereas the roof line of the existing building is consistent with its neighbours to the north, the proposed roof storey would dominate the scene to their detriment. The accommodation in the roof of No 21, as in the existing building, is on a smaller scale, more discreet and not therefore comparable.
11. The new south elevation would reflect the height of the BLI's on Fitzwilliam Street and in comparison to the original scheme, would be more sympathetic to the consistent proportions of the fenestration on these period houses. I see no reason why a contemporary design could not stand up to, yet complement rather than compete with them. However the new fourth storey within the roof would contrast significantly with the rest of the building as well as with its neighbours. Despite the set-back its essentially flat roof form with balustrading, use of glazing and metal would have an overly dominant and incongruous effect, and out of context in relation to properties on either side of the north and east elevations. It would not successfully contrast with its neighbours because it would impose its own overbearing presence.
12. Space available for soft landscaping at the rear would be lost due to the new underground car park. Trees that are planned to be removed would not be replaced. Most are of poor quality or longevity but they have a visual amenity

¹ Paragraph 4.1.1.

² Paragraph 4.1.1.

- value as well as a screen to new development. In addition T011 and T012 are to be removed solely for purposes of the development.
13. The parties dispute whether there is duty to replace two of the trees, which is not a matter before me, nor is the question whether an alternative scheme could retain the extent of proposed accommodation but with enhanced landscaping. In my view however the proposal would take insufficient advantage of the opportunity to enhance the rear garden landscaping within this central area of combined gardens, rather than cover the majority of it with hardstanding as is proposed. This adds to my concerns that the proposal would erode the character of this part of the CA.
 14. Overall I am not convinced that the proposal would define the edge of the CA such that it would preserve or enhance the prevailing quieter and more restrained environment around its perimeter. Despite the transitional effect to the larger development nearby the character of the CA would be unacceptably diluted.
 15. I conclude that the scale, bulk and design of the new building would be incongruous and an overdevelopment of the appeal site, due to its prominent and alien built form in relation to views of properties adjoining it. It would unacceptably narrow the space between 21 Clarendon Road where its overall bulk and height would give it an overbearing presence in the street scene. The form of the new roof would also detract from the appearance of the BLI's on Fitzwilliam Road. The proposal by reason of its overdevelopment would fail to preserve or enhance the character or appearance of the CA contrary to the Cambridge Local Plan 2006 (LP) Policies 4/11 and 4/12. It would also conflict with LP Policies 3/4, 3/7 and 3/12 which require new development to respond to local context and draw on key characteristics of its surroundings.

Living Conditions

16. Several upper floor windows to habitable rooms would face neighbouring rear gardens at 3 Fitzwilliam Road and 21 Clarendon Road, where no direct views over them exist. Some overlooking in a new building could be expected. Most windows would be bedrooms so they would not be as extensively used as main habitable space. Nevertheless, as I saw from the rear garden of No 3, the sense of privacy enjoyed within it would be significantly compromised by the sheer number of the new openings and their position at the increased height and depth into the plot over the existing building. No 21 would be similarly adversely affected. Obscure glazing might reduce overlooking but would be undesirable in bedrooms and not overcome the sense of loss of privacy.
17. Some morning light would be lost to the rear gardens of 21 Clarendon Road and 3 Fitzwilliam Road, but from what I have seen and read would not be so severe as to justify dismissal for that reason alone. Windows in the stairwell to the side of No 3 would lose some daylight as would a glazed side door and obscurely glazed bathroom window at No 21. The loss of daylight to these non-habitable spaces would however not be unacceptably oppressive.
18. On this issue therefore I conclude that the use of and position of the rooms, and the substantial amount of glazing used on the upper floors of the new rear elevations would cause a serious loss of privacy and a sense of enclosure to occupiers of 3 Fitzwilliam Road and 21 Clarendon Road. Substantial harm would result to living conditions enjoyed within those properties, contrary to LP

Policy 3/10 which states that residential development should not have an unduly adverse impact on neighbouring properties including by loss of privacy or overbearing sense of enclosure.

Protection of trees

19. There are two mature sycamores subject to a tree preservation order (TPO) to the front of the site. Their root protection area (RPA) would be potentially affected by the proposal. Evidence from trial pits undertaken by the appellant suggests that the encroachment into the RPA of both trees of the proposed basement line is negligible. There is no reason to suggest that a suitably worded condition may not ensure that trees to be retained to the front of the site are protected by barriers, temporary ground protection and root sensitive demolition and construction methods. I am therefore satisfied from what I have read that the proposal would not have a detrimental impact on the protected trees. The proposed scheme would therefore retain and protect the TPO trees and to that extent would comply with LP Policies 4/3, 4/4 and 4/11.

Planning Balance

20. I have had regard to the statutory duty to pay special attention to whether the proposed scheme would preserve or enhance the CA.
21. There would be several public benefits to the proposal. It would be a windfall development contributing to housing provision and re-use a vacant plot for larger units for family housing, all acknowledged benefits. Further economic benefits would accrue due to the construction process and subsequent occupation. Basement parking would ease on-street parking, the location is highly sustainable, and the proposal would reflect the aims in the National Planning Policy Framework (the Framework) to secure low energy and low carbon homes. TPO'd trees would be adequately protected although this in itself would be a neutral factor rather than a positive benefit.
22. However the proposal would clearly conflict with LP Policy 3/10 in causing serious loss of privacy and a sense of enclosure to adjacent occupiers. The proposal would also fundamentally fail to comply with key development plan policies in that it would not preserve or maintain the character or appearance of adjacent properties in the CA, or the tranquil character of the wider street scenes in which it would be viewed. This would have a diluting and harmful effect on the CA as a whole, contrary to the development plan.
23. The CA is a designated heritage asset as defined in the Framework. Under Paragraph 132 great weight should be given to its conservation and setting. In light of my reasoning above I have concluded the proposal would harm the CA contrary to the expectations of paragraph 132. The proposal would cause harm that would be less than substantial under the Framework but still serious such that the harm would significantly and demonstrably outweigh its benefits.

Conclusion

24. For the above reasons and having regard to all other matters raised the appeal is dismissed.

Grahame Kean

INSPECTOR

Application Number	19/1257/FUL	Agenda Item	
Date Received	30th September 2019	Officer	Sophia Dudding
Target Date	25th November 2019		
Ward	Kings Hedges		
Site	16 Moore Close		
Proposal	Erection of new 3bedroom 2.5 storey dwelling and associated works at 16 Moore Close		
Applicant	Mr J Sagoo c/o agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The development would not give rise to significant harm to the character of the area; • The development would not give rise to significant harm to the residential amenity; the development would provide good living conditions for future occupiers; • The development would not give rise to significant harm to the nearby trees; • The development would not increase on-street parking to an unacceptable level.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is part of side of the garden land of 16 Moore Close situated at the west end of the cul-de-sac adjacent

to Woodhead Drive Park. 16 Moore Close is a two-storey detached house with garden land wrapping around its side and rear. The application site, the side garden land of 16 Moore Close, is partially shaded by some trees within Woodhead Drive Park on its southwestern boundary.

- 1.2 16 Moore Close is accessed from a narrow gap between No.15 and No.17 Moore Close and has a detached garage and an off-street parking space adjacent to No.15. Moore Close is characterised by generous detached houses and a set of terraced houses which are built in red/yellow brick and tile with brick quoining and pitched front roof decorations. The surrounding area is predominantly residential and does not fall within a Conservation Area or a controlled parking zone

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a new dwelling in the garden land of 16 Moore Close.
- 2.2 The new dwelling would follow the building form of the host house with the same building height and building lines and form together with the host dwelling as a pair of symmetrical semi-detached houses. The new dwelling would have an open-planed kitchen and living room at the ground floor, two bedrooms at the first floor, and a rear roof box dormer to accommodate a master bedroom at the third floor. The new dwelling would replicate the brick detailing and small pitched roof decoration of the host dwelling to strengthen the symmetrical appearance between the pair of semi-detached houses.
- 2.3 The existing detached garage of the host dwelling would be demolished, and the area would be used for cycle parking and bin storage. The existing off-street car parking space would be retained for the host dwelling. No car parking would be provided for the proposed dwelling.
- 2.4 The application is accompanied by the following supporting information:
 1. Design & Access Statement
 2. Transport Statement
 3. Arboricultural Impact Assessment

4. Drawings

2.5 The site layout plan has been amended to improve the relationship between the bike and bins stores and adjacent neighbours.

3.0 SITE HISTORY

3.1 There is no relevant planning history.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 28, 32, 50 52, 55, 56, 57, 59 71 82

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

<p>Central Government Guidance</p>	<p>National Planning Policy Framework July 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Cambridgeshire County Council Transport Assessment Guidelines (2017)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No objection-it is advised that the streets in the vicinity provide uncontrolled parking. As there is no means to prevent residents from owning a car it may lead to on-street competition for parking

Environmental Health

- 6.2 No objection-Standard conditions are recommended:

- Restricting construction hours

- Delivery/collection during construction
- Piling
- Unexpected contamination

An informative is also recommended:

- The use of low NOx boilers

Drainage

6.3 No objection- Conditions are recommended:

- Surface drainage water
- Maintenance arrangement

Tree Officer

First Comments

6.4 Objection- The proposed new dwelling will result in works to adjacent trees that will have a significant impact on their health, amenity value and the value of the screen between the open space and residences. Furthermore, given the reduced garden space, pressure will be created to allow additional tree works or removals to increase light to the garden.

Final Comments

6.5 No Objection A more detailed assessment of the Cherry Trees, G1, located in the CCC park adjacent to 16 Moore Close has been carried out. While there are no arboricultural reasons to remove the trees at present their compromised condition will limit their useful life expectancy. The applicant has agreed to the principle of removing the group of cherries under Cambridge City Council Parks and Open Spaces licence and replacing them within the park with species that will enhance the parks bio diversity and in locations compatible with the new development. For this reason the impact that the development will have on G1 is not considered to be a sufficient reason for refusal alone and the potential impact on T5 can be mitigated with suitable tree protection, therefore, the formal objection is removed subject to the following conditions:

- TC1)-AMS and TPP
- TC2)

7.0 REPRESENTATIONS

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

- 15 Moore Close
- 17 Moore Close
- 49 Hopkins Close

7.2 The representations can be summarised as follows:

- Overdevelopment;
- Overlooking of garden and conservatory of No 15 Moore Close;
- Overbearing to No.15;
- Overshadowing of No.15;
- Storage of bins next to garden of No 15 is not acceptable;
- The common driveway belongs not only to No.16;
- Lack of off-street parking provision which would cause disruption to the communal driveway and neighbours;
- emergency and tradesman vehicles parking disruption;
- Disruption, noise and lack of construction parking during construction of proposed house;
- Transport Statement does not reflect reality. Local bus service is infrequent;
- Cramming a new property onto the existing land will detract from the prevailing character and appearance of the area.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces

3. Residential amenity
4. Tree issues
5. Highway safety and car parking
6. Bin and cycle storage
7. Third party representations

Principle of Development

- 8.2 Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. The application site is part of the garden land of No.16 Moore Close and lies within the existing urban form of Cambridge, the location of the application site, therefore, accords with the requirement of Policy 3. Thus, the principle of development of the application is considered acceptable subject to compliance with other policies in the LP including policy 52 relating to the subdivision of garden land.

Context of site, design and external spaces

- 8.3 The proposed new dwelling would create a new pair of semi-detached houses with the host dwelling. The new dwelling would replicate the scale, height and building form and detailing of the host dwelling. Whilst there are some variations of the new dwelling to the rear elevation, the use of quoining detail on the corner of the house, a small gable feature above a first-floor window and the single storey front projection providing an entrance lobby would strengthen the symmetrical appearance between the pair. This would enable the new dwelling to integrate well with the building pattern and character of the area. The application site is tucked away from the public realm as viewed along Moore Close, views of the site from the adjoining park would be screened by the trees within the park that stand close to its south western boundary. The impact on the visual amenity of the park would not be significant. The design of the new dwelling would adequately respect the character of the area.
- 8.4 Neighbours object to the application suggesting erecting a new house in this location would result in overdevelopment of the site. Given the application site is spacious enough to provide a

new dwelling which would have more interior space than the host dwelling and sufficient garden space(68m²) for future occupiers and space for necessary facilities such as cycle parking and bin storage for the new dwelling, the erection of a new dwelling in this space would not result in overdevelopment. The site appears well placed to accommodate a new dwelling.

- 8.5 The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 Due to the location of the new dwelling, it would mainly give rise to impacts on residential amenity of the host dwelling and No.15 and to a lesser extent nos. 17 and 18 Moore Close

Impact on the host dwelling

- 8.7 The proposed new dwelling would have a lean-to single storey rear extension projecting behind from the existing rear elevation of the host dwelling. The single storey rear extension would give rise to some limited overshadowing and enclosure to the patio area of the host dwelling. However, given the gradual descending height from ridge height approx. 3.5m to eaves height approx. 2.2m with a moderate depth approx. 2.7m of the single storey rear extension, the impact would be minor.
- 8.8 The new dwelling would give rise to oblique overlooking into the rear garden of the host dwelling. However, inter-looking into gardens from adjacent properties within the area is not an uncommon arrangement. The new overlooking brought by the new dwelling would not be harmful.
- 8.9 Due to the small scale of the proposed rear dormer in the new dwelling, I do not consider it would give rise to any harmful impact on the host dwelling.

Impact on No.15

Overlooking

8.10 The proposed new house would stand 7m away from the side boundary of the rear garden of No.15. The relationship between the proposed new house and the garden area of No.15 has been carefully considered. Two first-floor bedroom windows proposed in the front elevation looking towards the rear garden of No.15 are shown as obscure-glazed and have been conditioned as such as part of the recommendation. The bedroom would also benefit from a clear glazed window looking over the adjacent park and would not be compromised in terms of its outlook.

Overbearing and overshadowing

8.11 The distance of 7m from the new house to the side boundary of the back garden of No.15 and the fact that it is located to the NW of no. 15 would avoid a harmful sense of enclosure to the garden space. Although the new house would enclose some view from the garden to its north side, the amount of enclosed view would be so limited that the garden would still enjoy its openness and view to the adjacent park.

8.12 The new house would be to the north west of No.15. Given the orientation and distance to no.15, no significant overshadowing to No.15 would arise.

Other Neighbours

8.13 The proposed house would generate some additional comings and goings through the Close but these would not generate any harmful impacts.

Overall

8.14 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 52, 56 and 35.

Amenity of future occupiers

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	6	3	108	115.7	+7.7

Size of external amenity space:

- 8.15 The drawings show that the new house would be provided 68m² of amenity space, whilst the area of private rear garden for the host dwelling would be 86m². It is considered that both dwellings provide adequate private amenity space for future occupiers in accordance with Policy 50.
- 8.16 The proposal would provide good living conditions and an adequate level of residential amenity for future occupiers and would be compliant with Cambridge Local Plan (2018) policies 50, 52 and 56.

Trees

- 8.17 The submitted Arboriculture Impact Assessment (AIA) identifies a group of young Cherry Trees (G1) close to the new house. Some of their branches overhanging the site would need to be cut back to facilitate the construction of the new dwelling. The Tree Officer considers that in order to give sufficient light to the garden of the new house, the trees would come under pressure for pruning or removal.
- 8.18 The Cherry Trees are not significant specimens and in this case the applicant has agreed with the Council to remove them and to improved replacement planting within the park close to the new development. This has been agreed by the Council's Street and Open Space team. A tree planting condition is proposed to require the details of agreed removal and planting of trees prior to development commencing. As such, the original Tree Officer's concern has been addressed and they recommend approval subject to conditions for tree protection.

Highway Safety and car parking

- 8.19 The existing garage for the host dwelling would be demolished and the existing off-street car parking space would be retained. The new dwelling would be promoted as a car-free development without off-street car parking provision.
- 8.20 Policy 82 states car-free and car-capped development is acceptable in the following circumstances:
- *where there is good, easily walkable and cyclable access to a district centre or the city centre;*
 - *where there is high public transport accessibility; and*
 - *where the car-free status of the development can realistically be enforced by planning obligations and/or on-street parking controls.*
- 8.21 The submitted Transport Assessment identifies key local services such as a surgery, post office, convenience store and public house all within 2km of the site which are within easily walkable and cyclable distances. The closest local bus service from the site is around 450m away from the application site which runs three bus lines including the No.9, D and X9 services connecting the city centre and the railway station, Addenbrookes hospital and nearby villages and operates frequently through the day. Therefore, the application site is in a sustainable location. However, the development is for a three-bed family home and the site is located within an uncontrolled parking zone. This does mean that there is no effective means to prevent future occupiers who may own a car from parking on the street.
- 8.22 According to analysis of the 2011 Census of Cambridge, it suggests the percentage of households without car ownership within the area (516 households) is 30% and the proportion of households owning one car is 52%. Officers have visited the site in late afternoon (around 5.30pm) and noted that there is significant available space for on-street parking should the demand arise. In officer's view, this is not an area of Cambridge which is saturated with commuter parking. It is an area where most parking demand is catered for on-plot. The proposed new dwelling would be promoted as car-free and would not give rise to any unacceptable increase in on-street parking or associated amenity impacts in the area should it arise.

8.23 Third parties state that the new development would increase the need for emergency and tradesmen vehicles parking on the streets which would cause disruption to the area. However, these are irregular patterns of need and would not be the norm. The increased demand of parking for emergency and tradesmen vehicles for one more house is very limited, therefore, the proposal would not give rise to a significant disruption.

8.24 The Highway Authority raise no objections to the proposal in terms of highway safety. No significant harm would arise from the car free nature of the scheme to warrant a refusal of planning permission under policy 82.

Bin storage and Cycle Parking

8.25 The bin and cycle storage for the host dwelling would be placed in the area of the demolished garage next to the blank wall of the conservatory of No.15, whilst the facilities for the new dwelling would be placed next to the side garden boundary of No.15. Officers have no objection to the arrangement for the host dwelling as the impact on No.15 would not be significantly different from the use of the existing garage. The owner of No.15 objects to the arrangement of the facilities close to its garden based on noise and odour. The site plan has subsequently been revised to move the bin and cycle storage for the new house around 1m away from boundary, with the bins tucked behind the cycle storage, facing the proposed new house. The revised arrangement has attempted to mitigate the proximity of the bins as much as reasonably possible. The revised layout plan showing this is acceptable.

Third Party Representations

8.26

<ul style="list-style-type: none"> • Overdevelopment, cramming a new property onto the existing land will detract from the prevailing character and appearance of the area. 	<p>This has been addressed in part 8.3-8.4</p>
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<ul style="list-style-type: none"> • Overlooking of garden and conservatory of No 15 Moore Close; • Overbearing to No.15; • Overshadowing of No.15; 	<p>This has been addressed in part 8.10-8.12</p>
<ul style="list-style-type: none"> • Storage of bins next to garden of No.15 is not acceptable 	<p>This has been addressed in part 8.25</p>
<ul style="list-style-type: none"> • The common driveway belongs not only to No.16, but to No.15, 17 and 18 also. 	<p>The common driveway is confirmed by the applicant only belongs to owners of No.16 and No.17. No.17 has been served notice of the development on 11th September 2019. Ownership issues and rights of access are in any event civil matters.</p>
<ul style="list-style-type: none"> • Lack of off-street parking provision which would cause disruption to the communal driveway and neighbours; 	<p>This has been addressed in part 8.19-22</p>
<ul style="list-style-type: none"> • emergency and tradesman vehicles parking disruption; 	<p>This has been addressed in part 8.23</p>
<ul style="list-style-type: none"> • Disruption, noise and lack of construction parking during construction of proposed house; 	<p>Conditions of construction hours and delivery hours are proposed to minimise the concerned impact of construction of the development.</p>
<ul style="list-style-type: none"> • Transport Statement does not reflect reality. Local bus service is infrequent. 	<p>This has been addressed in part 8.21</p>

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

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

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

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

3. No development 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))

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

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

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

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

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

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

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

7. If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the LPA. Remedial actions shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the LPA for consideration.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 20018 Policy 33

8. 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)

9. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted (National Planning Policy Framework paragraphs 163 and 165).

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

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

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

11. 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)

12. No development shall commence until a detailed plan of removal of the G1 group cherry trees identified in the submitted Arboricultural Impact Assessment (P1459-AIA01 V1) and a scheme for the replacement of new trees (together with bat and bird biodiversity enhancements) in the adjacent park and the phasing for this have been submitted to and approved in writing by the Local Planning Authority. The tree removal and replacement shall be completed in accordance with the approved details prior to the first occupation of the development.

Reasons: Notwithstanding the undue pressure of pruning will be caused to the existing G1 cherry trees during construction and future enjoyment of the approved development, G1 will be removed and will be replaced by new trees in a location compatible with the approved development and enhance the bio-diversity of the park. (Cambridge Local Plan policy 71)

13. 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 (Cambridge Local Plan 2018 Policy 71).

14. 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 (Cambridge Local Plan 2018 Policy 71).

15. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning. This shall demonstrate that all new residential units shall achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
- a. Levels of carbon reduction achieved at each stage of the energy hierarchy; and
 - b. A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit.

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

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

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

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

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

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

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

17. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird boxes on the new buildings. This should include suitable provision for swallows. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan Policy 56)

18. The first floor front windows of the new house hereby approved shall be obscure-glazed.

Reason: To protect residential amenity of neighbours.
(Cambridge Local Plan Policy 35 and 58)

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

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Application Number	19/0981/FUL	Agenda Item	
Date Received	19th July 2019	Officer	Aaron Coe
Target Date	13th September 2019		
Ward	West Chesterton		
Site	156-160 Former Hamilton Lodge Hotel, Chesterton Road		
Proposal	Temporary change of use as a construction compound for 9 months which would consist of the following: Storage of materials; Parking for 10-15 vehicles; Welfare block (hot water and toilet facility); Storage of skips		
Applicant	Mr Adrian Bishop 25 Hampstead Avenue Mildenhall Bury St Edmunds Suffolk IP28 7AS		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal will not lead to significant adverse impacts on the health, quality life and amenity of surrounding residents. - The development will not result in a detrimental impact on the highway network.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is located on the southern side of Chesterton Road close to the junction with Elizabeth Way roundabout. The area is predominantly in residential use ranging from private housing to hotels and B&Bs. The application site backs onto Sandy Lane which serves many of the existing outbuildings/garages located to the rear of the properties along Chesterton Road.

- 1.2 Following the granting of permission for application reference 18/1245/FUL, the demolition of the two former guesthouses has taken place and the site now consists of rough open land.
- 1.3 The site is not located within a Conservation Area but is located within a Controlled Parking Zone. There are no Listed Buildings, Buildings of Local Interest or protected trees within close proximity of the site or that would be affected by the proposed development.

2.0 THE PROPOSAL

- 2.1 This is a retrospective application which proposes to use the site at No 156-160 Chesterton Road as a temporary construction compound to serve the nearby development at St Regis site (application reference 17/0970/FUL).
- 2.2 The original proposal involved a construction compound to serve as an area for the storage of materials, parking for 10-15 vehicles, welfare facility and storage of skips. During the course of the planning application the requirements of this construction compound have changed as development at the St Regis site have progressed. The revised proposal now includes the temporary storage of one skip and parking for a maximum of 10-15 construction vehicles working at St Regis site. The proposal no longer involves any storage of materials or a welfare facility and does not involve the site being used for any construction or demolition activities.

3.0 SITE HISTORY

Reference	Description	Outcome
18/1245/FUL	Construction of two blocks with basement car park comprising 46 serviced apartments (Sui Generis use); 32 x studio units and 14 x one bed units.	Permitted
17/1032/FUL	Proposed residential (C3) dwellings comprising 27 x studio and 14 x 1 bed units together with hard and soft landscaping, cycle and refuse stores, 2No x disabled car parking spaces and visitor cycle parking on land at 156 - 160 Chesterton Road	Refused
14/2051/FUL	Proposed student accommodation (sui generis) comprising 27 x studio and 14 x 1 bed units together with hard and soft landscaping, cycle and refuse stores, 2no. Disabled car parking spaces and visitor cycle parking following the demolition of all existing buildings and structures on site.	Permitted

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2019
 Planning Practice Guidance 2014
 Circular 11/95 – The Use of Conditions in Planning Permissions
 (Annex A)

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

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

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 35: Protection of human health from noise and vibration

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 City Wide Guidance

Greater Cambridge (January 2020) – Sustainable Design and Construction:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 *As Submitted*

The information provided by the applicant within section 7.1 and 7.2 of the Construction, Noise, Dust & Environmental Management Plan relating to management of construction traffic is insufficient to give the Highway Authority comfort that the invertible impacts that the proposal will have on the highway network will be suitably managed.

6.2 *As Amended*

The Traffic Management Plan (TMP) submitted by the applicant to the Planning Authority is acceptable to the Highway Authority and if this document is included within the approved documents in any planning permission that the Planning Authority is minded to grant then the request for a TMP as a pre-commencement condition will not be required.

City Council Environmental Health

6.3 *As Submitted*

1. The loading and unloading of skips are known to be noisy and depending on the frequency of events, could cause a significant noise impact in this location. Further details are required on the type and purpose of skips including the likely movement frequency.
2. The submitted Cocksedge “construction, noise, dust & environmental management plan” dated 10th July 2019 provides dust mitigation within section 7.4 of the document. However, the document appears to be quite generic and mentions “demolition and cutting activities” which should not occur within the construction compound.
3. I strongly recommend against the skips being used for waste removal off site in the construction compound and being loaded with materials via a crane / digger due to excessive impact noise generated when loading empty skips.
4. All stockpiled materials are required to be kept at a lower height that the installed hoarding and covered.
5. I have concerns regarding the placement of the material storage area. It is in very close proximity to the highway and neighbouring residential properties. Regular deliveries and reloading of HGV vehicles / dumpers is likely to generate significant noise and dust impacts on the locality.
6. Further details are required *on the proposed methodology of material delivery and re-loading to be used at the off-site development.*
7. *Confirmation of power source for welfare facilities.*

6.4 *As Amended*

1. Section 2.0 of the CBC document advises that delivery of materials, skips or waste removal shall only occur between 09:30 – 15:30hrs weekly and possibly on Saturday between 09:30 – 12:30hrs. This is reasonable. Section 3.0 of the CBC advises that typically up to 2 skip movements will occur per day.
2. “Demolition and cutting activities” previously discussed in the Cocksedge “*construction, noise, dust & environmental management plan*” dated 10th July 2019 have not been addressed and remain outstanding.

3. Details concerning the loading of skips in the construction compound above have not been defined and remaining outstanding.
 4. This has been confirmed within section 2.0 of the CBC document.
 5. These concerns remain. *I have concerns regarding the placement of the material storage area. It is in very close proximity to the highway and neighbouring residential properties. Regular deliveries and reloading of HGV vehicles / dumpers is likely to generate significant noise and dust impacts on the locality.*
 6. The delivery methodology is still unknown. It is unknown if materials will be delivered and unloaded on pallets via a forklift or whether loose aggregate will be tipped into the material storage area.
 7. Section 7.0 of the CBC document confirms that there will be no generators on site.
- 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 Councillor Manning, County Councillor for Chesterton, has commented on and called for this application to be heard at Planning Committee due to the potential impact on traffic within the local area.
- 7.1 The owners/occupiers of the following addresses have made representations:
 - 134 Chesterton Road
 - 152 Chesterton Road
 - 6 Orwell House
- 7.2 The representations can be summarised as follows:
 - The site is already being used as a construction yard with noise impacts on surrounding uses including guesthouses.

- Negative impacts on Sandy Lane through additional noise and damage to the road through use as an access.

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 All of the buildings on the site have been demolished and this is a retrospective application to continue using the site as a construction site compound for a temporary period of 9 months. In terms of the visual impact, the site is currently surrounded by hoarding along both Chesterton Road and Sandy Lane. Therefore, it is considered that the temporary use of the site for parking and storage of an individual skip will have a minimal impact on the setting of the surrounding area because the proposed skip and car parking area for construction vehicles would barely be visible above the existing boundary treatment at the site.

8.2 The proposal is considered to be compliant with Cambridge Local Plan (2018) policies 55 and 56.

Residential Amenity

8.3 There is an extant permission on the application site which was approved under application reference 18/1245/FUL, the applicants have confirmed it is planned for development of this permission to start on site next year. Given that there is an extant permission on the site it is considered that the temporary use for car parking for a maximum of 10-15 vehicles and storage of one skip to serve as a construction compound for the nearby St Regis development will have no further impact on the locality than impact of the future construction site which will be place whilst implementing the development approved under application reference 18/1245/FUL.

8.4 In terms of residential amenity, the proposal involves the storage of one skip on the site, the applicants have confirmed that this skip will only be removed from the site a maximum of

three times per week between the hours of 9.30am and 15.30pm from Monday- Friday, no removals are proposed on weekends or Bank Holidays. The City Council Environmental Health team has reviewed both the construction management plan and traffic management plan submitted and confirmed this element of the proposal to be reasonable. This advice is supported by officers and a condition will be imposed to secure this.

- 8.5 The City Council Environmental Health team requested details on the loading of the skip during the removal process from the site. It is considered that subject to the loading of the one skip being stored on the site taking place during the permitted hours this will not have a detrimental impact on the surrounding neighbouring properties. The Environmental Health team also raised concerns regarding the location of materials being stored on the site due to impact on adjacent properties. The applicant has now confirmed that materials are no longer proposed to be stored on the site and subsequently a forklift is also no longer required on the site.
- 8.6 In respect of the impact of the addition of 10-15 vehicles temporarily using the site for car parking. It is acknowledged that the addition of these vehicles using Sandy Lane will result in surrounding properties experiencing a noticeable increase in the number of vehicles using the lane. However, the applicants have submitted a traffic management plan which has been assessed by Cambridgeshire County Council Highways Authority and the document has been considered acceptable. Officers support this advice and it is considered the addition of a maximum of 10- 15 vehicles accessing the site on a temporary basis will not have a detrimental impact on the highway network. A condition will be imposed to ensure the details agreed within the Traffic Management Plan are adhered to.
- 8.7 Overall, subject to conditions controlling the hours of the use of the site, the development is considered to adequately respect the residential amenity of neighbouring properties and is compliant with Cambridge Local Plan Policy 35.

Highway Safety

- 8.8 The County Council Highways Engineer has assessed the proposals and relevant documents and considered the

temporary use of the site as a construction compound to be acceptable. This view is supported by officers and the proposal is considered to be compliant with Cambridge Local Plan (2018) policies 80 and 81.

Third Party Representations

8.9

Representation	Response
Additional traffic impacts in the surrounding area.	This has been assessed at paragraph 8.6.
Noise impacts from the construction compound on neighbouring properties.	This has been assessed at paragraph 8.3-8.5.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

1. The use hereby permitted shall be discontinued on or before 12th March 2021.

Reason: For the avoidance of doubt, and because continued use of the site as a construction compound require re-examination of its impact. (Cambridge Local Plan 2018 policies 35 and 55).

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

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

3. The construction compound hereby approved shall only be accessed including the movement of vehicles and collection of the skip between the following hours: 0930 hours and 1530 hours on Monday to Friday and at no time on Saturdays, Sundays, Bank or Public Holidays.

(To protect the amenity of neighbouring properties. In accordance with Cambridge Local Plan 2018 Policy 35.)

4. The traffic management plan (Cocksedge) dated 7th October 2019 hereby approved shall be complied with in full throughout the 9month period of the temporary permission.

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

CAMBRIDGE CITY COUNCIL

REPORT OF: Arboricultural Officer
TO: Planning Committee 1st July
WARDS: CAS

OBJECTION TO TREE WORK APPLICATION 20/1065/TTPO

1.0 INTRODUCTION

- 1.1 The Council has received a tree works application (TWA) requesting permission for:
TG1: Limes - Remove T1 to T5 to near ground level.
TG2: Limes - Re-pollard T6 to T10 at past points and retain on triennial re-pollard cycle.
- 1.2 The works are proposed at 3 Howes Place and trees are protected by TPO 10/1991
- 1.3 Officers are minded to grant consent for the work but as objections to the application have been received, the decision whether or not to grant consent is brought before Committee.
- 1.4 The Council can deal with this application in one of three ways:
 - (1) Refuse permission for the proposed works,
 - (2) Grant consent for the proposed works
 - (3) Grant consent for the proposed works subject to replacement planting.

2.0 RECOMMENDATION

- 2.1 Permission is granted for felling and pruning as proposed subject to replacement planting to mitigate canopy loss.

3.0 BACKGROUND

- 3.1 Howes Place is located in the northwest of the city, off Huntingdon Road. The private road, next to NIAB, has lines of pleached Limes bordering the road and demarking the individual property's front gardens so creating a double avenue. It is some of these trees that are the subject of this TWA and TWA 20/1276/TTPO requesting the

loss of three additional trees. TWA 20/1276/TTPO is considered under a different item.

- 3.2 TWA 20/1065/TTPO, was received proposing the removal of five of the pleached Limes from the outer row (closest to the house) and triennial pollarding of five of the inner row (closest to the road). The reasons presented with the applications are damage attributed to subsidence at 3 Howes Place.

4.0 CONSULTATIONS

- 4.1 Ward Councillors and near residents of 3 Howes Place were consulted on the application and a Site Notice was issued for display.
- 4.2 Following such consultations objections to the removal of five trees have been received from neighbours within Howes Place.

5.0 CONSIDERATIONS

- 5.1 Is the TPO still appropriate.

Amenity

Does the tree(s) still make a significant contribution to the character and appearance of the area.

Condition/Nuisance

Is the tree(s) in sufficiently poor condition to make its removal exempt from the TPO or is the tree causing unreasonable nuisance.

Justification for Remedial works

Are there sound practical or arboricultural reasons to carry out tree works.

- What is the justification.
- Is there a financial consideration.
- Is there a health and safety consideration.
- Does the nuisance out way the benefit of retention.

- 5.2 The Arboricultural Officer's assessment of the trees.

Amenity

The trees, and the way they are managed, are a prominent feature of Howes Place and contribute significantly to its formal character. This character can be viewed from Howes Place and the junction with Huntingdon Road but the wider contribution the trees offer to amenity is limited.

Condition/Nuisance

The trees are in generally good condition and there are no aboricultural reasons that would justify removal. However, the trees have been highlighted as a main contributor to subsidence damage at 3 Howes Place. Technical information including soil samples and root analysis have been carried out and these support the claim that damage is cause by tree related desiccation of a clay soil at a depth to influence foundations.

Justification for Removal

- What is the justification.
Tree related subsidence to 3 Howes Place.
- Is there a financial consideration.
Yes. The Council could be liable for costs associated with underpinning.
- Is there a health and safety consideration.
No.
- Does the risk/nuisance outweigh the benefit of retention.
Officers believe that the nuisance outweighs the public benefits of retention. It is however noted that the works will have a detrimental impact on the value of the double avenue as viewed from within Howes Place.

6.0 Objections with Officer Comments:

6.1 The trees numbered T6 to T11 are not in the ownership of the applicant.

6.1.1 TPO legislation does not respect ownership or property boundary. The Council is obliged to consider the merits of a tree work application irrespective of an applicant's legal right to carry out any approved works.

6.2 The Lime trees have been a vital part of the unique streetscape of Howes Place for 100 years and the loss of individuals would cause serious environmental damage.

6.2.1. It is agreed that the losses proposed will have a detrimental impact on the appearance of the avenue as viewed from within Howes Place. The losses will however have limited impact on wider public amenity.

6.3 The Limes were planted when Howes Place was laid out circa 1919-1920 (including both houses in question). Can it really be the case that they are only now causing structural problems with the houses' foundations?

6.3.1. Tree related subsidence is a result of a number of causal factors which makes predicting a single occurrence or the severity of that occurrence very difficult. It is accepted however that changes in climate with longer periods of drought followed by, on average, dryer winters is resulting in more frequent occurrences of persistence soil

moisture deficit leading to progressive subsidence damage as opposed to seasonal desiccation and recovery.

6.4 What is the point of a TPO if it can be overruled by building owners and their insurance companies who want to reduce their costs.

6.4.1 A TPO is not served to prohibit all arboricultural activity. It is served to allow the local planning authority to assess the impact of proposed works and the justification for it and to determine whether or not works are appropriate based on the balance between the impact on public amenity and nuisance/risk associated with refusal. If the Council ignored the financial impact of refusing permission for tree works/removals it could be found liable for the associated costs. The town and Country Planning Act no longer makes provision for Councils to be exempt from financial claims of this nature. Granting permission for the removal of trees under the limitations of the legislation does not imply an agreement that the work is necessary or the only option. Property owners may choose to retain their trees.

6.5 Approving this application will establish a precedent that protected trees can be removed with little real justification.

6.5.1 A precedent is already established in so far as The Town and Country Planning Act and the associated 2012 Regulations set out exceptions to the protection provided by the TPO and these include nuisance, which subsidence is considered to be.

6.6 Other houses in Howes Place, located two or three times further away from the trees, have also experienced subsidence issues in the past. Trees should not be cut down simply because of unproven and ill-founded opinion.

6.6.1 Officers have assessed the evidence presented with the application and are satisfied that a major contributor to the damage cited is moisture uptake from the nearby Lime. We are not able to comment on other occurrences without supporting technical analysis.

6.7 Now is clearly the time to be encouraging the planting and growing of trees not cutting them down. If we are to tackle climate change we need to learn to live with trees not destroy them.

6.7.1 Agreed. However retaining all trees regardless of consequences is not realistic and trees do need to be removed on occasion.

6.8 In conclusion it is agreed that the proposed removals will have a detrimental impact on the appearance of the avenue. However the wider impact will be limited and does not outweigh the nuisance associated with enforced retention or the potential financial risk to the Council. Granting permission for the removals does not imply

necessity and property owners may wish to retain trees and seek alternative solutions. With consideration of The Town and Country Planning Act and government guidance, therefore, officers believe that the Council would not be justified in refusing permission for the trees to be felled.

7.0. OPTIONS

7.1 Members may

- (1) Refuse permission to remove the tree
- (2) Grant consent for the tree's removal or,
- (3) Grant consent for the tree's removal subject to replacement planting.

8.0 RECOMMENDATION

8.1 Members are recommended to grant consent for pruning and removals proposed subject to replacement planting.

9.0 IMPLICATIONS

(a) Financial Implications	Yes
(b) Staffing Implications	None
(c) Equal Opportunities Implications	None
(d) Environmental Implications	None
(e) Community Safety	None

BACKGROUND PAPERS:

The following are the background papers that were used in the preparation of this report:

TWA 20/1065/TTPO with technical report

Written objection to 20/1065/TTPO

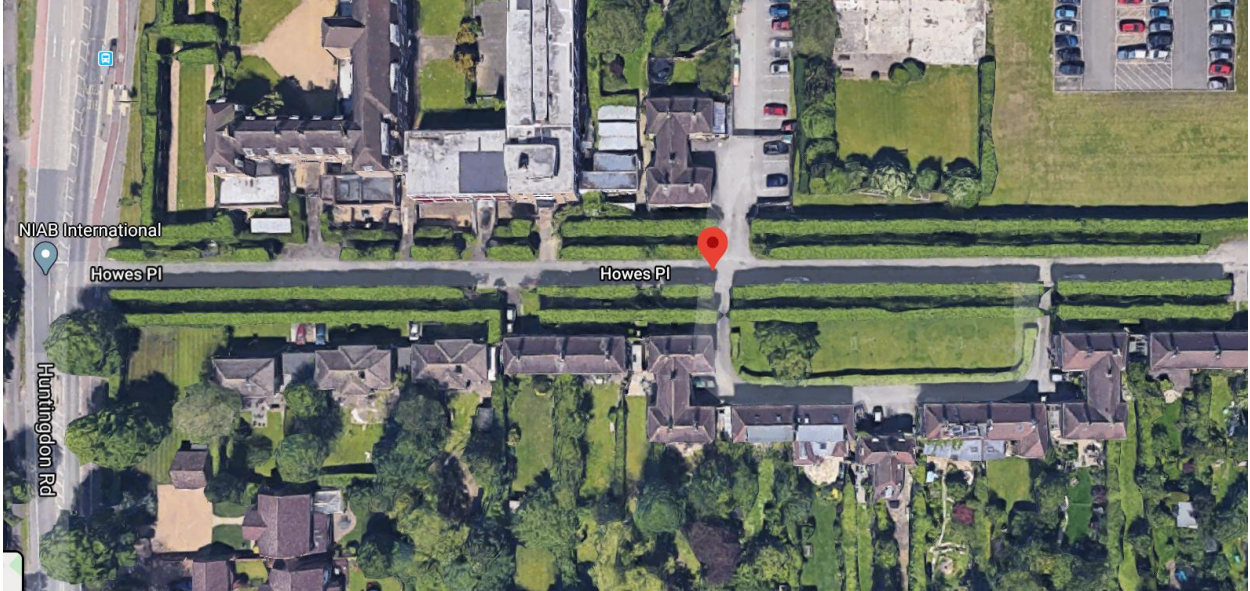
These documents can be inspected via Public Access or by contacting Joanna Davies on extension 8522

The author and contact officer for queries on the report is Joanna Davies on extension 8522

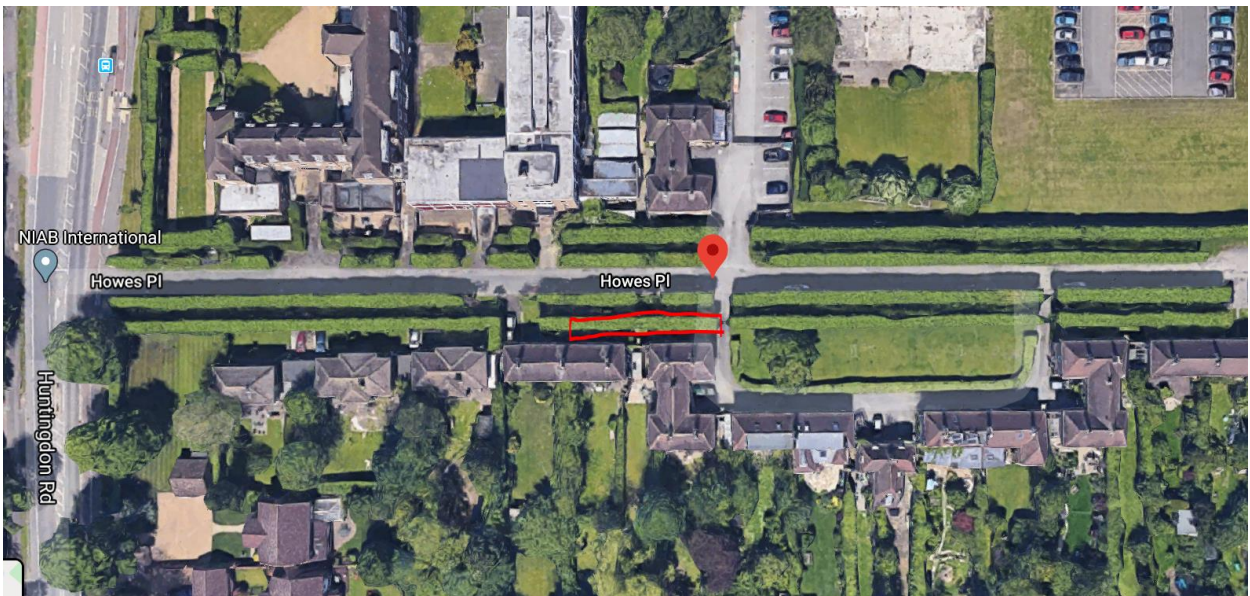
Date originated: 12.06.20

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Appendix 1 – Aerial Photo of the double avenue.



Appendix 2 – Aerial Photo indicating all trees to be removed at 2 and 3 Howes Place



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CAMBRIDGE CITY COUNCIL

REPORT OF: Arboricultural Officer
TO: Planning Committee 1st July
WARDS: CAS

OBJECTION TO TREE WORK APPLICATION 20/1276/TTPO

1.0 INTRODUCTION

- 1.1 The Council has received a tree works application (TWA) requesting permission for:
TG1: Limes - Remove T5 to T7 to near ground level.
TG2: Limes - Re-pollard at past points and retain on triennial re-pollard cycle.
- 1.2 The works are proposed at 2 Howes Place and trees are protected by TPO 10/1991. There is also an application to remove 5 Limes and re-pollard 5 Limes under a separate application, also brought before Committee.
- 1.3 Officers are minded to grant consent for the work but as objections to the application have been received, the decision whether or not to grant consent is brought before Committee.
- 1.4 The Council can deal with this application in one of three ways:
(1) Refuse permission for the proposed works,
(2) Grant consent for the proposed works
(3) Grant consent for the proposed works subject to replacement planting.

2.0 RECOMMENDATION

- 2.1 Permission is granted for felling and pruning as proposed, subject to replacement planting.

3.0 BACKGROUND

- 3.1 Howes Place is located in the northwest of the city, off Huntingdon Road. The private road, next to NIAB, has lines of pleached Limes bordering the road and demarking the individual property's front gardens so creating a double avenue. It is some of these trees that

are the subject of this TWA and TWA 20/1065/TTPO requesting the loss of five trees. TWA 20/1065/TTPO is considered under a different item.

- 3.2 TWA 20/1276/TTPO, was received proposing the removal of three of the pleached Limes from the outer row (closest to the house) and triennial pollarding of three of the inner row (closest to the road). The reasons presented with the application are damage attributed to subsidence at 2 Howes Place.

4.0 CONSULTATIONS

- 4.1 Ward Councillors and near residents of 2 Howes Place were consulted on the application and a Site Notice was issued for display.
- 4.2 Following such consultations objections to the removal of three trees have been received from neighbours within Howes Place.

5.0 CONSIDERATIONS

- 5.1 Is the TPO still appropriate.

Amenity

Does the tree(s) still make a significant contribution to the character and appearance of the area.

Condition/Nuisance

Is the tree(s) in sufficiently poor condition to make its removal exempt from the TPO or is the tree causing unreasonable nuisance.

Justification for Remedial works

Are there sound practical or arboricultural reasons to carry out tree works.

- What is the justification.
- Is there a financial consideration.
- Is there a health and safety consideration.
- Does the nuisance out way the benefit of retention.

- 5.2 The Arboricultural Officer's assessment of the trees.

Amenity

The trees, and the way they are managed, are a prominent feature of Howes Place and contribute significantly to its formal character. This character can be viewed from Howes Place and the junction with Huntingdon Road but the wider contribution the trees offer to amenity is limited.

Condition/Nuisance

The trees are in generally good condition and there are no aboricultural reasons that would justify removal. However, the trees have been highlighted as a main contributor to subsidence damage at 2 Howes Place. Technical information including soil samples, root analysis and level monitoring have been carried out and these support the claim that damage is cause by tree related desiccation of a clay soil at a depth to influence foundations.

Justification for Removal

- What is the justification.
Tree related subsidence to 2 Howes Place.
- Is there a financial consideration.
Yes. The Council could be liable for costs associated with underpinning.
- Is there a health and safety consideration.
No.
- Does the risk/nuisance outweigh the benefit of retention.
Officers believe that the nuisance outweighs the public benefits of retention. It is however noted that the works will have a detrimental impact on the value of the double avenue as viewed from within Howes Place.

6.0 Objections with Officer Comments:

6.1 The Lime trees have been a vital part of the unique streetscape of Howes Place for 100 years and the loss of individuals would cause serious environmental damage.

6.1.1. It is agreed that the losses proposed will have a detrimental impact on the appearance of the avenue as viewed from within Howes Place. The losses will however have limited impact on wider public amenity.

6.2 The Limes were planted when Howes Place was laid out circa 1919-1920 (including both houses in question). How plausible is it that only now are they causing structural problems with the houses' foundations.

6.2.1. Tree related subsidence is a result of a number of causal factors which makes predicting a single occurrence or the severity of that occurrence very difficult. It is accepted however that changes in climate with longer periods of drought followed by, on average, dryer winters is resulting in more frequent occurrences of persistence soil moisture deficit leading to progressive subsidence damage as opposed to seasonal desiccation and recovery.

6.3 Proposed removal and replacement with a different species would seriously damage the streetscape and where is the evidence that different species would not cause the same problems.

- 6.3.1 Officers do not believe that proposed replacement trees would be planted within the avenue. The replacement trees would not be planted to mitigate the loss of visual amenity of the avenue but to mitigate the loss the canopy cover more generally. Different tree species have different demands for water. Changing the tree species for one that has a low demand for water will reduce the potential for damage to re-occur.
- 6.4 What is the point of a TPO if it can be overruled by building owners and their insurance companies.
- 6.4.1 A TPO is not served to prohibit all arboricultural activity. It is served to allow the local planning authority to assess the impact of proposed works and the justification for it and to determine whether or not works are appropriate based on the balance between the impact on public amenity and nuisance/risk associated with refusal.
- 6.5 If the limes are to be properly protected for the long-term, then a precedent should be made that the onus is on house owners to either accept some degree of movement and cracking, have their buildings underpinned or pay for the installation of a root barrier.
- 6.5.1 If the Council ignored the financial impact of refusing permission for tree works/removals it could be found liable for the associated costs. The Town and Country Planning Act no longer makes provision for Councils to be exempt from financial claims of this nature. Granting permission for the removal of trees under the limitations of the legislation does not imply an agreement that the work is necessary or the only option. Property owners may choose to retain their trees.
- 6.6 Approving this application will establish a precedent that protected trees can be removed with little justification.
- 6.6.1 A precedent is already established in so far as The Town and Country Planning Act and the associated 2012 Regulations set out exceptions to the protection provided by the TPO and these include nuisance, which subsidence is considered to be.
- 6.7 Other houses in Howes Place, located two or three times further away from the trees, have also experienced subsidence issues due to the clay soil conditions, not the trees.
- 6.7.1 Officers have assessed the evidence presented with the application and are satisfied that a major contributor to the damage cited is clay shrinkage caused by moisture uptake from the nearby

Limes. We are not able to comment on other occurrences without supporting technical analysis.

6.8 Now is clearly the time to be encouraging the planting and growing of trees not cutting them down. If we are to tackle climate change we need to learn to live with trees not destroy them.

6.8.1 Agreed. However, retaining all trees regardless of consequences is not realistic and trees do need to be removed on occasion. Replacement planting will mitigate the loss of canopy cover.

6.9 In conclusion it is agreed that the proposed removals will have a detrimental impact on the appearance of the avenue. However, the wider impact will be limited and does not outweigh the nuisance associated with enforced retention or the potential financial risk to the Council. Granting permission for the removals does not imply necessity and property owners may wish to retain trees and seek alternative solutions. With consideration of The Town and Country Planning Act and government guidance, therefore, officers believe that the Council would not be justified in refusing permission for the trees to be felled.

7.0. OPTIONS

7.1 Members may

- (1) Refuse permission to remove the tree.
- (2) Grant consent for the tree's removal or,
- (3) Grant consent for the works proposed subject to replacement planting.

8.0 RECOMMENDATION

8.1 Members are recommended to grant consent for the works proposed subject to replacement planting.

9.0 IMPLICATIONS

- | | |
|--------------------------------------|------|
| (a) Financial Implications | Yes |
| (b) Staffing Implications | None |
| (c) Equal Opportunities Implications | None |
| (d) Environmental Implications | None |
| (e) Community Safety | None |

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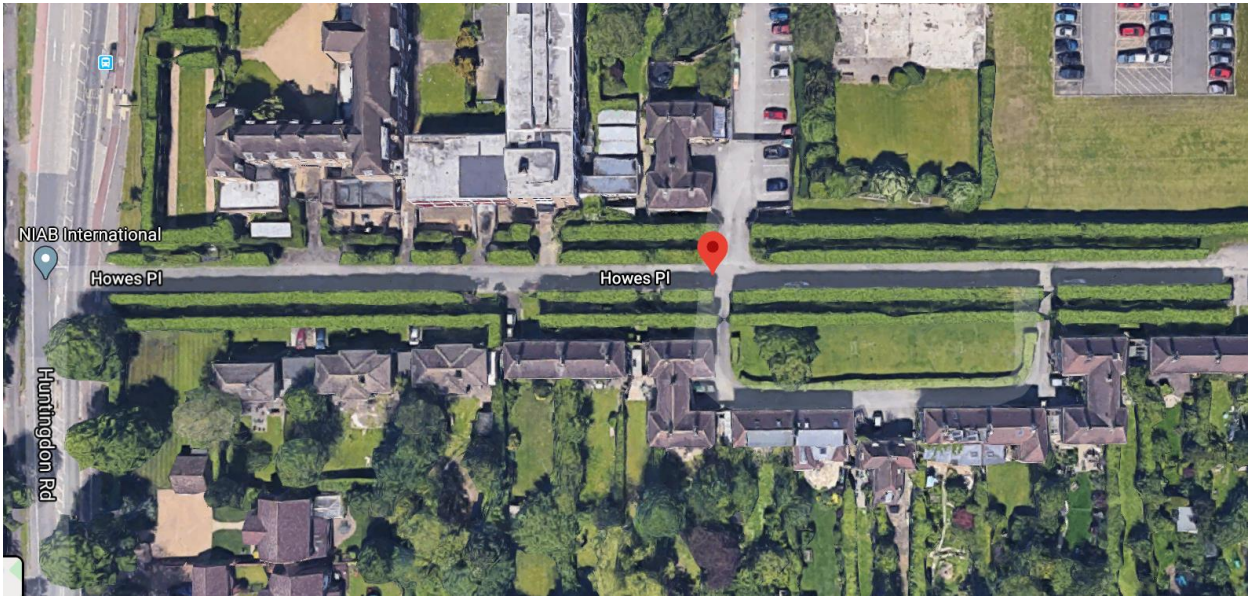
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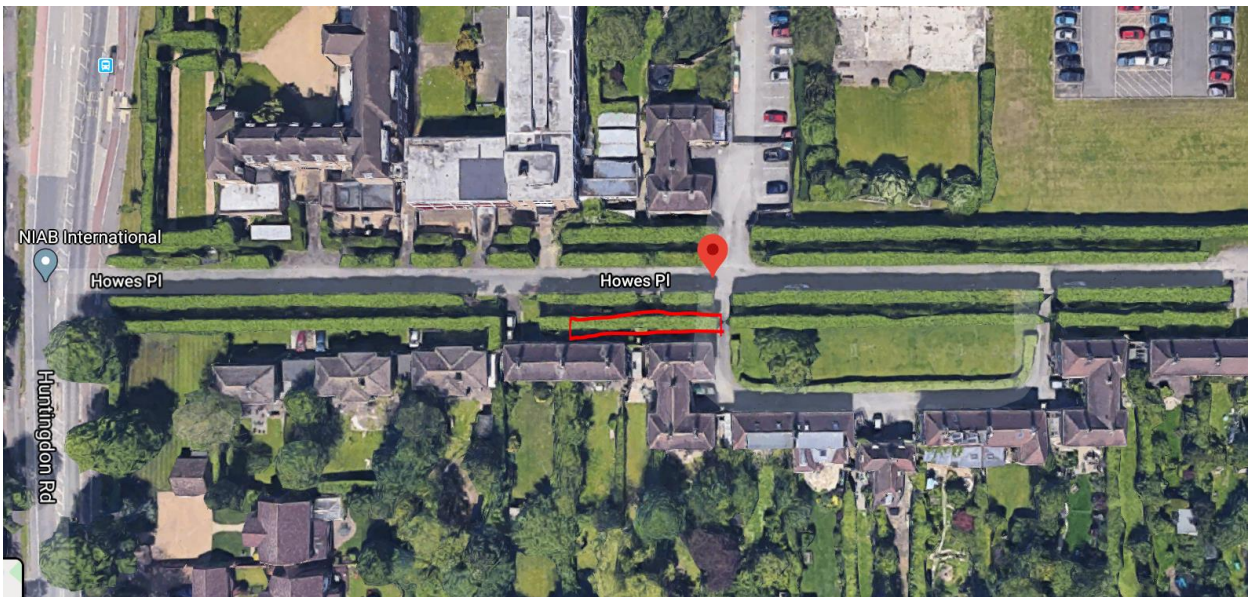
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Appendix 1 – Aerial Photo of the double avenue.



Appendix 2 – Aerial Photo indicating all trees to be removed at 2 and 3 Howes Place



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