



Cambridge City Council Planning

Date: Wednesday, 3 November 2021

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ

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

Agenda

Timings are included for guidance only and cannot be guaranteed

- 1 Order of Agenda
The Planning Committee operates as a single committee meeting but is organised with a two part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
- **Part Two**
Minor/Other Planning Applications

There may be a thirty minute lunch break between noon and 2pm, and possible short breaks between agenda items at the Chair's discretion.

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

- 2 Apologies
- 3 Declarations of Interest
- 4 Minutes (Pages 7 - 32)

Part 1: Major Planning Applications

- 5 21/01136/FUL - 164-167 Abbeygate House, East Road - 10am (Pages 33 - 74)
- 6 20/02172/FUL - Land at 11 Queen Ediths Way - 10:45am (Pages 75 - 136)

Part 2: Minor/Other Planning Applications

7	21/03498/FUL - Land at Borrowdale - 11:30am	(Pages 137 - 164)
8	21/01437/FUL - 18 Adams Road - 12 noon	(Pages 165 - 220)
9	21/00351/HFUL - 100 Queen Ediths Way - 12:30pm	(Pages 221 - 232)

Planning Members: Smart (Chair), D. Baigent (Vice-Chair), Dryden, Flaubert, Gawthorpe Wood, Porrer and Thornburrow

Alternates: Herbert, McQueen and Page-Croft

Information for the public

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

Public health and well-being for meeting arrangements

Whilst the situation with COVID-19 is on-going, the Council will be following the latest Government guidance in organising and holding its meetings.

We ask you to maintain social distancing at all times and maintain your face covering unless you are exempt or when speaking at the meeting. Hand sanitiser will be available on entry to the meeting.

If members of the public wish to address the committee please contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

Appendix 1 – Planning Policies and Guidance

(Updated September 2020)

1.0 Central Government Advice

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

1.2 Planning Practice Guidance (NPPG)

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

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

Planning Obligations

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

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

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

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

2.0 Development Plans

2.1 The Cambridgeshire and Peterborough Minerals and Waste Plan 2011

2.2 Cambridge Local Plan 2018

3.0 Supplementary Planning Documents

3.1 Sustainable Design and Construction 2020

3.2 Cambridge Flood and Water 2018

3.3 Affordable Housing 2008

3.4 Planning Obligations Strategy 2004

Development Frameworks and Briefs

3.5 The New Museums Site Development Framework (March 2016)

3.6 Ridgeons site Planning and Development Brief (July 2016)

3.7 Mitcham's Corner Development Framework (January 2017)

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

3.9 Land North of Cherry Hinton (February 2018)

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

4.0 Use Classes

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

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

PLANNING

1 September 2021
10.00 am - 3.30 pm

Present:

Planning Committee Members: Councillors Smart (Chair), D. Baigent (Vice-Chair), Flaubert, Gawthrope Wood, Porrer and Thornburrow

Officers:

Delivery Manager Development Management: Nigel Blazeby
Area Development Manager: Lorraine Casey
Area Development Manager: Toby Williams
Senior Planner: Aaron Coe
Senior Planner: Charlotte Spencer
Arboricultural Officer: Joanna Davies
Planner: Charlotte Peet
Legal Adviser: Keith Barber
Committee Manager: James Goddard

FOR THE INFORMATION OF THE COUNCIL**21/93/Plan Apologies**

Apologies were received from Councillor Dryden.

21/94/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Camcycle.

21/95/Plan Minutes

The minutes of the meeting held on 30 June and, 7 July and 4 August 2021 were approved as a correct record and signed by the Chair subject to the following corrections:

- i. Wednesday 7 July 2021. 21/67/Plan. (Councillor Porrer) Personal: Application in Market Ward where she is a Ward Councillor. ~~Discretion unfettered.~~ **Would not vote.**

- ii. Wednesday 4 August 2021. 21/87/Plan 21/00437/FUL - 31 Newnham Road. Councillor Porrer proposed an amendment to the Officer's recommendation that condition 6 was amended to ~~include~~ **prohibit** nursery use.

21/96/Plan 21/01476/FUL - 45 Highworth Avenue

The Committee received an application for full planning permission.

The application sought approval for residential redevelopment comprising two detached dwellings to the rear and one detached dwelling on the site frontage along with car and cycle parking and associated infrastructure following demolition of existing buildings on site.

The Area Development Manager updated the Principal Planner's report by referring to the amendment sheet:

- i. updated condition wording;
- ii. condition 8 relating to gas boilers was not needed;
- iii. condition 19 was a duplicate so could be replaced with a management plan.

The Area Development Manager said he had been advised today (the morning of the Committee) that chimneys in the application were decorative, not functional.

The Committee received a representation in objection to the application from a resident of Highworth Avenue:

- i. Significant impact on nearby neighbours. Impact on privacy and amenities.
- ii. Unattractive design.
- iii. Overbearing.
- iv. Out of character with the area.
- v. Took issue with accuracy of drawing P12.
- vi. Parking spaces and turning circle for others is opposite her property, so will contravene Local Plan policies as per reasons for refusal for the previous iteration of the application.
- vii. Concern over loss of trees as a result of the development.
- viii. Took issue with back land development.

The Committee received a representation in objection to the application from a representative from Hurst Park Estate Residents' Association:

- i. Neighbours would be affected by noise, bin movements and disturbance.
- ii. The proposed number of vehicle and vehicle movements on-site would be the same for this application as for the previous application.
- iii. Previous reason for refusal relating to 'overbearing' had not been overcome.
- iv. Design out of character with the area.
- v. Had only heard at committee this morning:
 - a. that chimneys on the application were for aesthetic purpose and were not functional;
 - b. about electronic vehicle charging points.
- vi. An update report (para 8.32 of Officer's report) was due for committee but had not been made available.
- vii. Took issue with statement early in Officer's report that on balance there was more benefit than harm from the proposed development. Back garden developments would cause more harm than good, so were contrary to planning policy.

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

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

- i. Expressed concern that if this application were approved it would be seen as a landmark development that allowed back garden development.
- ii. Local Plan Policy 52 would not be worth anything if this application were approved. Suggested the application did not satisfy criteria in Local Plan Policy 52.
- iii. Referred to paragraph 8.21 in the Officer's report. Queried if the benefits of the application outweighed the harm? This was a new type of development and could set a precedent for homes with restricted outdoor play space.
- iv. Reasons for refusal for the previous application had not been addressed, and Policy 52 had not been satisfied:
 1. The new proposal was not in-keeping with the private and verdant rear style of other properties in the area.

2. The new proposal was higher than the previous application (which was refused). It would overlook neighbours and remove their privacy.
3. Overbearing.
4. There was no evidence that vehicular movements would be reduced with this application compared to the last. It would reduce neighbour's privacy and amenity.
5. There would be loss of diversity and trees/hedges in the area before build out. More will be lost through the back land development and area for car parking spaces. The loss of gardens will negatively impact biodiversity and block the wildlife corridor.
- v. The character of Highworth Avenue was under threat from the development. Highworth Avenue was individual and arts&crafts in style.

Councillor Gawthorpe Wood proposed amendments to the Officer's recommendations:

- i. ornamental chimneys and fireplaces should not be used for open or wood burning stoves;
- ii. request a cycle store;
- iii. obscure glazing on front of house.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 5 votes to 0 with 1 abstention) to reject the Officer recommendation to approve the application as amended in committee.

Resolved (by 5 votes to 0 with 1 abstention) to refuse the application contrary to the Officer recommendation for the following reasons:

1. The proposed scale, bulk and form of the dwellings at the rear of the site would appear as inappropriate back-land development, starkly out of keeping with the verdant rear garden environment in which the properties would be located and particularly when viewed from Highworth Avenue down the long driveway. The proposal would be out of keeping with the character of the surrounding area contrary to Policies 52, 55 and 57 of the Cambridge Local Plan 2018.
2. No.51's garden is sited immediately adjacent to the north-west rear boundary of the site and plot 2. The excessive length, height, form and

bulk of the north west facing elevation and its return would result in a significant overbearing impact upon the rear garden of No.51 Highworth Avenue contrary to Policies 52, 55, 56 and 57 of the Cambridge Local Plan 2018.

3. The rear dwellings plots 1 and 2 would be sited directly and in close proximity to the rear of the gardens of No.43 and 47 Highworth Avenue. Due to the limited gap between these properties and the proposed dwellings, and by virtue of the proposed scale, bulk and form of the dwellings, the proposal would result in an unacceptable sense of overbearing upon the rear gardens of No.43 and 47 Highworth Avenue contrary to Policies 52, 55, 56 and 57 of the Cambridge Local Plan 2018.
4. The proposal would introduce additional vehicular movements into an otherwise peaceful rear garden environment generating additional noise and disturbance impacts to neighbouring properties contrary to Policies 35, 52, 55, 56 and 57 of the Cambridge Local Plan 2018.
5. Biodiversity: Legitimacy of the previous reason for refusal 5 being appended again or a variation thereof given the loss of habitat for biodiversity delegated to officers in consultation with Chair, Vice Chair and Spokes following consultation with the Council's Nature Conservation Officer

Officers undertook to explore if potential reason 5 re biodiversity could be justified as a reason for refusal. They would liaise with the Chair, Vice Chair and Spokes after committee if the reason could be used or not.

21/97/Plan 20/05298/HFUL - 2 Barrow Road

The Committee received an application for full planning permission.

The application sought approval for extension, remodelling and refurbishment of the existing dwelling including two-storey rear and side extension with associated landscaping works.

The Senior Planner updated his report by referring to amendments in his presentation:

- an additional representation;
 - an additional condition to secure the installation of green or brown roofs.
- 1) The flat roof(s) hereby approved shall be a Green Roof or Brown Roof in perpetuity unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely

covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self-vegetate.

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

- Additional condition required:
- 2) Prior to the commencement of the development a plan shall be submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings, hedgehog boundary access features and proposed native planting. The installation shall be carried out and subsequently maintained thereafter in accordance with the approved plans.

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

Ms Pedley (Applicant's Agent) addressed the Committee in support of the application.

The Committee received a representation in objection to the application from the Solicitor on behalf of Barrow Road residents:

- ix. The scheme was not consistent with Planning Policy. Suggested the application was only recommended for approval by the Officer due to the fall back position. Took issue with this.
- x. Anticipated the Applicant wanted a larger property on-site than in the application and may seek this through separate planning applications.
- xi. For any development to be lawful it should be done as one application.
- xii. Suggested the application would harm the character of the area and there were no public benefits from it.

Councillor Slatter (Ward County Councillor) addressed the Committee about the application:

- i. Wished to protect the character of the area and Conservation Area.
- ii. People appreciated amenity space, particularly after lockdown.

Councillor Slatter tabled a statement setting out possible breaches of the Cambridge Local Plan and National Planning Policy Framework from Councillor Hauk:

- i. Possible breaches of policies in the National Planning Policy Framework:
 - a. NPPF 8c.
 - b. NPPF 118 (e).
 - c. NPPF 125.
 - d. NPPF 127 (b, c).
 - e. NPPF 185 (c).
- ii. Possible breaches of Cambridge Local Plan policies:
 - a. CLP 55 (c).
 - b. CLP 56 (a, l).
 - c. CLP 57 (a).
 - d. CLP 59 (a), (b), (f), (g).
 - e. CLP 61 (a, c).
 - f. CLP 52 (a).

Councillor Slatter read out the following points on behalf of Councillor Hauk (City Ward Councillor):

- i. Having studied the documents on the planning portal and visited the site in person, did not agree Planning Officer's recommendation to approve and wished to highlight several issues that may constitute policy breaches of the National Planning Policy Framework and the Cambridge Local Plan with regard to detrimental impact on a conservation area.
- ii. The Barrow Road Conservation Area Appraisal from 2016 outlines the features and characteristics of the Barrow Road area that would be diminished by the proposed development. The appraisal states that "The road is distinguished by its low-density layout with wide green verges planted with trees behind which stand detached two-storey houses" that give a "predominant impression of greenery and openness". "The relationship between the buildings and their leafy setting is particularly important for the road's distinctive character." Key characteristics are that "architectural unity is ensured by the common scale of the houses: all were originally designed as detached two storey dwellings and have the same ridge height." Its recommendations clearly emphasise "preservation of the roofs and the common ridge height". "The open and leafy character of the road should be preserved". If there is any significance in the establishment of a "conservation" area, then the planned development must be prevented.

- iii. The destruction and replacement of the existing building was first approved in 2015, before the Barrow Road Conservation Area was created. A new permission was granted for essentially the same development in 2017. Of course, people should be able to build houses they want to live in. However, the 2017 approval was only granted because it was for the same in principle development as the 2015 and the Council felt that its hands were tied by the precedent.
- iv. However, the previous approval was given before the Barrow Road Conservation Area was created. The new development would result in a nearly three-fold increase in floor space on a plot that has already been subdivided and would also add extensive side and rear extensions. The proposal is for a three-storey building in a conservation area characterised by two-storey buildings. 2 Barrow Road is one of two symmetrically designed gateway houses (with 1 Barrow Road) into the conservation areas from Trumpington Road, and therefore essential for the character and amenity of the whole area. The design is clearly overbearing, out of scale and out of character with houses in the conservation area.
- v. This view is supported by the Twentieth Century Society, who objected to previous plans to demolish 2 Barrow Road between 2014 and 2017 based on breaches of the NPPF 192 & 193, and CLP 61 (14/1615/FUL, 15/0225/FUL and 17/0826/FUL), and Cambridge Past Present & Future who objected based on Cambridge Local Plan 6, 58 and 61. The council's conservation team opposes the current plans based on CLP 58 and 61 and NPPF 196, as they did with the previous plans, due to extensive side and rear extensions, the overbearing ridge height of the three-storey development, and the design of the garage.

The Committee Manager read out the following points on behalf of Councillor Robertson (City Ward Councillor):

- i. The statement from the planning solicitor (name redacted) comprehensively provides the technical issues and reasons why this application should be rejected. Councillor Hauk is also providing a clear analysis of this application's conflicts with planning policy. Would not repeat the issues covered by them and trust that the committee will recognise the validity of their statements.
- ii. the council has an obligation to recognise the very significant nature of Barrow Road as a heritage asset. Even within the special environment of Cambridge, Barrow Road stands out as a unique street which must be preserved.

- iii. It is clear that the proposal is in reality to demolish and replace No. 2 Barrow Road with a much larger building which would be significantly different from No. 1 Barrow Road opposite. This would impose great harm on the symmetry of the two houses on either side of the entrance to the road which are a fundamental and key feature of this conservation area.
- iv. The credibility of the council's policies on preservation of heritage assets and use of conservation areas is at stake. Urged Committee to reject this application.

Councillor Porrer proposed an amendment to the Officer's recommendation to include provision for electric vehicle charging points.

This amendment was **carried unanimously**.

Councillor Baigent proposed an amendment to the Officer's recommendation to include air source heat pumps.

This amendment was **carried unanimously**.

Councillor Baigent proposed an amendment to the Officer's recommendation to include bike storage.

This amendment was **lost by 2 votes to 3 with 1 abstention**.

The Committee:

Resolved (by 4 votes to 0 with 2 abstentions) to reject the Officer recommendation to approve the application.

Reasons for refusal that were not agreed by the committee **(voted by 4 votes to 0 with 2 abstentions)** to reject

- i. Energy efficiency.
- ii. Garage in gable incongruous.

Resolved (by 4 votes to 0 with 2 abstentions) to refuse the application contrary to the Officer recommendation for the following reason:

The proposed development, by reason of the scale, depth, design and detailing of the extensions, would result in a form of development that fails to respond positively to the character, appearance and articulation of the existing dwelling. The resultant dwelling would fail to satisfactorily respond to its context or to preserve or enhance the character of the

Conservation Area. There are not considered to be sufficient public benefits to outweigh this harm, including the likelihood of the extant fallback scheme being developed out. Consequently the development would be contrary to Policies 55, 56, 57, 59 and 61 of the Cambridge Local Plan 2018 and to paragraph 202 of the NPPF July 2021.

21/98/Plan Re-Ordering Agenda

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the published agenda.

21/99/Plan 21/01107/FUL - 72 Canterbury Street - 11am

The Committee received an application for full planning permission.

The application sought approval for first floor rear extension to create 2no 2bed apartments.

The Senior Planner updated her report by requesting delegated powers to amend Conditions 3 and 8.

This amendment was **carried unanimously**.

Councillor Porrer proposed amendments to the Officer's recommendation to include:

- i. provision for electric vehicle charging point for the second car parking space;
- ii. details for bike and bin storage;
- iii. a flat green roof on the bike shed;
- iv. the expectation the development would lead to a net gain in diversity;
- v. a party wall agreement so that people are mindful of the party wall if extensions were put in.

The amendments were **carried unanimously**.

Councillor Gawthrope Wood proposed amendments to the Officer's recommendation to include informatives requesting:

- i. not to pave over the small open space on the property;
- ii. advocating the use of sustainable forms of heating such as solar panels on the roof and air source heat pumps instead of gas.

The amendments were **carried unanimously**.

Councillor Thornburrow proposed an amendment to the Officer's recommendation that the Applicant should demonstrate how the boiler could be adapted away from gas to other forms of heating in the future.

This amendment was **carried unanimously**.

The Committee:

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

- i. the planning conditions set out in the Officer's report with delegated powers to amend Conditions 3 and 8;
- ii. the following additional conditions, with delegated authority to Officers to draft the conditions in consultation with the Chair, Vice Chair and Spokes:
 - a. details for bike and bin storage;
 - b. a flat green roof on the bike shed;
 - c. the expectation the development would lead to a net gain in diversity;
 - d. Prior to the occupation of the new residential unit (ground floor flat), an Energy Statement shall be submitted to, and approved in writing by, the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.
- iii. informatives included on the planning permission in respect of:
 - a. party wall agreement so that people are mindful of the party wall if extensions were put in];
 - b. not to pave over the small open space on the property;

- c. if any new heating system is to be installed than it is encouraged that sustainable forms of heating be explored and that gas powered boilers are not used;
- d. provision for electric vehicle charging point for the second car parking space.

21/100/Plan21/01386/PRI16A - Wulfstan Way, Cambridge - 11.30am

The Committee received an application for full planning permission.

The application sought approval for installation of 15m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

The Committee Manager read out the following points on behalf of Councillor Page-Croft (City Ward Councillor):

- i. Was not opposed to having a pole in Queen Edith for an improved internet.
- ii. After the last 18months of having council meetings on Teams and ward/party meetings on Zoom, realised the importance of having a good internet/phone service.
- iii. It has been a great tool, the council have been able to carry on meetings, getting help to those who need it. A lot more residents logged into the on-line meetings.
- iv. Councillor Page-Croft and a number of residents had a big problem with this proposal:
 - 1. The height of the pole, which has been reduced from 18mtrs to 15 mtrs.
 - 2. The position of the pole and cabinets.
 - 3. Much too close to the school.
 - 4. Much too close to the crossing.
 - 5. A very busy road,
 - 6. Lookout from coffee house.
- v. This is a very busy road. Buses passed both ways every 20 minutes, plus traffic to the schools, deliveries, and is used as a bit of a rat run to Queen Edith way and visa versa. Also pedestrians such as school children and residents from Dunstan court.
- vi. Welcomed the idea to mingle the pole in with the trees, but could not see it helping.
- vii. This is a risky place to put the pole and the cabinets, between a bus shelter and a zebra crossing.

- viii. There is a space just a few yards up the road, in front of the hedge, by the Queen Edith doctors car park, it is not used and there was plenty of room for all the equipment.
- ix. Requested the company came to our South Area Committee meeting on 6 September, but did not get a response.
- x. Please support the Officer recommendation to refuse.

The Committee Manager read out the following points on behalf of Councillor Davies (City Ward Councillor):

- i. Supported the Officer's recommendation is to reject this application. There is strong local opposition to the siting of a mast in this location, as is demonstrated by the number of objections received. Wished to emphasise two aspects in comments today.
- ii. Firstly, residents could well visualise the overbearing height of the proposed mast, which would intrude on what is a valued green space at the heart of our community. The resulting detrimental impact would conflict with Policy 72 of the 2018 Local Plan, which is designed to "protect and enhance" designated Neighbourhood Centres such as Wulfstan Way. It would also be an insult to the local residents, community groups and businesses have invested considerable time and money in upgrading the area over the last couple of years, to improve its ambience and function and make it a more attractive space.
- iii. Secondly, residents were very conscious of the safety hazard presented by the proposed array of cabinets on the roadside. Placed right next to a zebra crossing used daily by primary school children and by older and less mobile residents accessing the local shops, this would create an extremely dangerous blind spot, as has been highlighted in the comment by the Local Highways Authority.
- iv. Trusted that Planning Committee would support the officer's conclusions and reject this entirely inappropriate application.

The Committee:

Unanimously resolved to refuse the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report.

21/101/PlanTPO 0019 (2021) - 7 Hedgerley Close

A TPO has been served to protect a Pine tree at 7 Hedgerley Close. The decision whether or not to confirm the order is brought before Committee as objections have been received to the TPO.

The Officer recommendation was to confirm the Tree Preservation Order.

The Committee:

Unanimously resolved to accept the officer recommendation and confirm the TPO that was the subject of the application.

21/102/PlanTPO 0021 (2021) - 3 Shaftesbury Road

A TPO has been served to protect a Walnut tree at 3 Shaftesbury Road. The decision whether or not to confirm the order is brought before Committee as objections have been received to the TPO.

The Officer recommendation was to confirm the Tree Preservation Order.

The Committee:

Unanimously resolved to accept the officer recommendation and confirm the TPO that was the subject of the application.

21/103/PlanTPO 0025(2021) - 33 Wadloes Road

A TPO has been served to protect a Walnut Tree at 33 Wadloes Road. The decision whether or not to confirm the order is brought before Committee as objections have been received to the TPO.

The Officer recommendation was to confirm the Tree Preservation Order.

The Committee:

Unanimously resolved to accept the officer recommendation and confirm the TPO that was the subject of the application.

21/104/PlanTPO 0026 (2021) - 255 Ditton Fields

A TPO has been served to protect a Walnut Tree at 255 Ditton Fields. The decision whether or not to confirm the order is brought before Committee as objections have been received to the TPO.

The Officer recommendation was to confirm the Tree Preservation Order.

The Committee:

Unanimously resolved to accept the officer recommendation and confirm the TPO that was the subject of the application.

The meeting ended at 3.30 pm

CHAIR

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PLANNING

6 October 2021
10.00 am - 2.55 pm

Present:

Planning Committee Members: Councillors D. Baigent (Vice-Chair, in the Chair), Dryden, Flaubert, Gawthorpe Wood, Porrer and Thornburrow

Councillor Flaubert left after the vote on item 21/00537/FUL - 29 High Street and did not return.

Officers:

Delivery Manager Development Management: Nigel Blazeby

Area Development Manager: Lorraine Casey

Area Development Manager: Toby Williams

Principal Planner: Ganesh Gnanamoorthy

Senior Planner: Aaron Coe

Senior Planner: Alice Young

Planner: Mary Collins

Planning Project Officer: Dean Scrivener

Legal Adviser: Keith Barber

Committee Manager: James Goddard

FOR THE INFORMATION OF THE COUNCIL

21/105/PlanApologies

Apologies were received from Councillor Smart.

21/106/PlanDeclarations of Interest

Name	Item	Interest
Councillor Baigent	All	Member of Cambridge Cycling Campaign
Councillor Porrer	21/108/Plan	Personal: Family member owns property right behind the site. Did not vote or participate in the debate.

21/107/PlanMinutes

The minutes of the meeting held on 29 July 2021 were approved as a correct record and signed by the Chair.

21/108/Plan20/02172/FUL - 11 Queen Ediths Way

The Committee received an application for full planning permission.

The application sought approval for the erection of new buildings to provide 40 serviced apartments (sui generis) together with hard and soft landscaping, basement car parking spaces and associated infrastructure and works.

The Committee received a representation in objection to the application from a resident of Queen Ediths Way:

- i. Concern about loss of community asset by replacing a care home with a hotel.
- ii. 22 people would lose a care home facility.
- iii. Care homes were covered by Local Plan Policy 47. The application did not satisfy the policy requirements to justify the change of use to change from a care home to a hotel.
- iv. Took issue with the scale and mass details of buildings set out in plans submitted by the Applicant, did not think they were accurate i.e. showed true extent.
- v. Queried if hotel would be viable in future.
- vi. Pressure on local parking.
- vii. Biodiversity concerns.
- viii. Impact of refuse/waste collection (arrangements) on local residents and cycle lane.

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

Councillor S. Davies (Ward Councillor) addressed the Committee about the application:

- i. Requested the application be rejected.
- ii. Local Plan Policies:
 - a. Councillors needed to consider Local Plan Policies 17 and 77.
 - b. Policy 77 stated that high quality accommodation would be supported "at Cambridge Biomedical Campus (including Addenbrooke's hospital)". In para 8.5 of the Officer report the

- Officer suggested that 11 QEW is close enough to the Campus to qualify for approval under Policy 77.
- c. Policy 17 stated campus accommodation needs should be met on-site.
 - d. Suggested that Policy 17 was a more important consideration than Policy 77 in this case.
 - e. The campus should not negatively impact nearby residents.
- iii. Impact of this development on the character of area:
- a. the character of the area was predominantly residential with early-mid 20th century 2.5 storey detached houses;
 - b. the application would be incompatible with this residential character, in terms of both scale and usage type; and
 - c. there was no precedent for this type of accommodation in the area.
- iv. Queen Edith Way was used by cyclists/commuters accessing local employment sites (including the Biomedical Campus) and education sites (including Netherhall School, Long Road Sixth Form College, Cambridge Academy for Science and Technology and Trumpington Community College). Queried why the highways authority did not comment on this application when they commented on the nearby Fendon Road 'Dutch' style roundabout.
- v. Local takeaway facilities/infrastructure could not support the needs of residents in the proposed apartments where the apartments are only 25 sq. m, i.e. only 2/3rd the size of the minimum space standard specified in Policy 50 and where there are no communal facilities on site.
- vi. The lack of policies to prohibit development on-site was a low bar to overcome to approve development on this site. It did not mean that this was the right development in the right location.

Councillor Baigent proposed and Councillor Dryden seconded a motion deferring the decision until further information could be obtained.

This proposal/motion was **carried (by 5 votes to 0)**.

Councillor Porrer did not vote or participate in the debate on this application.

The Committee:

Application deferred to a future Planning Committee to allow Officer time to present further information they considered material to the application.

21/109/Plan21/01521/FUL - Land r/o 56-58 Cherry Hinton Road

The Committee received an application for full planning permission.

The application sought approval for erection of 7 apartments comprising 1 x 2-bed and 6 x 1-bed units, including bin and cycle storage facilities, together with reconfiguring the pedestrian access to 56A and 58A Cherry Hinton Road and installation of a new ground floor rear wall to the retained retail unit at 56-58 Cherry Hinton Road, following demolition of existing warehouse building.

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

Councillor Dryden proposed an amendment to the Officer's recommendation calling for new residents to be advised they would not be issued parking permits so they could share parking facilities with existing residents in the area (which had controlled parking on the road).

This amendment was **carried unanimously**.

Councillor Baigent proposed the following amendments to the Officer's recommendation:

- i. The inclusion of a fire hydrant condition.
- ii. The inclusion of an Informative concerning fire appliance access to site.
- iii. External bike racks should be available if there was no cycle store.

These amendments were **carried unanimously**.

Councillor Thornburrow proposed an amendment to the Officer's recommendation that post boxes should be accessible and located outside of buildings.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to reject the Officer recommendation to approve the application.

Unanimously resolved to refuse the application contrary to the Officer recommendation for the following reasons:

- i. The design and layout of the scheme fails to respond appropriately to its context. The footprint and lack of external space around the building is constrained and does not promote sustainable access to the site (which is car free) or inclusive design for all users and does not demonstrate adequate space would be made for providing renewable technologies and is therefore an over-development of the site. The proposal is therefore contrary to policies 55, 56 and 57 of the Cambridge Local Plan 2018.
- ii. The future occupiers of the proposed flats would be exposed to the odour generated from nearby cooking food outlets and there is no certainty that the existing odour issue will be mitigated. The development is therefore contrary to policy 35 of the Cambridge Local Plan 2018.

21/110/Plan19/1167/FUL and 19/1350/LBC - Public Toilet, Silver Street

The Committee received an application for full planning permission.

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

The Committee received a representation in objection to the application from a resident of Merton Street:

- i. This application differed little from the previous iteration. The same concerns remained.
- ii. Trees would be pollarded and/or given a crown lift.
- iii. There was no net gain in biodiversity.
- iv. Grey water recycling facilities were inadequate.
- v. It would be hard to clean and maintain the building.
- vi. Fewer tourists were visiting the city so a building for masses of tourists was no longer required.
- vii. The application failed to meet Local Plan policies.

The Committee received a representation in objection to the application from a resident of Eltisley Avenue :

- i. This building puts form above function, was wasteful and designed for mass tourism pre-pandemic; before the council recognised that we were in climate and biodiversity emergencies.
- ii. Tourists would remember the 'gateway to the city'. Please put facilities in an appropriate place so the city looked attractive to visitors.
- iii. The building was not accessible, easy to maintain or truly sustainable, so failed to meet policies in the Local Plan and should be refused.

The Chair ruled the points to be made in a written statement by a resident of Ascham Road were not relevant to this application.

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

The Committee:

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

- i. 19/1167/FUL granted planning permission subject to the conditions; specified in the officer's report for the application; and
- ii. 19/1350/LBC granted listed building consent subject to the conditions specified in the Officer's report for the LBC application.

21/111/Plan21/00537/FUL - 29 High Street

The Committee received an application for full planning permission.

The application sought approval for demolition of existing dwelling and erection of five dwellings and associated landscaping.

The Senior Planner updated her report by referring to updated condition 23 wording in her presentation:

The development, hereby permitted, shall not be occupied until the proposed first floor windows in the north-east elevation of unit 2 have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

The Committee received a representation in objection to the application from Principal Planning Officer (Cambridge, Past Present & Future) - written statement read by Committee Manager:

- i. Spoke on behalf of Cambridge Past, Present & Future. Their aims relevant to this application were to protect the important built heritage of Cambridge.
- ii. A detailed response was provided to the planning application. Asked Members to give weight to the impact of the proposal on the tree coverage and the character of the conservation area and refuse the application.
- iii. More than half the curtilage benefits from tree canopy and the proposal involved wholesale removal of 12 individual trees, one group of trees, one area of trees and 2 hedgerows and a section of hedgerow. Only 2 existing trees were retained. This level of tree cover would never be replicated on site if the development went ahead.
- iv. This wholesale loss of tree cover did not sit well with the Council's corporate approach to trees as set out in its Tree Strategy and the Cambridge Canopy Project.
- v. Guidance in the conservation area appraisal is that new buildings must respect the character, constraints, and opportunities of the site. This application approaches this by removing the trees rather than designing the proposal around them.
- vi. The conservation area appraisal identified the corner of High Street and Church Street as a positive view or vista. The listed building of 25 & 27 High Street which adjoins the site creates an attractive gateway whose setting needs to be protected. The current property on the application site, sits back from the road and provides space and allows views of the listed building notably its eastern elevation. The 2 replacement dwellings are sited to the front the site and abut the listed building. They form a very substantial whole and are located only a meter from the side of the listed building, hiding its eastern elevation and encroaching on its setting. This also narrows the vista and creates a more strongly defined urban corridor to the detriment of the conservation area.
- vii. The Officers' report, contrary to the advice of the Conservation Team, did not consider that the change to the character and appearance of the conservation area and the setting of the listed building would be harmful and have tipped the balance in favour of meeting the Council's housing requirement. Members were asked to reconsider this and favour the

protection of the conservation area, the setting of the listed building and the retention of trees and refuse the application as being contrary to Local Plan policies 52, 55, 57, 59, 61 and 71.

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

Councillor Porrer proposed an amendment to the Officer's recommendation that an informative be included on the planning permission in respect of air source heat pumps.

This amendment was **carried unanimously**.

The Committee:

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

- i. the planning conditions set out in the Officer's report;
- ii. the amended condition 23; and
- iii. delegated authority to Officers to include an additional informative in respect of air source heat pumps.

21/112/Plan21/00660/FUL - Land adj 131 Ditton Fields

The Committee received an application for full planning permission.

The application sought approval for construction of 6no. dwellings together with access, car parking, bin and bikes stores, landscaping and associated infrastructure.

The Principal Planner updated his report by referring to updated recommendation wording in his presentation viz:

Grant permission subject to the conditions set out in the Officer report, including the prior completion of a s106 Agreement and the amendment proposed in this presentation with regard to securing the off-site biodiversity improvements through a s106 planning obligation rather than by way of condition (condition 24), and the amendment to the reason for condition 12.

The Committee:

Resolved (by 5 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions and the prior completion of a s106 Agreement as recommended by the Officer.

21/113/Plan21/03469/FUL - 75 Cromwell Road

The Committee received an application for full planning permission.

The application sought approval for change of use of early years nursery and community space to early years nursery, with associated works.

The Committee:

Resolved (by 5 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer.

21/114/Plan21/03892/S106A - 75 Cromwell Road

The Committee received an application for modification of planning obligations contained in a Section 106 Agreement dated 11th October 2019 pursuant to ref: 19/0288/FUL.

The Committee:

Resolved (by 5 votes to 0) to approve the application to vary the planning obligations in accordance with the Officer's report and recommendation for the reasons expounded in the report.

The meeting ended at 2.55 pm

CHAIR

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Application Number	21/01136/FUL	Agenda Item	
Date Received	11th March 2021	Officer	Aaron Coe
Target Date	10th June 2021		
Ward	Market		
Site Proposal	164-167 Abbeygate House East Road Cambridge Demolition of existing building and redevelopment of the site to provide a new building containing retail and office floorspace (Use Class E).		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The principle of the office use on upper floors and retail at ground floor is considered acceptable - The design, scale and massing is considered to be acceptable - The proposal will not harm the amenity of nearby properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site (Abbeygate House) occupies a prominent corner plot fronting East Road to the south east. Immediately north of the site is the Grafton shopping centre and the existing bus turning area where consent has been granted for the erection of a hotel (application reference 19/0512/FUL).
- 1.2 The site lies within the Grafton Area of Major Change. The Grafton Area SPD identifies the application site as an area for retail at ground floor level and residential development (including student accommodation) and/ or office use as a complementary use at upper floors.

- 1.3 As existing the ground floor is currently occupied by British Heart Foundation with first and second floors in office use.
- 1.4 The application site is adjoined by residential development to the south and on the other side of East Road there are a number of residential properties. To the north-west is Burleigh Street which is a retail high street. Immediately behind the site is Crispin Place and Burleigh Place which are service roads accessing the back of the Grafton Centre and other properties.
- 1.5 The site lies outside of the Conservation Area but views of the site are possible from the Mill Road, Riverside and Kite Conservation Area.

2.0 THE PROPOSAL

- 2.1 The application proposes the demolition of the existing three storey building and erection of a new building to provide retail use at ground floor and office use at upper floors. The building is proposed to have a maximum height of 23.25m (6 storeys). The massing of the building has been broken down so the building is part 3, part 4 and part 6 storeys in height.
- 2.2 A retail unit is proposed at ground floor to retain an active frontage along East Road and the entrance to the office building is located at the corner of the building fronting East Road. The lobby of the office provides shower rooms and a reception space for employees and visitors.
- 2.3 The proposal does not have any dedicated car parking on site other than the proposed disabled car parking space to the rear of the site. 194 cycle parking spaces are proposed in total.
- 2.4 The application seeks a 5-year planning permission to enable the building to become vacant and for the site to be able to be redeveloped as there are existing tenants in place until 2025.

3.0 SITE HISTORY

Reference	Description	Outcome
C/84/0816	Erection of retail storage and office building	Perm

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 2, 3, 5 10, 11, 12, 14, 27 28, 31, 32, 33, 34, 35, 36, 55, 56, 57, 59, 60, 61, 64, 70, 71, 80, 81, 82

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

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Supplementary Planning Documents	Grafton Area of Major Change - Masterplan and Guidance
Previous	Sustainable Design and Construction (Jan

Supplementary Planning Documents	<p>2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Buildings of Local Interest (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge City Nature Conservation Strategy (2006)</p>
	<p><u>Area Guidelines</u></p> <p>Kite Area Conservation Area Appraisal (2014)</p> <p>Mill Road Area Conservation Area Appraisal (2011)</p>

	Riverside and Stourbridge Common Conservation Area Appraisal (2012)
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6.0 CONSULTATIONS

The applicant has gone through an extensive pre application process and consultations with relevant specialists. A pre application members briefing was provided on 26th August 2020.

Cambridgeshire County Council (Highways Development Management)

- 6.1 Drawing number 18119_07_020 P1 and 18119_07_100 P1 (Proposed Site Plan and Proposed Ground Floor Plan respectively) show three sets of doors opening over a pedestrian route, it is not possible from the information provided to be certain that these doors do not over sail the adopted public highway, however, in any event a simple and obvious hazard that affects the most vulnerable travel mode group should be designed out of a scheme and not into one. The above request may be overcome if the doors are shown opening, so they do not interfere with the pedestrian route.
- 6.2 The applicants have submitted a revised drawing 18119_07_100 P2 showing these doors opening inwards to address this concern.
- 6.3 Conditions required in respect of the following:
 - Traffic Management Plan
 - Demolition and construction vehicle restrictions
 - Falls and levels

Cambridgeshire County Council Transport Assessment Team

- 6.4 The proposed development is acceptable subject to a contribution of £500,000 towards the proposed passenger, transport, public realm and pedestrian improvement works on East Road.
- 6.5 Condition required to secure:
 - Travel plan

Environmental Health

- 6.6 The proposed development is acceptable subject to the following conditions:
- Contaminated land (prelim, remediation strategy, remediation implementation, completion report, material management, unexpected contamination.)
 - Construction hours
 - Collection during construction
 - Construction, demolition noise, vibration and piling
 - Dust
 - Noise assessment
 - Delivery hours restriction
 - Odour/ extraction
 - Artificial lighting details

Sustainable Drainage Engineer

- 6.7 The proposed development is acceptable subject to conditions relating to the following:
- Surface water drainage scheme
 - Management and maintenance
 - Foul drainage

Lead Local Flood Authority

- 6.8 The proposed development is acceptable subject to conditions relating to the following:
- Surface water drainage scheme
 - Methods to manage surface water run off

Tree officer

- 6.9 Appreciate that the layout provides the two Ash trees with a little more space, but the height of the building and the extent of fenestration on the northeast elevation creates a new conflict. Given that the existing relationship between trees and the building is less than ideal and that the proposed layout increases the width of the pavement, it is a good opportunity for replacement planting. This is providing the replacement trees are moved away from the building and are trees of reasonable stature, both at planting and in terms of their ultimate size, and that suitable rooting volume is made available.

Landscape officer

- 6.10 The scheme went through a series of iterative pre-application meetings with consultees and officers before arriving at the current scheme. Each iteration improved issues to do with scale, mass, articulation and issues associated with townscape, landscape and visual impact. The proposal as submitted is found to successfully integrate the new building into the surrounding context and form.
- 6.11 The Townscape and Visual Impact assessment was used as a tool in the iterative design process and now supports the current design and demonstrates a successful integration into the emerging townscape as guided through the SPD. It is considered that the proposals comply with Policy 60 which outlines how tall buildings should be considered in Cambridge.
- 6.12 The landscape proposals have also gone through the same iterative process and are found to be acceptable. The overall increase of street trees on both East Road and Burleigh Street are welcome and the roof gardens will help to soften the elevational views of the buildings from the surrounding areas.
- 6.13 Landscape officers supports the application subject to the following conditions:
- Hard and soft landscaping
 - Tree pit details

Cambridge City Council Urban Design officer

- 6.14 The design of the proposed development is a carefully considered response to the context and the proposal makes a positive contribution to the architecture and public realm of East Road, Crispin Place and Burleigh Place. The layout of the building successfully integrates the functional aspects of the design including refuse, cycle storage and plant. The arrangement of the different spaces is logical and incorporates the flexibility to accommodate different tenancy arrangements. The application includes bay sections, which show that the design of the buildings has been resolved to achieve high-quality elevations with materials that complement those of the

surrounding buildings. Taking the above into account, the proposed scheme is supported in Urban Design terms subject to conditions relating to the following:

- External materials, sample panel and further cycle parking details.

Cambridge City Council Conservation officer

- 6.15 Abbeygate House is a three storey large building and forms part of the Grafton Centre site close to the Kite conservation area and opposite the northern point of the Mill Road conservation area.
- 6.16 This proposal is for an articulated building which steps up from three storeys where it sits against the existing older properties along East Road, rising to six storeys alongside a previously consented 8 storey hotel. This scheme has been presented to and revised in response to comments from the Design and Conservation Panel which agreed that it was a well-considered approach to this site. The reduction in scale towards the south of the building responds to the domestic scale of the buildings on the corner of Burleigh Street and will sit amongst the family of other large scale commercial buildings proposed for this section of East Road.
- 6.17 The proposed development is considered to have a neutral effect on the settings of the nearby conservation areas and will comply with policy 61 of the 2018 Local Plan.

Sustainability Officer

- 6.18 The overall approach to integrating sustainable design and construction considerations into the design of this new building is welcomed, which includes achievement of BREEAM 'excellent'.
- 6.19 The energy strategy follows the energy hierarchy, with improvements made to the fabric of the building, followed by energy efficiency measures and then the specification of a 100m² photovoltaic array, to be located on a light weight metal gantry above the roof top plant to optimise roof space. SBEM calculations show a relatively conservative estimate of a 15.7%

reduction in emissions using this approach, although it should be noted that this figure is calculated using old emissions factors. The actual carbon emissions reductions from this fossil fuel free building are likely to be greater than suggested by these calculations.

- 6.20 With regards to water efficiency, the proposals include the use of rainwater harvesting to reduce WC water demand by 54%, leading to potable water use of 13 litres/person/day. This achieves maximum BREEAM credits for water efficiency in line with the requirements of policy 28, which is supported. The location of the water harvesting tanks is shown on the Proposed Ground Floor Plan (drawing number 18119_07_100 Rev P1).
- 6.21 The submission has given consideration to embodied carbon, with the scheme targeting embodied carbon of <600 kgCO₂e/m². This is in line with the 2020 target recommended by LETI in their embodied carbon primer and represents an improvement on the current Business as usual approach of 1000 kgCO₂e/m².
- 6.22 The development is supported by the sustainability officer subject to conditions:

-BREEAM Design Stage certificate and BREEAM Post construction certificate.

Access Officer

- 6.23 -Double doors should be powered or have one leaf of a minimum 900mm and pull weight of 20N or below.
-Reception needs dropped section and audio loop.
- Reception seating needs to be of mixed height and with and without arms.
- The accessible shower room should be built to Changing Room standard with shower and shower chair mounted on wall. The proposed layout is not acceptable as the transfer space to the shower would leave chair blocking doorway if there was an emergency.
-All toilet doors should open outwards or have emergency release hinges.
-Access to all areas of roof gardens must be confirmed.

Anglian Water

- 6.24 No objection or conditions recommended. Flood risk assessment and drainage strategy submitted are acceptable and should be listed as approved documents.

Designing out crime officer

- 6.25 The areas of Crispin Place, Burleigh Place and the bus station area do suffer from reports of rowdy behaviour, begging and violent behaviour – offenders removed from the Grafton Centre tend to hang around this area to create a nuisance. Whilst any work to improve the public realm would always be supported by us there are concerns around placing of additional planters and benches might encourage their misuse. Cycle crime is a problem across Cambridge and this area has seen 43 thefts in a year. This office would welcome any consultation with the applicant should planning approval be given so these issues can hopefully be addressed. Supportive of the application and no further comments at this stage.

Cadent Gas

- 6.26 Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, 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.

Cambridge City Council Ecology Officer

- 6.27 Content with the baseline survey which identifies no ecological constraints for the site. With regard ecological enhancement, suggest that these would be best targeted at swift box provision, given lack of adjacent habitats for other species. Perhaps a condition specifying details of minimum 10 integrated swift boxes. Specification, number and location to be approved by the Local Planning Authority.

Environment Agency

- 6.28 No objection. Suggested conditions and informatives to secure the details in the FRA relating to groundwater and contaminated land.

Development Contributions Monitoring Officer

- 6.29 The Developer Contributions Monitoring Unit (DCMU) does not propose to seek specific S106 financial contributions under the council's Planning Obligation Strategy SPD 2010, as Cambridge City Council does not seek S106 financial contributions from such developments.

Design and Conservation Panel (Meetings of 11th March and 13th May 2020)

- 6.30 The conclusions of the Panel meeting(s) were as follows:

11th March:

The Panel accepted that the presentation was for a project that was still work in progress and, overall, the feeling was that the design was going in the right direction. However, further development is required and the panel would welcome the opportunity to review the design again, before it is submitted for planning permission.

VERDICT- AMBER (5), abstentions (2)

13th May:

The Panel very much appreciate the exemplary point by point response to the comments provided at the last meeting; and are encouraged that their previous 4 feedback has been used as a means to develop and enhance the design, rather than being regarded as a hurdle to overcome. Some issues have yet to be fully resolved, but the improvements made to date indicate a clear way forward. The design has the potential to make a positive addition to the built environment of the city.

VERDICT - GREEN (3), AMBER (1) with 2 abstentions.

The relevant section of the minutes of the panel meeting(s) are attached to this report as Appendix 1 and 2.

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

7.0 REPRESENTATIONS

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

- 9 Fazeley House
- 11 Fazeley House
- Flat 2 (28-30 Burleigh Street)
- 9 Amblecote House
- 10 Amblecote House
- 11 Amblecote House
- 1 Adam and Eve Street

7.2 The representations can be summarised as follows:

- Concerned the proposed development will impact the amount of light that reaches their property
- Concerned by potential noise, dust and construction traffic caused by the development.
- Cumulative impact in terms of construction noise from this proposal and the Grafton Hotel will harm the amenity of local residents.
- Request the utmost care is taken by the developers to reduce any noise pollution.
- Request construction hours restrictions
- Design and height of the taller building is not in keeping with surrounding development
- Concerned there will be a loss of privacy on bedrooms within Kite House due to the proposed location of the balcony facing towards this building.
- Concerned by the overbearing impact of the proposal

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 (and impact on heritage assets)
3. Residential amenity
4. Landscape
5. Ecology
6. Trees
7. Carbon reduction and sustainable design
8. Water management and flood risk
9. Light pollution, noise, vibration, air quality, odour and dust
10. Inclusive access
11. Refuse arrangements
12. Highway safety
13. Car and cycle parking
14. Planning Obligations (s106 Agreement)
15. Third Party Reps
16. Other matters
17. Conclusion

Principle of Development

Principle of additional office floorspace on upper floors

National Planning Policies

- 8.2 In terms of national planning policies the NPPF (2021) paragraph 86 states that local planning authorities should take a positive approach to the growth of town centres by allocating a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. Paragraph 81 of the NPPF (2021) requires planning decisions to support economic growth, local business needs and wider opportunities for development. Paragraphs 119 and 120 of the NPPF require planning policies and decisions to promote effective use of land in meeting the need for homes and other uses and support the development of under-utilised land and buildings.

Local Planning Policies and Grafton Area of Major Change SPD

- 8.3 The relevant Cambridge City Local Plan 2018 policies are policies 2, 12, 40 and 41. Firstly, policy 2 (Spatial Strategy for the location of employment development) states that employment development will be focused on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

The Council's aim is to ensure sufficient land is available to allow the forecast of 22,100 new jobs in Cambridge by 2031, including some 8,800 in B-use class (offices and industry). In meeting this need the plan identifies 6 key locations in Cambridge to deliver new employment. It is further noted that there are also likely to be a number of opportunities to redevelop and improve offices throughout Cambridge over the lifetime of the plan. The proposed development will create a significant number of jobs which will contribute towards the new employment target and is therefore considered to be in accordance with this policy. Policy 12 (Fitzroy/Burleigh Street/Grafton Area of Major Change) states that the Council will coordinate the production of a masterplan for the area. The indicative land use masterplan within the adopted Grafton Area of Major Change SPD 2018 (Figure 36) shows the use of the upper floors on this site are indicatively identified as residential (including student accommodation) and or/ office as a complementary use. Paragraph 4.3.20 states that in the long-term, opportunities could exist to incorporate commercial office space on upper floors as part of a mixed-use development.

- 8.4 Local Plan Policy 40 supports the expansion of business space in City Centre locations, provided that they are of an appropriate scale and are part of mixed-use schemes with active frontage uses where practicable at ground floor level. The application site is located within a designated Primary Shopping Area in the City Centre of Cambridge, which is identified as an appropriate location for the visitor economy. The location of this office floorspace, which forms part of a mixed-use development is considered to be appropriate. The scheme introduces a frontage to East Road and provides more activity than the existing arrangement. Local Plan Policy 41 sets out a presumption against the loss of any employment uses and that development resulting in the loss of employment will be resisted. The proposed development seeks to redevelop the site to provide more employment uses within a modernised building. The scheme therefore complies with this policy by providing a more modern office development which successfully protects the sites existing employment use.
- 8.5 It is acknowledged that the proposed use of all upper floors for office space is not entirely compliant with Policy 12 which identified the site for a mixed use residential led (including student accommodation) scheme and or/ office as a

complementary use. However, given that the land use map within the adopted Grafton SPD is 'indicative' it is officers opinion that subject to assessment of the other relevant policy considerations set out above the introduction of office space in this location could be considered acceptable in principle. As mentioned above, the existing upper floors of the building on the application site are currently used for office space and the proposed retention and expansion of this use in this location is in accordance with Policy 40 (development and expansion of business space) and policy 41 (protection of business space) of the Cambridge Local Plan 2018. Moreover, there has been a significant number of recent approvals on unallocated sites for student accommodation and residential development in proximity to the application site (e.g. John Banks Honda site-444 Newmarket Road approved in October for 154 student rooms to serve Anglia Ruskin university students). Overall, in this instance the addition of further office floorspace in this location is compliant with national and local planning policies and is supported in principle.

Principle of retail floorspace at ground floor

- 8.6 The provision of new retail floorspace in this location is supported by both national and local planning policy. The site is located within a designated Primary Shopping Area in the City Centre of Cambridge, where retail development is actively encouraged. Local Plan Policy 12 designates the site as part of the Fitzroy/Burleigh Street/Grafton Area of Major change, which is the primary focus for providing additional comparison retail in the city centre, along with other mixed uses. This area is supported for the expansion and/or redevelopment of retail use. In the context of the above policy and SPD encouragement of retail use within the area, the proposed continued use of the ground floor for retail with an increased active frontage along East Road is acceptable in principle when assessed against both national and local planning policy.

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

- 8.7 The proposed building has been organised into two distinct parts. The front part consists of a rectilinear building addressing East Road and Crispin Place which follows the footprint of the

existing building. The rear element of the proposal part infills the triangular car park between Burleigh Place and Crispin Place. The western part of the building facade is set down and back to respond appropriately to the smaller scale buildings along East Road and Burleigh Street. A terrace on the roof of the three storey element is accessible from the adjacent offices and stair core. Similarly, the height of the rear triangular part is lower and again includes a large accessible terrace at roof level. The main entrance to the office building is located on the corner of East Road and Crispin Place addressing both streets and connecting into the new public realm enhancements which are to be introduced along East Road. This is envisaged as the primary access for the building, connecting it to the principal pedestrian, cycle routes, bus stops and the city centre. The service entrance is located on Burleigh Place to the north. In terms of internal layout the ground floor comprises the retail space, an office reception accessed via entrances on East Road, and facilities and service spaces (showers, cycle storage, refuse and plant) to the rear. The upper floors provide office space with terraces located on the 3rd and 4th floor. A plant room is located on the fifth floor and contained entirely within the building envelope.

- 8.8 The proposed layout of the building is considered to successfully integrate with the surrounding buildings whilst enhancing the townscape by promoting improved active frontages along with natural surveillance.
- 8.9 In relation to building heights proposed the Grafton Area of Major Change SPD indicates an appropriate building height ranging from 3-6 storeys for the site. The Grafton Centre SPD assumes a floor to floor distance of 4m for commercial uses. To ensure compliance with Cambridge Local Plan 2018 Policy 60: Tall buildings and the skyline in Cambridge, a Townscape and Visual Impact Assessment (TVIA) has been submitted with this application. The applicant has worked with the urban design team to identify the viewpoints to be included within the TVIA and these were used as a tool to develop the design during pre-application discussions. The proposed building heights proposed is in accordance with the heights set out in the Grafton Area of Major Change SPD. The resolved scale and massing of the proposal along East Road has been conceived so that the building reads as 3 buildings to break down the massing of the building and its overall form. The building is 3

storeys where it joins existing buildings of a similar height (12 metres) which then steps up to 5 storeys (19.5m) and then 6 storeys (23.1m) at the junction with East Road and Crispin Place. A more subservient element at the rear of the proposal relates to the more intimate, back-of-house character of Crispin Place and Burleigh Place.

- 8.10 The layout, location of access points and choice of elevational treatments will improve the legibility of the area by reinforcing the contrasting characteristics of the public realm along East Road and Crispin Place and Burleigh Place.
- 8.11 The primary elevation along East Road successfully continues the building line of existing buildings to the south, and commercial unit at the ground floor to provide an active frontage to the existing activity along this route. The main entrance to the office reception is inset into the main elevation and located on the prominent corner of East Road and Crispin Place. The entrance is clearly legible and will be easy for visitors to find. The choice of buff brick as the predominant material will complement the existing architecture along East Road and the previously consented 8 storey hotel. The final details of the external materials will be secured via condition.
- 8.12 The elevations fronting Crispin Place and Burleigh Place are formed of a bronze metal screen with louvres. The elevation is solid at the ground floor where the covered cycle storage, refuse and plant are proposed to be located. At the upper floors where there is office accommodation, the bronze metal screen is perforated, the elevation is broken up with generous glazed openings and there is a terrace to provide passive surveillance of the public realm.
- 8.13 The townscape and visual impact assessment submitted to support the application has demonstrated that the building is only predominantly visible from transport corridors and only partially visible above the top of nearby existing developments. Therefore, the results of this exercise has highlighted that a building of the proposed height is acceptable in this location. The applicants have undertaken an extensive design review process. This has involved engagement with the design and conservation panel at two meetings which has resulted in a majority voting for a green verdict on the proposals.

- 8.14 The proposed scheme has achieved support of the City Council Urban Design team, Conservation officers, Landscape officers and the Design and Conservation panel. It is considered by officers that the building is of an acceptable design which is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60.

Residential Amenity

- 8.15 The application site and location of the proposed building is to the west of Fazeley House and Shenstone House. These are four storey buildings which are set back and down from street level. Due to the orientation of the site and position of the new building in relation to the existing properties the proposed new building will not overshadow these properties. Immediately adjacent to the site is 168-170 East Road and to the west are 34-39 Burleigh Street.

Overshadowing and Loss of light Daylight and Sunlight impacts

- 8.16 The applicants have submitted BRE daylight and sunlight assessment. In terms of the vertical sky component test (VSC), the guidance states that a VSC of 27% or more will ensure enough skylight should reach affected window(s) and if the VSC with the new development in place is less than 27% and less than 0.8 times its former value then there will be a noticeable reduction in skylight reaching these properties. The BRE assessment submitted has assessed the impact on the windows of properties at Fazeley House and Shenstone House (along East Road), 168-170 East Road and the rear elevations of 34-39 Burleigh Street. The results demonstrate that none of the windows will see a reduction of more than 0.8 times its former value and therefore officers do not consider the proposed development to have a significant impact on the amount of skylight received by these properties. In respect of the annual probable sunlight hours the guidance recommends that the following hours should be achieved in terms of annual sunlight: 371.5 hours or above and winter sunlight hours should be 74.3 hours or above. The results of the assessment show that as existing a number of the properties within Fazeley House and immediately adjacent to the site do not currently meet the recommended number of hours set out in the guidance. The results of this assessment as proposed remain very similar to existing and are improved in some instances. Therefore, the

impacts are unlikely to be significant in terms of sunlight and daylight availability for neighbouring properties.

Overlooking, loss of privacy and overbearing impact

Fazeley House and Shenstone House

- 8.17 At the nearest point of Shenstone House the proposed building will be approximately 50 metres away and 32 metres from Fazeley House. It is acknowledged due to the increased scale and mass of the building the development will result in some enclosure and increase in the level of overbearingness on the nearest residential dwellings. However, as Fazeley House is orientated to face northwards away from the proposed building the impact is considered to be acceptable and whilst Shenstone House faces westwards towards the building due to the significant separation distance of approximately 50 metres the impact is not considered to be significant enough to be considered harmful. Likewise, due to the significant separation distances the scheme is not considered to give rise to detrimental impact in terms of overlooking or loss of privacy.

168-170 East Road and Burleigh Street properties

- 8.18 The proposal has been set down immediately adjacent to No's 168-170 East Road and to the rear of the site with a roof garden and roof terrace introduced. There are four windows on the north-east elevation serving the public house at No.170 East Road. The roof terrace area proposed to serve the office space is positioned approximately 13 metres from these windows. Given that these rooms do not serve habitable rooms of residential properties the scheme is not considered to result in harmful overlooking or loss of privacy impacts. Likewise, the rear elevations of the Burleigh Street properties serve commercial uses and the impacts of overlooking from the proposed roof garden are not considered to result in harmful amenity impacts.
- 8.19 It is considered that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Landscape

- 8.20 The proposal would provide improved landscaping within the public realm, on the roof terrace and roof garden as part of the proposals. The addition of the landscaping proposed will help to soften the views of the elevations and conditions are recommended to secure the final details of the hard and soft landscaping and tree pit details. The details have been assessed by the Council's Landscape officer and are supported. Subject to conditions the proposal is compliant with Cambridge Local Plan 2018 policies 55, 56, 59, 57,.

Ecology

- 8.21 The Ecology Officer is satisfied by the baseline survey which identifies no ecological constraints. An ecological enhancement condition will be imposed on any consent granted requiring a minimum of 10 swift boxes with the specification, number and location details to be secured through the condition. Subject to the above condition, the proposal will comply with Cambridge Local Plan 2018 policy 70.

Trees

- 8.22 The City Council Tree Officer has reviewed the proposals which as submitted involved the retention of the two Ash trees along Crispin Place. However, the existing relationship between trees and the building is less than ideal and it is considered that the proposed layout increases the width of the pavement which provides an opportunity for replacement planting as part of the development.

A condition will be imposed to secure details of the replacement trees to ensure they are moved away from the building, are trees of reasonable stature, both at planting and in terms of their ultimate size, and that suitable rooting volume is made available. Subject to the imposition of a condition securing the replacement tree planting the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Sustainability

- 8.23 The City Council Principal Sustainability Officer has reviewed the application and confirmed the proposal complies with policies 28 and 29. The overall approach to integrating

sustainable design and construction considerations into the design of this new building is welcomed, which includes achievement of BREEAM 'excellent'. The carbon emissions reduction and water efficiency details are acceptable. Subject to conditions the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan 2018 policy 28 and 29.

Integrated water management and flood risk

- 8.24 Both the City Council sustainable drainage engineer and the Lead Local Flood Authority have reviewed the application and considered the flood risk assessment and drainage strategy details to be acceptable subject to conditions. The proposal is considered to be in accordance with Cambridge Local Plan (2018) policies 31 and 32.

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

- 8.25 The Environmental Health Officer is satisfied that the proposal would not harm the amenity of surrounding occupiers during construction subject to a number of conditions in respect of contaminated land details, restricting hours of construction and collection/deliveries to the site, as well as requiring detail of construction noise, vibration and dust. The Environmental Health Officer has also recommended a condition requiring a scheme for plant equipment for the purposes of extraction and abatement of odours in relation to the ground floor retail use (Class E (b)). All of the recommended conditions are considered to be reasonable and necessary to ensure the protection of the amenity of residents. Subject to these conditions the proposal is in accordance with Cambridge Local Plan (2018) policies 33, 34, 35 and 36.

Inclusive access

- 8.26 The proposal includes a dedicated Blue Badge Car parking space, wheelchair accessible toilets and wheelchair accessible shower room and WC. It is recommended that the details within the Access Officer's comments regarding internal arrangements should be included as an informative. The proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57.

Refuse Arrangements

- 8.27 Both the office space and retail uses are proposed to have dedicated refuse and recycling spaces. The application is supported by an operational waste management strategy. The details are considered acceptable and the proposal is considered to be compliant with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.28 As originally submitted the Proposed Site Plan and Proposed Ground Floor Plan respectively showed three sets of doors opening over a pedestrian route. However, revised plans have been submitted with inward opening doors to overcome this issue. The Highway Authority have recommended conditions requiring a Traffic Management Plan, a demolition and construction vehicle restriction and falls and levels. All of the recommended conditions are considered reasonable and necessary.
- 8.29 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.30 No dedicated car parking is proposed for visitors or staff of the office or retail use proposed. The site is located in a sustainable location and is within the controlled parking zone so officers are satisfied that the lack of car parking is acceptable. The travel plan which is recommended to be conditioned would include details of how office staff and visitors will be discouraged from travelling to the site by car. Whilst travelling by car will be discouraged the site is within proximity to car parking at the Grafton East Car Park which has 874 spaces and is open 24 hours a day, 7 days a week and also Grafton West Car Park and Adam and Eve Street car park. Three car clubs are also within 400m walking distance of the site at Adam and Eve Street, Norfolk Street and Petworth Street. The submitted details have been reviewed by the County Council's Transport Assessment team and considered acceptable subject to a financial contribution towards the highway network improvement works which will be discussed further in the planning obligations section of the report.

- 8.31 In respect of the proposed cycle parking arrangements for the proposed office, the scheme would provide 4768sqm of office floor space. Appendix L of the City Council Local Plan 2018 requires 1 cycle parking space per 30sqm of office floorspace which for the proposed development equates to 158 cycle parking spaces. The proposal includes 160 cycle parking spaces for the office use with a further 10 cycle parking spaces for visitors. 120 are to be provided via a two-tier stacking system and 40 to be provided via Sheffield stands (which exceeds the 20% requirement), with a further 10 sheffield stand spaces for visitors. The proposed amount of cycle parking for the office use exceeds the amount required by the Cambridge Local Plan 2018 policy 82 and this is considered to be acceptable.
- 8.32 For the retail use the policy requirement is 2 spaces per 5 members of staff. 14 cycle parking spaces have been allocated to staff of the retail use at ground floor and a further 10 visitor cycle parking spaces are also proposed. The amount of cycle parking proposed for both staff and visitors are considered to be in accordance with the policy requirements of Cambridge Local Plan 2018 policy 82 (Appendix L).

Planning Obligations

Transport

- 8.33 The County Council require the developer to provide contributions towards the highway, pedestrian, cycle, bus and public realm works on East Road, in broad accordance with the agreed plans and to the County Council's satisfaction. The S106 agreement will require that a financial contribution of £500,000 is provided.
- 8.34 The Abbeygate House development would directly benefit from the works required to East Road proposals given that they represent mitigation that would discourage car use and assist in reducing car trips to achieve their proposed mode shares.
- 8.35 Subject to the prior completion of a S106 planning obligation to secure this infrastructure provision, it is considered that the proposal accords with Cambridge Local Plan (2018) policies 81 and 85 and the Planning Obligation Strategy 2010. Delegated

powers are sought to deal with the details of the S106 agreement.

- 8.36 It is considered that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

Third Party Representations

- 8.37 A number of the third party representations have been addressed in the above section of the report. However, other comments are addressed below:

Representation	Response
-Concerned the proposed development will impact the amount of light that reaches their property	Addressed at paragraph 8.17
-Concerned by potential noise, dust and construction traffic caused by the development.	Addressed at paragraph 8.26
-Request the utmost care is taken by the developers to reduce any noise pollution.	Addressed at paragraph 8.26
-Request that any noise-producing works are limited to a short window of the day, such as 9am-12pm.	Addressed at paragraph 8.26
- Design and height of the building is not in keeping with surrounding development	Addressed at paragraphs 8.7-8.15
- Concerned there will be a	There is a separation distance of

loss of privacy on bedrooms within Kite House due to the proposed location of the balcony facing towards this building.	over 30 metres from the nearest point of the proposed development and Kite House. This is considered to be a significant distance and there would not be harm to the amenity of the occupants of this accommodation.
- Concerned by the overbearing impact of the proposal	Addressed at paragraphs 8.18-8.20

Other matters

8.38 The Town and Country Planning Act 1990 (as amended) Section 91 sets out legislation for the general condition limiting the duration that a granted planning permission can be implemented (normally three years). Section 91 (1) (b) is clear that local planning authorities can grant planning permission for longer periods if the authority consider it appropriate having regard to the provisions of the Development Plan and to any other material considerations. The proposed development is considered to be in accordance with the Development Plan, which includes both the Local Plan 2018 and the Grafton Area of Major Change SPD, which sets out the vision, policies and proposals for future development and land uses in Cambridge up until 2031. Given that adopted planning policies are set out for the plan period up until 2031 it is considered that granting planning permission for a period of 5 years would be appropriate in this instance, given the requirement for the site to be vacant before redevelopment can begin due to existing lease agreements.

9.0 CONCLUSION

9.1 The proposed development 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 a high quality mixed use development.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and the following conditions:

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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

3. Submission of Preliminary Contamination Assessment:

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

(a) Desk study to include:

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

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

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of

environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

4. Submission of site investigation report and remediation strategy:

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

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

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

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

5. Implementation of remediation.

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

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

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and

approved by the Local Planning Authority.

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

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

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

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

7. Material Management Plan:

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

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

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

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

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

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

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in

accordance with Cambridge Local Plan 2018 Policy 33.

8. Unexpected Contamination:

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

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

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

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

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

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

11. 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)

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

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

13. No operational plant, machinery or equipment both internal and external shall be installed until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.

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

14. Artificial Lighting

No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

(i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors)

(ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the 'Institute of Lighting Professionals - Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded)'.

The scheme shall be carried out as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

15. E(b) development use shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

Reason: To protect the amenity of nearby properties from odour and smoke / fumes (Cambridge Local Plan 2018 policy 36 - air quality, including odour).

16. No demolition or construction works shall commence on site until a traffic management plan (TMP) has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The Highway Authority requests that the TMP be a stand-alone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away vehicles (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. For the avoidance of doubt contractors will not be eligible for Tradespersons Permits within the Residents Parking

Scheme that operates on the surrounding streets.

iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)

iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

17. Submission of a Construction Management Strategy

Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the following matters (select or add to as appropriate):

- details of the area(s) subject to construction activity and the storage of materials and equipment
- details of cranes and other tall construction equipment (including the details of obstacle lighting) - Such schemes shall comply with Advice Note 4 'Cranes and Other Construction Issues'(available at www.aoa.org.uk/policy-campaigns/operations-safety/).
- control of activities likely to produce dust and smoke etc
- details of temporary lighting - Such details shall comply with Advice Note 2 'Lighting Near Aerodromes' (available at www.aoa.org.uk/policycampaigns/operations-safety/).
- control and disposal of putrescible waste to prevent attraction of birds

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

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not breach the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger aircraft movements and the safe operation of the aerodrome.

and/or: 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.

18. BREEAM Design Stage Certification

Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum 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).

19. BREEAM Post Construction Certification

Prior to the use or occupation of the development hereby approved, 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).

20. Hard and soft landscaping

No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels

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

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

21. Tree Pits

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

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

22. Sample Panel of facing materials

No brickwork above ground level shall be laid until a sample panel minimum 1.5m x 1.5m has been prepared on site detailing the choices of brick, bond, coursing, special brick patterning (vertical stacked bond), mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

23. Materials

No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include external features such as windows, reconstituted stone lintels, cills, mullions and surrounds, doors and entrances, perforated screening/shading devices, roof cladding, external metal work, rainwater goods, edge junction and coping details. Development shall 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).

24. No development above ground level shall take place until a scheme of ecological enhancement has been 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 conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

25. No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved

details before the development is occupied. The scheme shall be based upon the principles within the agreed Drainage Strategy and SuDS Report prepared by Ramboll UK Limited (ref: 1620007220-RAM-XX-XX-RP-C-00001 Rev 02) dated 20/11/2020 and shall also include:

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

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

26. No above ground works shall commence until a foul water drainage scheme for the site, in accordance with South

Cambridgeshire District Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

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

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

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

28. During the construction phase, vehicles used for demolition or construction with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs - 15.30hrs, seven days a week; demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: in the interests of highway safety

29. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local

planning authority. The Travel Plan shall also include annual monitoring of staff travel for five years following occupation. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

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

30. Commercial deliveries to and waste collections from the Class E uses hereby approved shall not be made outside the hours of 0700hrs-2100hrs on Monday to Saturday or at any time on Sundays or public holidays.

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

31. All the proposed private paved areas shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: In the interest of highway safety (policy 81).

32. The development hereby permitted shall not be occupied or the use commenced, until details of facilities for cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

33. No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity in accordance with Cambridge Local Plan 2018 Policy 71: Trees.

34. Trees will be planted in accordance with the approved planting proposal. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity (Cambridge Local Plan 2018 Policy 71).

35. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), the ground floor retail unit hereby permitted shall be used for purposes under Class E(a) or E (b) and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason - To ensure the retention of an active frontage along East Road and a mixed use development in accordance with Cambridge Local Plan 2018 policies 11, 12 and the Grafton Area of Major Change SPD (2018).

INFORMATIVES

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

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

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

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

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

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

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

2. 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)

3. Cambridge City Council recommends the use of low NO_x boilers i.e. appliances that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.
4. The Councils Ecology officer has recommended a minimum of 10 swift boxes be introduced as part of the ecological enhancement scheme. The submission to discharge the relevant condition should include details of the proposed specification and location.
5. The City Council Access officer advises the following:
 - All double doors should be powered or have one leaf of a minimum 900mm and pull weight of 20N or below.
 - Reception needs dropped section and audio loop. Reception seating needs to be of mixed height and with and without arms.
 - All toilet doors should open outwards or have emergency release hinges.

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PLANNING COMMITTEE

3RD NOVEMBER 2021

Application Number	20/02172/FUL	Agenda Item	
Date Received	24th April 2020	Officer	Mary Collins
Target Date	11th September 2020		
Ward	Queen Ediths		
Site	Land At 11 Queen Ediths Way Cambridge		
Proposal	The erection of new buildings to provide 40 serviced apartments (sui generis) together with hard and soft landscaping, basement car parking spaces and associated infrastructure and works		
Applicant	c/o Agent One Station Square Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • It provides high-quality visitor accommodation fronting a main road in an area with good public transport accessibility. • Measures to promote non-car modes of travel, all of which can be secured by condition, are sufficient to ensure the development does not put pressure on on-street car parking. • The height, massing, materials and detailed design of the building, are appropriate to the context, and will not cause visual harm to the surrounding area • Protected trees to the street frontage are respected
RECOMMENDATION	APPROVAL

0.0 ADDENDUM

- 0.1 Planning application reference 20/02172/FUL was considered at Cambridge City Council's Planning Committee meeting of 6th

October 2021. The committee resolved to defer the determination of the application to allow additional information to be provided as regards the following matters:

- The layout and accessibility of car parking spaces in the proposed basement
- Capacity for provision of air source heat pump plant in the proposed basement
- The gradient of the proposed ramp access into the proposed basement
- The accessibility of the proposed basement lift
- The means by which refuse bins may be transported between the basement and the surface level for collection.

0.2 In this context the following drawings and documents are provided and are to be added to the planning application documents, in some instances replacing existing plans.

- 406.09988.00001.ATR01.1 – Basement Tracking Assessment
- 1841 1-10 rev D – Proposed Site Plan
- 1841 2-10 rev D - Block A-B Lower Ground & Ground Floorplan
- 1841 3-11 rev E - Block B Elevations
- 1841 4-10 – Site Section Ramp Access

The layout and accessibility of car parking spaces in the proposed basement

0.3 Plan ref 1841 2-10 rev D provides an updated basement layout plan. Drawing reference 406.09988.00001.ATR01 provides tracking of the updated basement layout and demonstrates that the proposed car parking spaces are accessible to a large car. This includes the three proposed accessible spaces, which meet relevant size requirements and are located close to the proposed lift entrance. The accessible spaces are 5 metres deep by 2.4 metres wide with a 1.2 metre wide access aisle located adjacent to the parking spaces to permit a person using a wheelchair to enter or exit the car.

Capacity for provision of air source heat pump plant in the proposed basement

0.4 The application is supported by a Sustainability Statement and Carbon Reduction Statement. The Carbon Reduction Statement sets out a strategy for compliance with policy 28 of the

development plan, which has been reviewed by the Council's Sustainability Officer and determined to be acceptable.

- 0.5 The strategy for carbon reduction (i.e. compliance with policy 28 of the development plan) is predicated upon the provision of Air Source Heat Pumps (ASHP's). The strategy will see CO2 emission reductions in the order of 50% below the baseline Building Regulations compliance figures.
- 0.6 The strategy requires the provision of two ASHP units. It is determined that two ASHP's will require a compound area of 5m x 3m to be provided within the proposed basement. Plan ref 1841 2-10 rev D demonstrates that there is ample space for provision of a compound of this size within the proposed basement, indeed there is shown to be at least two separate locations where provision of such a compound in its entirety could be accommodated.

The gradient of the proposed ramp access into the proposed basement

- 0.7 Plan ref 1841 4-10 provides a section through the proposed basement access ramp. The gradient of the ramp is 1:10, which is an appropriate design standard for a ramp of the nature proposed. This is addressed in detail within section 5.2 of the supporting Transport Statement. Plan ref 1841 1-10 rev D shows how the proposed basement level aligns with the proposed site layout at ground level.

The accessibility of the proposed basement lift

- 0.8 Plan ref 1841 2-10 rev D shows that the proposed basement lift will be accessible to users of the proposed basement level, including the accessible car parking spaces and the proposed drop off space.

The means by which refuse bins may be transported between the basement and the surface level for collection

- 0.9 The proposed scheme is not a C3 residential development. It has previously been established that the waste generated by the proposed development will be collected by a private waste refuse collection contract, as opposed to the Council's waste refuse collection service.

- 0.10 Waste bins will be stored in the basement level of the proposed development and will be brought to ground level only at the time of collection. This will be coordinated by the facility management.
- 0.11 There are two key options for moving bins from the basement level to the ground floor level, as follows:
- Via the proposed lift, which is sized to accommodate waste bins, to be wheeled out onto the site courtyard
 - Via the proposed access ramp. The gradient of the ramp is marginally in excess of the RECAP Waste Design Guidance as regards this matter, but movement could be by way of an electric trolley if necessary either option presents a viable and reasonable means to transferring bins to the ground level and back on bin collection days.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the northern side of Queen Edith's Way.
Three trees along the southwest boundary of the site have Tree Preservation Orders (TPO) on them.
- 1.2 11 Queen Edith's Way formerly comprised a detached dwelling, extension and two brick outbuildings, with associated hard surfaced parking and patio spaces. The previous use of the building and site was as a care home. The structures have been demolished down to the foundation pads and portions of the hard surfacing have been removed. The front garden space remains soft landscaping, with a hard-surfaced access drive providing vehicle access to the site. The site is surrounded by adjacent dwellings and gardens on the north, east and west, and Queen Edith's Way to the south. The site features a sunken garden roughly central to the former front garden space.

2.0 THE PROPOSAL

- 2.1 The original proposal was for the erection of new buildings to provide 53 serviced apartments (sui generis) together with hard and soft landscaping, basement car parking spaces and associated infrastructure and works.

2.2 Amendments have been made as a response to comments received from Urban Design and the Tree Officer and these include:

- Updated site layout, building layout and elevation plans
- Updated shadow study document
- Updated street scene visualisation
- Updated Arboricultural Impact Assessment

The amendments consist of a reduction in the scale and mass of the proposed buildings as well as providing a repositioning of buildings within the site. Consequential to the amendments the number of units of visitor accommodation has reduced to a total of 40 overall.

Block A

2.5 Storey. Pair of canted gables linked with light grey zinc tile roof. Approximately 9.45 metres high to ridge, 6.7 metres to eaves level

Approximately 21 metres overall in width. Two storey element 16 metres wide.

Single storey 5 metres wide

Ventilation stacks to each end. Single storey flat roofed element to side. Single storey flat roofed section to rear linking to Block B.

15.5 deep with single storey flat roof linking section approx. 3 metres high.

17 No. (min. 25m²) units

Block B

2.5 Storey. Ridge Height 9.45 metres. Pair of canted gables linked with light grey zinc tile roof. Ventilation stacks to each end.

Approximately 16.6 metres wide and 14 metres deep. 6.7 metres to eaves level

15 No. (min. 25m²) units,

Block C

Single Storey 8 No. (min. 25m²) units in two buildings of four units each.

Single storey, canted gables to front,

4.8 metres to highest ridge height, 2.5 metres to eaves, Rear elevation is 15.7 metres wide. 12.7 maximum depth

Front elevation has gable projecting into application site by approximately 6 metres.

Block C2 has an L shape footprint and C1 is rectangular in footprint.

Blocks C1 and C2 are situated at the far end of the application site close to the boundary with Holbrook Close.

The materials proposed to all the proposed blocks are light grey standing seam roof finish and red brick walls and ventilation stacks.

Cycle parking is proposed to the western side of the site. With 44 spaces being provided. Car parking is within the basement and comprises 14 spaces including 5 accessible spaces.

The Sustainability Statement (Ref: TH/CC/P19-1850/02 Rev A) produced by Create Consulting Engineers Ltd and dated March 2020 suggests that a communal air source heat pump (ASHP) will be installed for the provision of heating and hot water.

Refuse storage would be at basement level.

2.3 The application has been accompanied by the following documents:

- Drawings
- Planning Statement
- Flood Risk Assessment and Drainage Strategy
- Preliminary Ecological Appraisal
- Biodiversity Net Gain Assessment
- Sustainability Statement
- Transport Statement

- Tree Survey and Arboricultural Impact Assessment

3.0 SITE HISTORY

Reference	Description	Outcome
18/1904/DEMDET	Prior notification of the demolition of the main building (including extension) and two brick outbuildings.	Approved 16.05.2019
17/1317/CLUED	Application for Certificate of Lawfulness under Section 191 for continued use of the property for any permitted Class C2 activity without restriction to 14 residents.	Withdrawn 05.12.2017
16/1913/FUL	Change of use from a residential care home (use class C2) to Guest House (use class C1) - 26 letting rooms plus managers flat and associated external works.	Refused 04.12.2017

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge	Local	1 3

Plan 2018	17 28 30 31 32 33 34 35 36 47 50 51 55 56 57 59 69 70 71 77 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 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Previous Supplementary Planning	Sustainable Design and Construction 2020 Cambridgeshire and Peterborough Flood and Water Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010) Public Art (January 2010)
Material Considerations	City Wide Guidance Air Quality in Cambridge – Developers Guide (2008) Arboricultural Strategy (2004)

	<p>Balanced and Mixed Communities – A Good Practice Guide (2006)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Cambridge Sub-Region Culture and Arts Strategy (2006)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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6.0 CONSULTATIONS

Planning Policy

- 6.1 The proposal for serviced apartments (sui generis) is considered acceptable from a policy perspective, subject to suitable conditions to limit minimum and maximum lengths of stays and the proposals is not used for any other purpose other than for visitor accommodation.

Cambridgeshire County Council (Highways Development Management)

Original submission

- 6.2 Highway Authority requests that the application be refused on the grounds of highway safety. As described within the Transport Statement the footway to the front of the property is a shared use facility for both pedestrians and cyclists. While suitable pedestrian visibility splays have been shown and given the roads geometry suitable inter vehicle visibility splays can be achieved the applicant has failed to show suitable motor vehicle to cycle splays from the proposed access, which will be to the detriment of highway safety.

The above request may be overcome if the applicant provide a plan showing that splays of 2.4m x 14m (assuming an approach speed of 12mph) can be achieved within land under the control of the applicant or that is adopted public highway.

Revisions

Drawing number 1841 1-10 Rev A showing the proposed vehicle-cyclist visibility splays to the shared use path overcomes the Highway Authority's request that the application be refused.

Recommend conditions:

- Traffic Management Plan
- Proposed motor vehicle access to the development be at least 5m wide for a distance of at least 5m into the applicant's property from the boundary of the adopted public highway, to enable two average sized domestic vehicles to pass each other with relative ease while both are off the adopted public highway.
- Two pedestrian visibility splays of 2m x 2m as shown on drawing number 1841/1-10 shall be maintained in perpetuity free from obstruction exceeding 0.6m above the level of the adopted public highway
- The proposed access be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- The proposed access be constructed using a bound material for a distance of not less than 5m into the site from the

boundary of the adopted public highway, to prevent debris spreading onto the adopted public highway.

- Demolition and construction vehicles with a gross weight exceeding 3.5 tonnes shall enter and leave only between hours of 9.30 – 15.30 seven days a week.

Cambridgeshire County Council Transport Assessment Team

6.3 Response dated 31st July 2020

Holding Objection: Insufficient detail has been presented to make a sound statement. Issues related to the Transport Statement will need to be addressed before the transport implications of the development can be fully assessed.

1st April 2021

No Objection subject to Mitigation Package: Sufficient detail has been presented to make a sound assessment. Indicative Mitigation: Should the development go ahead the developer should be conditioned to provide a Travel Plan.

Environmental Health

6.4 No objection subject to conditions:

CE05C – construction hours

CE15C – collection during construction

CE16P – construction/demolition noise/vibration & piling

CE14P – dust condition

Plant/machinery/equipment – noise assessment and any noise insulation / mitigation scheme

External lighting

Unexpected Contamination

Electric Vehicle Charge Points – Communal Parking

The lower ground floorplan indicates two areas of plant. The Sustainability Statement (Ref: TH/CC/P19-1850/02 Rev A) produced by Create Consulting Engineers Ltd and dated March 2020 suggests that a communal air source heat pump (ASHP) will be installed for the provision of heating and hot water.

Noise levels from plant and equipment associated with the application requires assessment to ensure local amenity is protected. It is required that 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 sound level (L_{A90}) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Whilst requirements are for the rating level not to exceed the background sound level at the application site boundary, if the plant is roof mounted and / or nearby noise sensitive receivers are in closer proximity than the site boundary and / or the site boundary is afforded shielding from the application building parapet, the nearest noise sensitive receiver would be the required assessment location.

As noise sensitive premises (apartments) are located within the site boundary, the glazing of the apartments and amenity areas will also be a location for the rating level of all plant not to exceed the existing background sound level (L_{A90}).

The application site has a very favourable land-use history and the associated risk from potentially contaminated land is considered to be low. The site appears to have been in residential use since the 1920s and became a residential care home for the elderly in the early 1980s. Due to the piecemeal expansion of the original dwelling during its time as a care home, it is considered reasonable to impose a condition relating to the discovery of unexpected contamination as a precautionary measure.

Refuse and Recycling

- 6.5 Bin stores not indicated. The vehicle would not be able to go up the private drive, so bins would need to be sited, or placed on collection days by the main road. As these are serviced apartments, unclear who would put bins out, unless they have a managing agent do it, or have a bin store near the main road. As these are serviced apartments, maybe they should be trade?

Urban Design

- 6.6 Original comments

By virtue of the proximity of the proposed buildings to existing trees considered important to the character of the site, the scheme has failed to satisfactorily resolve the issue of impact on these trees. A scheme that satisfactorily works around the trees is likely to require an amendment to site footprint and therefore the number of units. Furthermore, in the absence of supporting information, unable to adequately assess the proposed scale and massing, particularly of Block A, and the relationship with adjoining properties. Therefore, taking the above into account, the proposed scheme is not supported in Urban Design terms.

Revised comments – first amendment

The revised drawings include changes to the site layout, bike storage and additional information including a basic Shadow Study and Street Elevation.

Scale and massing

We previously raised concern around the scale & massing of the proposed scheme, its scale relationship to neighbouring buildings and potential impact to amenity of No.13 Queen Edith's Way. The Street Elevation shows that the proposed scheme is both significantly taller and wider than the neighbouring buildings.

Block A, which introduces massing to the front (south) of the site, clearly has a role to play in maintaining the character and rhythm of the street scene, and a scaled transition between neighbouring dwellings No.9 & 13 Queen Edith's Way is needed. As currently shown as a full 3 storey form, the top ridge height of ~8.8m, and gable height of ~9.2m reads as a building that is significantly taller.

Whilst the more recent development to the west of the site is taller (~8.3m) than no.9 Queen Edith's Way (~6.8m), the building forms are well articulated with a smaller footprint and an upper floor that is subservient, reading as an attic space. The proposed Block A, which is forward of the existing building line, is taller than the recent new development and significantly taller than the buildings adjacent to it, creating an uncomfortable scale relationship.

As shown in the Shadow Study, the width and height of Block A will cast a shadow over the entire front façade of No. 13 Queen Edith's Way in the late afternoon of the Spring & Autumn

Equinox, overshadowing the building and front garden amenity space when it wasn't previously. Furthermore, the scale of the building combined with the orientation of the site, will cast a shadow over the proposed courtyard for much of the year, resulting in a poor-quality amenity space.

The proposed scale and massing of Block A, its scale relationship with adjoining properties and its impact to neighbouring amenity is not acceptable in urban design terms and as such a different form is needed. A reduced building height and footprint for Block A, that sits better within the prevailing context and mitigates impact to amenity is required. Subsequently, Block B will require a revised assessment and a reduced scale may be needed here too. Taking the above into account, the proposed scheme does not comply with Policy 55, 56 & 57 of the Cambridge Local Plan 2018, and is not supported in Urban Design terms.

Revised comments – second amendment

The building setback and reduced length of Block A brings the eastern side further west by ~2m and provides space for a planted boundary on the eastern edge of the site. This, along with the reduced massing to a single storey and flat roof on the western side of Block A, and the overall reduction in ridge height creates a better scale relationship with the neighbouring properties, No.9 & 13 Queen Edith's Way, and as such is considered acceptable in design terms.

The stepped layout of Block A & B, and the subsequent change to the proposed courtyards allows sunlight to the external amenity across the day on the Spring/Autumn Equinoxes, greatly improving the quality of these amenity spaces.

The applicant has provided a shadow study that demonstrates there is some impact in the afternoon to the neighbouring property of No.13 Queen Edith's Way in terms of overshadowing, however it is limited to 5pm onwards on the Spring/Autumn Equinoxes, and therefore is considered acceptable.

Taking the above into account, the proposed scheme is now supported in Urban Design terms. Recommend conditions requiring materials and sample panel.

Senior Sustainability Officer (Design and Construction)

- 6.7 The general approach to sustainable design and construction is supported. An indicative water efficiency specification has been provided demonstrating water use of no more than 110 litres/person/day in line with the requirements of policy 28 of the Local Plan. This should be secured by condition. With regards to climate adaptation and the issue of overheating, a combination of measures are proposed including the role of the green infrastructure on the site in helping to shade the buildings and provide evaporative cooling. Would recommend that as part of the detailed design, overheating analysis be undertaken using current and future climate scenarios to double check that the measures proposed will be sufficient.

With regards to energy and meeting the carbon reduction requirements set out in policy 28 (using the approach for residential development) it is proposed to utilise fabric efficiency measures coupled with the use of communal air source heat pumps. Together these measures are predicted to reduce emissions by over 60%, an approach that is supported. Query whether the claimed efficiencies can be met if the system is providing all of the hot water demands of the site, and an alternative approach may be needed for domestic hot water.

The proposed scheme is supported in sustainable construction terms subject to submission of a plan showing the location of the proposed air source heat pumps.

Revised comments

Further amendments have resulted in a reduction in the number of apartments from 53 to 40. While this will not alter the general energy strategy, which utilises communal air source heat pumps located in a basement plant area, it will lead to a change to the submitted carbon calculations.

Access Officer

- 6.8 3 Blue Badge Parking Spaces need to be marked as close to lift core as possible. The lift needs to be position so that it has 1.4 metre depth from the doorway. (Officers note three blue badge spaces are located in the parking basement directly adjacent to the lift).

Head of Streets and Open Spaces (Tree Team)

6.9 Original submission

Not supported and is recommended for refusal because of the impact on trees that contribute significantly to amenity. Relocation of the vehicular access is supported and necessary to provide adequate access for construction traffic, while safeguarding the retention of T1 and T2.

Revised drawings

Amendments made to the scheme create a defensible and sustainable relationship between trees and buildings. Confirm therefore support of the amended scheme subject to conditions:

- Prior to commencement submission and approval of a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in accordance with BS5837 2012. Pre-commencement site meeting shall be held to discuss details of the approved AMS.
- Implementation of approved tree protection methodology.
- Replacement of any tree shown to be retained on the approved tree protection methodology if removed, uprooted, destroyed or dies within five years of project completion.

Head of Streets and Open Spaces (Landscape Team)

6.10 Original comments

Landscape has concerns about the edges of the site and the space left for thresholds and boundaries to suit the residential context of the area. The buildings require more space around them for thresholds, adequate boundary planting and maintenance access.

Little room has been provided to safeguard existing on and off-site trees and allow for their maturity to be reached.

It is considered that the site is slightly over developed and does not allow for meaningful and practical external environments for the residents to enjoy.

First revision

There is a feeling that there is not enough space to achieve this in the spaces retained for external use. The frontage court will be busy place with cycles moving in and out and the rear court is quite small when you factor in additional space for threshold planting. It is considered that the site is slightly over developed and does not allow for meaningful and practical external environments for the residents to enjoy and the addition of basic boundary treatment.

Second revision

The amended submission for a reduced number of units and redistribution of the buildings.

Previous concerns regarding quantity of communal open space have been addressed with an additional area of green space being released under the large tree towards the rear of the site.

The site plan still does not show how any thresholds will be treated, particularly around communal garden areas or in front of the large windows at ground floor level. It is considered that this can be left to detailed design under condition.

The nature of this type of development, frees it from some of the features we would expect to find in a standard residential development, such as private amenity space, however, this leads to a need for high quality communal spaces that function well for the residents.

It should be noted that cycle parking must be both covered and secured for the benefit of the residents. Updated details for cycle parking arrangement will be needed under condition.

Cambridgeshire County Council (Flood and Water Management) LLFA

6.11 Original comments

The concept of the surface water strategy is supported by the LLFA. However, clarity is required on the layout of the surface water drainage network.

Revised comments

Objection removed based on submitted Flood Risk Assessment & Surface Water Drainage Strategy, which demonstrate that surface water from the proposed development can be managed through the use of permeable paving over all site access and pedestrian areas.

Infiltration testing indicates that rates are better in the south of the site, and therefore all subbase of permeable paving to the pedestrian areas in the north, will be wrapped in an impermeable membrane. A perforated pipe will pick up surface water and distribute it to the subbase of the site access road, which will be permeably paved with direct infiltration through the subbase. There is provision of geo-cellular storage beneath a section of the permeable paved access road, providing additional volume for the 1% Annual Exceedance Probability (AEP) storm event, including an allowance for climate change. The surface water drainage will be maintained by a management company. Request that a detailed scheme be secured by condition.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.12 The proposals have indicated that a suitable surface water drainage scheme can be delivered. However further refinement of the design including further infiltration tests are required to ensure that the design follows the drainage hierarchy and can be maintained for the lifetime of the development. This can be secured by condition

Head of Streets and Open Spaces (Nature Conservation Officer)

Original comments

- 6.13 Prior to the ecology survey the site appears to have been largely cleared of buildings and vegetation that may have supported protected or notable species. Given the sites scale, location within an area of mature gardens and the proposed number of units would request that a minimum 10% biodiversity net gain is achieved for the site through appropriate landscaping, habitat creation and biodiversity features. The requirement to be determined through use of the DEFRA

Biodiversity Net Gain metric (Version 2) and agreed prior to determination to ensure the site has the capacity to accommodate. Details of the proposals can be secured within a landscape and / or ecological design strategy condition and should focus on tree and shrub planting for nesting birds, integrated bird and bat box provision, planting for pollinators and gaps in boundaries for hedgehogs.

Comments following submission of Biodiversity Net Gain assessment.

The assessment demonstrates a net gain of 39.25%. Content with the assumptions. The protection of retained trees is critical to achieving this. Request green roof and bird/bat box conditions.

Environment Agency

- 6.14 Have reviewed the information provided and have no formal comment to make on this application but offer the following guidance:

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space.

The foul drainage from this development is in the catchment of Cambridge Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Flood Risk Assessment. The sewerage system at present has available capacity for these flows.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, AW is unable to provide comments on the suitability of the surface water

management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.15 Have reviewed documents and drawings in relation to community safety and reducing vulnerability to crime – whilst happy to support the design and layout would like to see an external lighting plan when available.

Cambridgeshire County Council (Archaeology)

- 6.16 The County Council's records indicate that this site lies in an area of archaeological potential.

The site should therefore be subject to a programme of archaeological investigation secured through a planning condition.

Developer Contributions Monitoring Unit

- 6.17 The Developer Contributions Monitoring Unit (DCMU) does not propose to seek specific S106 financial contributions under the council's Planning Obligation Strategy SPD 2010, as Cambridge City Council does not seek S106 financial contributions from such developments.

Cambs Fire and Rescue

- 6.18 Should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

Cambridge Airport

6.19 The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. Therefore, have no objection to this proposal.

However, would ask to be informed of any intended crane usage so can assess these against any potential infringement of our safeguarded slopes.

Public Art

6.20 Concerned that a Public Art Delivery Plan has not been submitted to support the planning application, as per the requirements of the Council's Public Art Policy. It is crucial to integrate public art at the earliest stage of the design process, need to agree principles, approach and budget.

6.21 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 McGerty has commented on this application. If minded to approve the application, would be grateful if you would please allow the Planning Committee to consider it as believe it has a detrimental impact of its surrounding environment and residents.

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

- 1 Alfred Close (Objects)
- 3 Alfred Close (Objects)
- 21 Bowers Croft (Objects)
- 7 Queen Edith's Way
- 8 Queen Edith's Way (Objects)
- 9 Queen Edith's Way (Objects)
- 12 Queen Edith's Way (Objects)
- 13 Queen Edith's Way (Objects)
- 9 Wessex Court 21 Queen Edith's Way (Objects)
- 26 Queen Edith's Way (Objects)

- 30 Queen Edith's Way (objects)
- 60 Holbrook Road (Neutral) – changed to objection on the amendments
- 62 Holbrook Road Objects)
- 64 Holbrook Road (Neutral)
- 66 Holbrook Road (Objects)

Cambridge Past, Present and Future

Objects to this application because it adds to the continuing, unwelcomed and seemingly unplanned, transformation of this neighbourhood from large, private residential properties to apartments and flats and now potentially apart-hotels. These buildings have a different scale, massing and design. This neighbourhood is not identified in the Local Plan as an area of change yet we are seeing many applications come forward, which cumulatively will transform this neighbourhood. In our view this scale of transformation should be part of the local planning process, which allows local communities to have a say on transformational changes to their neighbourhood - rather than have them imposed on them piecemeal by individual planning applications such as this one.

The proposed apartments are located to serve Addenbrooke's and Cambridge Biomedical Campus, however the Local Plan has already included provision to serve this market, Policy 17.

No justification for change of use is provided (Policy 3) nor justification for the loss of local residential care (Policy 47). • A previous application 16/1913/FUL for change of use from residential care home (C2) to Guest House (C1) for 26 letting rooms was refused due to lack of evidence that loss of residential care in this location was acceptable and the desire for short-stay accommodation to be based in the city centre. The city already has a problem with AirBnB type accommodation (eg. CB1).

7.2 The representations can be summarised as follows:

Planning history of site

Previous application No. 16/1913/FUL for the change of use from a residential care home (use class C2) to a Guest House (use class C1) was refused. it is not clear whether the

demolition of the care home removed the requirement for the developer to comply with the Cambridge Local Plan regarding the supported housing.

For all purposes the current proposals are again for the hotel / apartment hotel which is completely inappropriate for the residential nature of the area. There are no precedents of this type of buildings and this scale in the area. There is no evidence that this type of accommodation is in demand in this area which is not town centre location

Loss of care home facility C2

The previous building at 11 QEW (The Hollies Care Home) provided specialist care and accommodation for up to 22 people some of whom were living with dementia.

Despite the C2 classification and refusal for the change to C1 class with 26 rooms (16/1913/FUL) and additionally the local planning authority wishing for the property to continue to be used for C2 uses, the developer took the decision to demolish the building, presumably so no evidence of its former use remained.

Insufficient evidence has been put forward as to whether the loss of a residential care home is acceptable in this area and whether there is a quantified need for this type of tourist accommodation in this edge of city centre location.

11 Queen Edith's Way should be considered as specialist residential floorspace given the nature of the care it provided. The developers have not provided any justification for why there is no local need nor demand for the space to be retained as a care home (which was why the previous development was declined). There are no other care-home options within Queen Edith's meaning residents requiring specialist care must move to a different area. Policy 75: Healthcare facilities

This is further justification for why this asset should remain as a community-based asset serving local elderly residents requiring specialist care that would potentially otherwise remain in Addenbrooke's utilising valuable bed space and resource when care could be better served in the primary care sector.

If there is no requirement for the developer to build a new care home to replace the one they demolished, then they should build houses on the land that is now empty, the houses that would be more sympathetic and more appropriate for this residential location.

Proposed use of building / management of serviced apartments

Queen Edith's Way is a residential area with a selection of large domestic houses and flats and apartments, all mostly set well back from the road. The properties are in the main owned and rented and lived in by settled residents who look after their neighbourhood and are not transient.

The sui genesis proposal is not going to a settled one with people coming and going at all hours with a 90-day maximum tenancy.

Unclear how the development will be managed to control noise or other potentially antisocial behaviour by its short-term residents.

The proposal suggests a dedicated manager will be on site 24-hours per day; again, this can't be policed and will have little effect on managing 53 rooms with the potential to house 100+ residents.

The proposed erection of 53 rooms on 3 storeys could lead to up to 100 residents on the site at one time. At peak times, access to the site will be significantly restricted via the single access entrance. Too many rooms are being crammed into the site.

The size of the development is not compatible with the style and size of other dwellings in the area.

This area of Queen Edith's Way does not lend itself to short term lettings on this scale. These latest plans show studio flats/apartments, with a one room area of average 25 sq metres, nothing that compares with the many apartment properties in the vicinity with separate kitchens, bathrooms and bedrooms.

Possible cafe and the break out room only shows table and chairs. Will this mean there will be a steady stream of journeys of takeaways and deliveries of food at meal times from early morning to late evening? The apartments are described as being serviced, this means many linens' changeovers and cleaning which will add to the noise and disturbance.

The Break out/dining room has an outside door. Need for 24 hr presence to ensure no non-residents are invited in. The 24 hour management presence will probably involve 3 different personnel, are they going to be live in or live out both to start with and when the proposed building is handed over to a letting agency, what then?

The developer quotes that there is current demand for 18,600 short stay nights a year for the visitors to Cambridge Biomedical Campus. The proposed development would provide 15,476 nights a year assuming a 80% occupancy level. Given that many of these nights would not warrant a serviced apartment and taking into account the availability of hotel accommodation in the town centre, it seems unrealistic to expect the development to be viable based on the developer's planning statement.

Future use of the building

Whilst understand that the proposed development is for serviced apartments (sui generis) for a maximum 90-day stay, request that a guarantee is given by the Council that the use of the site will not be changed from this, to become a hotel, full-time accommodation for students, Air B&B, or personal ownership/permanent residents.

Impact on surrounding area

The scale of the proposal is completely inappropriate. Developments on the street are either a single or double plot of land with nothing like the proposed density of habitation.

The size of the apartments and the density is not in keeping with the surrounding area or neighbouring properties. The properties will be higher than the neighbouring properties and impact the light / visual appeal of the neighbours. Whereas most houses are set back from the road, this stacking of units in

the development will bring them closer to the road than surrounding houses.

Privacy issues

Block A elevations show floor to ceiling windows at each end of the corridors; the position of which give direct viewing into a doorway, 2 bathrooms, a kitchen area and upper hallway of 9 Queen Edith's Way, plus views into 13 Queen Edith's Way

Security and Noise: Construction of a solid wall (allowing through-access for hedgehogs) approximately 1 metre from the existing dividing hedges between Block C at 11 Queen Edith's Way and the properties at 60 and 62 Holbrook Road - with access behind this wall restricted to maintenance staff only, and with the existing boundary hedges fully preserved.

The first and especially the top floor windows of Block B facing North will have views into the gardens and the windows of (Nos 58, 64 and 64A) in Holbrook Road. To reduce loss of privacy, request that:

- mature evergreen trees are planted in the grassed courtyard to obscure the view from Block B windows (North side) overlooking our gardens and houses.

Parking requirements/Parking on adjacent roads

There will be a parking allowance for 16 cars at no 11 Queen Edith's Way which means that many of its occupants are likely to park on the adjacent roads elsewhere where there is already over capacity. This will cause potentially illegal parking on pavements, double yellow lines or adjacent roads.

Non-compliant with parking requirements (See Table L.2 of the Cambridge Local Plan 2018) which requires Off-street coach parking to be conveniently located in relation to developments of 40 or more bedrooms

The servicing of rooms will require significant staffing; the number of staff on-site at any one time has not been assessed as part of the application, making it impossible to evaluate the parking requirements. It is also questionable whether serviced apartments will require more parking than hotels given it's marketed towards those relocating or on secondment; those people are likely to bring more cars into Cambridge (compared

with visitors) adding parking pressure to the surrounding area which has no parking restrictions.

Noise and disturbance

The new access road is very close to boundary, therefore causing car lights glare and fumes into 2 bedrooms.

Would be significantly increased with the comings and goings of some 40 residents. Queen Edith's Way is an A road and this volume of traffic will cause blockages. an increase in daily visitors to service / clean these apartments. Traffic will also be increased from deliveries from food, linen, bins, cleaners, couriers etc. serviced apartments are not in keeping with the current usage of the road. This is a quiet residential area. As residents / home owners we should not be subjected to the comings and goings of strangers who stay for only a couple of nights / weeks in these serviced apartments. The nature of the proposed development raises concerns relating to security & pride in the environment.

With so many short-term residents living on the site, there will be a greater security risk, increase in noise.

Drainage issues

An underground stream is present at 11 Queen Edith's Way, and that water drains from this site to a neighbour's garden. Would want confirmation that there is no increased risk of flooding to this or surrounding properties as a result of the specific development proposals - in particular the basement car park. This will be difficult on this site due to levels of underground water and chalk base. The bore holes done as part of the application are not deep enough to assess whether water exists below ground to the level of the car park. On site, there is a hole approximately 3 meters deep which constantly has water in it irrespective of season or rainfall. Suggesting the planned car park will enter the water table, potentially dispersing water to neighbouring properties.

Revisions

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

21 Bowers Croft

60 Holbrook Road
62 Holbrook Road
64 Holbrook Road
9 Queen Ediths Way
12 Queen Edith's Way

The representations can be summarised as follows:

Objections still stand

Where is the assessment on the scale and massing relative to 9 and 13 QEW? Where is the refuse tracking plan?
Consideration should be given to the impact of COVID-19 and a new working from home culture (particularly within the companies this development was proposed to serve); is this development really a viable commercial proposal?

Block A has reduced footprint and a 44cm height reduction. However, the design of Block A remains 14% higher than the development at 3-5 QEW and 40% higher than 9 QEW. Given the natural gradient of QEW, it will be considerably higher than 13 QEW,. While Block A has been reduced to 1 story directly adjacent to 9 QEW, the fact is the scale of Block A will still be over-bearing due to the nature of the design.
Similarly, the reduction of 44cm to Block B will have little impact on reducing the overshadowing
Development is non-compliant with the RECAP Waste Management and Design Guide 2012

The 3 floor accommodation buildings overlook adjacent properties.

Flooding
Loss of light
Security and Noise
Loss of privacy

- 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 (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
13. Planning Obligations (s106 Agreement)

Principle of Development

National Policy (NPPF)

8.2 The revised National Planning Policy Framework was published July 2021. National policy in the NPPF includes the presumption in favour of sustainable development at the heart of the planning system. This sets a clear expectation on planning authorities to plan positively to promote development and create sustainable communities.

National Guidance (NPPG)

8.3 The NPPG provides several paragraphs about housing for older people of which 'Specialist housing for older people', lists different types of specialist housing (not exhaustive) designed to meet the diverse needs of older people. These include: Age-restricted general market housing; Retirement living or sheltered housing; Extra care housing or housing-with-care; and Residential care homes and nursing homes. Any single development may contain a range of different types of specialist housing. Paragraph: 010 Reference ID: 63-010-20190626

The adopted Cambridge Local Plan 2018

- 8.4 Policy 77: ‘Development and expansion of visitor accommodation’ outlines the types and locations for new visitor accommodation supported by the policy. These include “larger high-quality hotels beyond the city centre ... and at Cambridge Biomedical Campus (including Addenbrooke’s Hospital). New visitor accommodation should be located on the frontages of main roads or in areas of mixed-use or within walking distance of bus route corridors with good public transport accessibility.”
- 8.5 Furthermore, Local Plan paragraph 8.53 clearly states: “The Council will take steps to ensure that apart-hotel and serviced apartment units approved for use as visitor accommodation will not be used for any other purpose. This may include the imposition of conditions to ensure maximum lengths of stay (typically 90 days) and a restriction on return visits. The applicant will need to explain how they expect the site to operate and agree to the 90-day maximum stay requirement which will need to be conditioned.”
- 8.6 Policy 77 does not expressly support this site as a named location for visitor accommodation, which would include the serviced apartments. However, the site is located within a highly sustainable location as detailed within the supporting Transport Statement. Bus stops are located nearby on Hills Road which provide access to high quality and regular bus services across the city. Likewise the site lies upon Cambridge’s signed primary cycle network providing quick, easy and safe access to the City Centre and Cambridge Central Railway Station. As such, services and facilities in these locations are sustainably accessible from the site. Similarly, a range a services and facilities including; convenience store, public house, chemist and takeaway food is available in close proximity of the site at the Neighbourhood Centre on Wulfstan Way. Officers conclude that spatially the site is located in a suitable location and there are no express policies that would prohibit the development of a serviced apartment use on this site.
- 8.7 The supporting text to the policy at para 8.46 states that there is a projected requirement for *‘around 1,500 new bedrooms over the next 20 years’*, and this is predicated on a study undertaken in 2012 entitled ‘Cambridge Hotel Futures’.

- 8.8 The figure of 1,500 new hotel bedrooms is not a cap on overall provision. For it to be a cap it would have to be expressed as such within the text of the policy.
- 8.9 The NPPF sets out that policies for assessed need should be as a minimum, and this is consistent with the way in which policy 77 is worded.
- 8.10 Policy 77 does not cap the provision of new visitor accommodation. The principle of the serviced apartment use, being located in a highly sustainable location with excellent public transport links and within walking distance of Addenbrookes, is acceptable and officers are satisfied from the evidence supplied by the applicant that there would be sufficient demand for the serviced units.
- 8.11 With regard to the appropriateness of the development, the site is accessed from Queen Edith's Way, approximately 250 metres away from bus stops on Long Road and 500 metres from Wulfstan Way Neighbourhood Centre. The site is also approximately 500 metres from Addenbrooke's Hospital.
- 8.12 The proposal for 40 serviced apartments (sui generis) is located within a residential location and has the potential to generate many extra journeys to and from the site by both service vehicles and occupants coming and going. Minimum stays of 4 nights should be considered to ensure local residential amenity is not adversely affected. The applicant's voluntary agreement to the 90-day maximum stay requirement will need to be conditioned along with a restriction on return visits. The residential nature of the proposal also means that it is important than the proposal is conditioned to ensure it is only used for visitor accommodation and not for any other purpose.
- 8.13 The proposed serviced apartments are well located to serve Addenbrooke's and the Cambridge Biomedical Campus. The Local Plan includes provision to serve this market on campus through Policy 17, albeit a new hotel on campus has not come forward and been built to cater for the increased demand arising from the expansion, including for large employers such as AstraZeneca or Abcam. There are no imminent plans for hotel provision on the campus at present. It is also acknowledged the impact that COVID-19 has had and the new working from home culture. However, this is a long-term investment and the

proposed apartments would still contribute to providing visitor accommodation. There is no evidence that proposal is in any way unviable. As such the proposal for 40 serviced apartments (sui generis) is considered acceptable from a policy perspective, subject to suitable conditions to limit minimum and maximum lengths of stays and the proposal is not used for any other purpose other than for visitor accommodation.

- 8.14 Concerns have been raised regarding the loss of the former care home and the appropriateness of the use in principle, and Officers have taken advice from the Policy team who have commented as follows:
- 8.15 The site appears to have last been occupied by The Hollies Care Home, <https://www.cqc.org.uk/location/1-107911906/contact>. If it was registered with the Care Quality Commission, this would suggest it last provided 'Extra care housing or housing-with care.'
- 8.16 From the definitions provided by the NPPG (Paragraph: 010 Reference ID: 63-010-20190626) usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses. From this, the site's former use would appear to be class-use type C2 (Residential institution).
- 8.17 Under the Cambridge Local Plan 2018, this type of specialist housing is not protected. Clearly, if the site's former use is something else then this would require further assessment regarding compliance with the Cambridge Local Plan 2018.'
- 8.18 As the use formerly carried out on the site was not protected, there is no requirement for a proposal in the same use to be provided on site. In this case, policy 47 is not engaged and the former use as a C2 care home is not protected, given that there is no existing care home floorspace on the site at present.

- 8.19 With regard to policy 3 and the representations made by Cambridge Past Present and Future, the site is not in housing use presently and there is nothing to protect in terms of existing housing. The Local Planning Authority is not reliant on this site for housing in its housing trajectory and it can demonstrate a 5-year housing supply.
- 8.18 Officers therefore consider the principle of the proposal is acceptable, and whilst the specific site is not referenced by policy 77 of the Cambridge Local Plan 2018 and is outside the City Centre, the location of the site is appropriate for a serviced apartment use and accords with many of the spatial qualities set out within the text of the policy.

Context of site, design and external spaces

- 8.20 Queen Edith's Way has a varied architectural vernacular, with predominantly early-mid 20th century, 2.5 storey detached houses, with the addition of several more contemporary developments. Whilst there is considerable architectural variety, gable fronted and pitched forms are a typical feature and the street is characterised by dense greenery with mature trees and hedgerow boundary treatment.
- 8.21 A key consideration is the impact of the proposed development to existing residential dwellings to the east and west of the site and the proposals response to the local character. The ability to retain the existing trees along the adjoining boundaries is considered important to the overall acceptability of the scheme.
- 8.22 The existing building line to this stretch of road is staggered with properties to the west of the site such as 9 Queen Edith's Way set further forward in their plots and closer to the frontage with Queen Edith's Way and properties to the east such as 13 Queen Edith's Way being set behind deeper front gardens and sited further back from the frontage.
- 8.23 Block A introduces massing to the front (south) of the site. Block A would be approximately 9.45 metres to ridge level and would present an elevation 21 metres in width to the street frontage.
- 8.24 The proposal would respect this existing staggered pattern of development by being set behind the principal elevation of 9 Queen Edith's Way and forward of the principal elevation of 13

Queen Edith's Way. The building would play a role in maintaining the character and rhythm of the street scene and a scaled transition between neighbouring dwellings at Nos 9 and 13 Queen Edith's Way.

- 8.25 The ridge height, scale and massing creates an acceptable relationship with the neighbouring properties, No.9 and 13 Queen Edith's Way, and as such is considered acceptable in design terms.
- 8.26 The building is inset from the eastern boundary and this provides space for a planted boundary on the eastern edge of the site which would act as a buffer between the Block A and the adjacent residential property and provides visual spacing between the building and 13 Queen Edith's Way. To the western side, the reduced massing close to the boundary with a single storey, flat roofed element would provide visual spacing to this side of the building.
- 8.27 The stepped layout of Block A and B, allows sunlight through to the external amenity space and the proposed courtyards situated on the northern side of Block A on the day on the Spring/Autumn Equinoxes, and this provides a good quality amenity spaces for future occupiers.
- 8.28 The proposed buildings would respect the canopy and root zone of trees particularly to the frontage of the site and the trees would serve to partially screen the proposed building from view. The retention of these trees would be a positive contribution to the character and appearance of the area.
- 8.29 The proposal has been amended and has the support of the Council's Urban Design Team.
- 8.30 Nearby heritage assets are not affected by the proposal. There is archaeological interest at the site and a condition requiring a scheme of archaeological investigation would be covered by a pre-commencement condition.
- 8.31 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59, 61 and 71.

Public Art

- 8.32 A Public Art Delivery Plan has not been submitted to support the planning application, as per the requirements of the Council's Public Art Policy. Public art is no longer secured via a planning obligation. A condition to require submission of a Public Art Strategy is considered necessary.
- 8.33 The proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010

Carbon reduction and sustainable design

- 8.34 The applicants have suitably addressed the issue of sustainability and renewable energy. With regards to energy and meeting the carbon reduction requirements set out in policy 28 it is proposed to utilise fabric efficiency measures coupled with the use of communal air source heat pumps. Together these measures are predicted to reduce emissions by over 60%, an approach that is supported although an alternative approach may be needed for domestic hot water. Subject to conditions, the proposal is in accordance with Cambridge Local Plan (2018) policy 27, 28 and 30) and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Integrated water management and flood risk

- 8.35 There is an underground stream present at 11 Queen Edith's Way, and it is understood that water drains from this site into a neighbouring garden. Neighbours want confirmation that there is no increased risk of flooding to this or surrounding properties as a result of the specific development proposals - in particular the basement car park. The LLFA are satisfied that surface water from the proposed development can be managed through the use of permeable paving over all site access and pedestrian areas.

Infiltration testing indicates that rates are better in the south of the site, and therefore all subbase of permeable paving to the pedestrian areas in the north, will be wrapped in an impermeable membrane. A perforated pipe will pick up surface water and distribute it to the subbase of the site access road, which will be permeably paved with direct infiltration through the subbase. There is provision of geo-cellular storage beneath a section of the permeable paved access road, providing additional volume for the 1% Annual Exceedance Probability

(AEP) storm event, including an allowance for climate change. The surface water drainage will be maintained by a management company.

- 8.36 The Council's Drainage Officers and the LLFA have recommended that a condition requiring details of a surface water drainage scheme be submitted and implemented in accordance with these details. This would ensure that the site is drained without causing flooding or other drainage issues inside or outside the application site. It is the opinion of Officers that subject to compliance with these conditions, the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

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

- 8.37 Environmental Health Officers are satisfied that the proposal would not detrimentally harm the amenity of future occupants or adjacent residents and recommend conditions relating to the construction and operational phases in particular to the noise mitigation of any future plant.
- 8.38 Subject to the recommended conditions, the applicants have suitably addressed the issues above, and Officers consider the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Inclusive access and amenity of future occupiers

- 8.39 Blocks A and B have lift access to all floors with level access to the ground floor. Block C is single storey and would have level access into the building. The proposed scheme (Sui Generis) is clearly not a residential dwelling use, and whilst 22 of the proposed units are north facing single aspect, they are serviced apartments and only going to be occupied for a maximum of 90 days.
- 8.40 The courtyard areas proposed are intended to provide visual amenity by way of a pleasant setting to the buildings rather than functional amenity such as sitting out space etc. Officers consider the level of sunlight/daylight that these areas will receive in the same way as one would for a residential scheme. Any shadow in these areas is not harmful in planning terms.

Notwithstanding the use, access to a landscaped shared space for guests to enjoy during their stay would surely be desirable.

- 8.40 The proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

9 Queen Edith's Way

- 8.41 This property is situated to the west. Concern has been raised regarding the impact of this property through overlooking and loss of light. Block A would be sited approximately 2 metres from the common boundary and would project approximately 5 metres beyond the rear elevation of this property. It would be set back behind the principal elevation by about 5 metres.
- 8.42 The closest section of Block A would be single storey with a flat roof. Given the relationship with this existing property Officers consider that Block A would not be detrimental.
- 8.43 Block B would be set further from the boundary with this property and sufficiently separated and at angle so that a detrimental loss of privacy through overlooking from first and second floor windows would not arise.
- 8.44 Block C is inset from the common boundary and sited at the far end of the application site. Given its position and single storey scale, it is not considered to detrimentally impact on this property.

13 Queen Edith's Way

- 8.45 This property is situated to the east of the application site and has a deep front garden with the house set back further from the frontage with Queen Edith's Way than number 9.
- 8.46 Concern has been raised regarding densification of the plot, overshadowing and overbearing and that there is a difference in ground levels with the application site being higher and subsequent impact from Block B. There is also concern regarding the proximity of the access road serving the site and

basement carpark and disturbance though the use of this access with associated car lights glare and fumes into bedrooms.

- 8.47 Block B is approximately 6 metres to the west and projects beyond the rear wall of this property by approximately 5 metres but does not project forward of its principal elevation. Block B will not block any sunlight to the front garden. The rear garden of this property is north facing and quite dark and cold.
- 8.48 Given the set back of Block B behind this property, it is considered that there would not be detrimental loss of privacy to the front garden.
- 8.49 Block C is set in from the boundary by approximately 2 metres with the roof sloping up and away from the boundary. There are mature trees to the boundary which would serve to screen the proposal from view from the rear garden.
- 8.50 Officers consider the main impact to 13 Queen Edith's Way would be to its front outlook. Block A would be constructed totally forward of the principal elevation of this dwelling. It would be set in by approximately 8.8 metres from the common boundary and would extend approximately 16 metres at two and a half storey level.
- 8.51 The submitted Shadow Study includes an assessment for 5pm on the spring (and autumn) equinox, at this point in the day on the spring and autumn equinox the sun is very close to setting at 5pm and in practical terms is almost dusk. Critically, at 3pm on the spring (and autumn) equinox, there will be no shadow cast onto no.13 Queen Edith's Way.
- 8.52 With regard to privacy through inter-looking between first and second floor windows, given the separation of the proposed buildings and the angle between windows, a detrimental loss of privacy would not arise as a result of the proposal.
- 8.53 To the sides of both Block A and B at first and second floor level windows are proposed to serve corridors. A condition is recommended that these windows are obscurely glazed to prevent a detrimental loss of privacy through overlooking.

- 8.54 To mitigate the impact of headlights, vehicle noise and fumes, a condition requiring an acoustic fence along access driveway as well as a buffer zone of planting shall be attached.

Nos 58, 64 and 64A Holbrook Road

- 8.55 These three properties adjoin the application site to the north. Concern has been raised regarding potential for overlooking from Block B and noise from future plant sited to the rear of Block C and security.
- 8.56 Block C would be built in close proximity to the common boundary. The block which is single storey would be inset from the boundary and would have a roof sloping up and away from the boundary. In terms of loss of outlook and overbearing, the proposal is not considered to have a detrimental impact.
- 8.57 With respect to security, neighbours have requested the construction of a solid boundary wall and the planting of a hedge along the newly built wall with a thickness width of at least 2 feet to ensure sufficient security and privacy. This will form part of any hard/soft landscaping scheme.
- 8.58 The north elevation of Block B shows that the windows on the 2nd floors would give views towards the rear gardens of these properties. Block B is set in from the rear boundary and residential gardens by a distance of 23 metres. The back to back distance between the building would be greater. As such it is considered that a detrimental loss of privacy through overlooking should not arise as a result of the proposal, given there would also be a degree of screening provided by Blocks C1 and C2.
- 8.59 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Refuse Arrangements

- 8.60 The refuse bin store would be at lower ground floor level of Block A/B, shown on drawing 2-10 C. Bins would need to be wheeled up the access route to the underground parking area, so there would be conflict with cars as well as being difficult to manage the bins.

- 8.61 The applicant has confirmed that bins would be handled by the management of the facility (which would be present on site 24/7). Officers consider that a condition is necessary requiring details of how this will be managed.
- 8.62 Subject to condition, the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 56.

Highway Safety

- 8.63 Subject to conditions, relating to the provision of intervisibility splays for pedestrians and vehicles, as well as drainage and materials for the proposed access the proposal is acceptable in terms of its impact on highway safety. The Transport Assessment Team have accepted the findings of the Transport Note that the proposed development of 53 units contributes to an average increase in two-way traffic of just 1.4% on a weekday and therefore the proposal is likely to have no significant impact on the existing traffic flows on Queen Edith's Way. Targets/Measures of the travel plan would be used to discourage the use of the private motor vehicle encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking and would be subject to a condition.
- 8.64 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.65 Parking requirements of the Cambridge Local Plan 2018, Appendix L, require Off-street coach parking to be conveniently located in relation to developments of 40 or more bedrooms for hotel use. As this is short term visitor accommodation, rather than a specific hotel use, where a number of visitors may arrive and stay at the same time and visit by coach, this is not considered necessary in this instance.
- 8.66 In respect to car parking (as for hotels) one space is required for every eight guests plus one space for every two members of staff. Based on an occupancy of two guests per room, there would be 80 guests and this would equate to 10 spaces required. There are two proposed employees. 14 spaces are

proposed with 5 being accessible spaces. This is considered sufficient onsite parking provision.

- 8.67 Secure and covered cycle parking is to be provided to the western side of the application site for approximately 44 cycles. The requirement is as for hotels, two for every five members of staff and two for every ten bedrooms. This would equate to 8 spaces required for guests with two for staff. The level of cycle parking provided is acceptable.
- 8.68 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Trees

- 8.69 The proposal respects existing protected trees on the application site and creates a defensible and sustainable relationship between these trees and the proposed buildings.
- 8.70 Subject to conditions requiring the submission and implementation of an Arboricultural Method Statement and tree protection during the construction period, the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Biodiversity

- 8.71 The Council's Ecologist recommends that given the site's scale, location within an area of mature gardens and the proposed number of units that a minimum 10% biodiversity net gain is achieved for the site through appropriate landscaping, habitat creation and biodiversity features.
- 8.72 The requirement shall be determined through use of the DEFRA Biodiversity Net Gain metric (Version 2) and agreed prior to determination to ensure the site has the capacity to accommodate. Details of the proposals can be secured within a landscape and / or ecological design strategy condition and should focus on tree and shrub planting for nesting birds, integrated bird and bat box provision, planting for pollinators and gaps in boundaries for hedgehogs.
- 8.73 The proposal is compliant with Cambridge Local Plan (2018) policy 70.

Third Party Representations

- 8.74 Neighbours expressed concern regarding potential future use of the building. A condition will be attached to restrict the use of the premises as serviced apartments only. This will ensure the use cannot be changed without re-examination of its impact and without the express grant of planning permission. In relation to the security and access to areas of the building and accommodation, a condition will be attached requiring a security management plan to ensure 24 hour service is implemented to ensure the development is safe for users as well as respecting the amenity of neighbouring properties. With regard to noise from any plant sited to the rear of Block C, this would be subject to a condition.

Section 106

- 8.75 Developer Contributions Monitoring Unit (DCMU) does not propose to seek specific S106 financial contributions under the council's Planning Obligation Strategy SPD 2010, as Cambridge City Council does not seek S106 financial contributions from such developments.

9.0 CONCLUSION

- 9.1 Section 38(6) of the 2004 Planning and Compulsory Purchase Act requires that planning applications are 'determined in accordance with the development plan unless material considerations indicate otherwise'. The development accords with the Development Plan for the following reasons.
- 9.2 The previous use has ceased and the building has been demolished. There is no policy protection for the former C2 use as a care home under policy 47.
- 9.3 The principle of serviced apartments is acceptable. Whilst the specific location is not expressly supported by policy 77, the spatial location of the site is such that it is acceptable and sustainably located.
- 9.4 Officers are satisfied that this is a genuine proposal for high-quality visitor accommodation in an appropriate location, and that any future deviation from that use, or that quality, can be prevented by conditions.

- 9.5 The range of measures included to facilitate and encourage the use of non-car modes by guests, both of which can be secured into the future by conditions, are sufficient to ensure compliance with local plan policy 82 on parking management, and to protect local streets against any exacerbation of on-street parking stress
- 9.6 The proposal is also in accordance with local plan policies on sustainability, biodiversity and trees, waste storage, highway safety and parking, and subject to an extensive list of conditions, should be approved. The development accords with the Development Plan and there is no material reason to resist the proposal.

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 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.

4. 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 the meeting will be forwarded to the LPA Tt officer 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.

5. 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.

6. 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

7. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

8. No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, 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 occupation of the first dwelling.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Surface Water Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 2415-FRA&DS-Rev E) dated November 2020 and shall also include:

- a) Full results of the proposed drainage system modelling for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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 an assessment of system performance;
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- c) Full details of the proposed attenuation and flow control measures;
- d) Site Investigation and test results to confirm infiltration rates;
- e) 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;
- f) Full details of the maintenance/adoption of the surface water drainage system;

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

The maintenance plan shall be carried out in full thereafter.

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

9. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

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

10. 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)

11. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- c) The programme for the analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

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

61)

12. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include brickwork; windows; doors and entrances; porches and canopies; roof cladding; external metal work, rain water goods, edge junctions and coping details; colours and surface finishes. Development shall 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 and 57).

13. No brickwork above ground level shall be laid until a sample panel 1.5x1.5m has been prepared on site detailing the choice of brick, bond, coursing, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with 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 and 57).

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

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

15. 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).

16. Prior to the first occupation or bringing into use of the development, hereby permitted, two pedestrian visibility splays of 2m x 2m as shown on drawing number 1841/1-10 shall be provided each side of the vehicular access.

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)

17. The vehicular access and driveway hereby approved shall be constructed using a bound material for the first 5 metres from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. The motor vehicle access to the development shall be at least 5m wide for a distance of at least 5m into the applicants' property from the boundary of the adopted public highway, to enable two average sized domestic vehicles to pass each other with relative ease while both are off 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)

18. The premises shall be used for serviced apartments only and for no other purpose (including any other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: For the avoidance of doubt, and because use of the

building for any other purpose would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 57, and 81)

19. The maximum cumulative stay in the serviced apartments by any individual occupier shall be 90 days in any twelve months.

Reason: To ensure that the serviced apartments are not used as permanent residential accommodation or student accommodation, which would give rise to substantially different impacts and because the scheme may otherwise require the need for affordable housing, or a formal agreement to occupy with an educational institution. (Cambridge Local Plan 2018 policies 45, 46, 50, 51, 77 and 78.)

20. The proposed serviced apartments shall keep records of the lengths of stay of all guests and shall retain them for 24 months. The said records shall be made available to the local planning authority on request, within seven days.

Reason: To ensure that use of the proposed building only as visitor accommodation can be satisfactorily monitored (Cambridge Local Plan 2018 policy 77).

21. No operational plant, machinery or equipment both internal and external shall be installed until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.

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

22. Prior to the installation of any external artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting

Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

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

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 34)

23. 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 in writing by, the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

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.

24. Prior to the installation of any electrical services, an electric vehicle charge point scheme demonstrating a minimum of 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to communal / courtyard parking spaces, designed and installed in accordance with BS EN 61851 shall be submitted to and approved in writing by the Local Planning Authority.

Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

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

25. No construction or demolition work shall be carried out and no plant or power operated machinery 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, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

26. There should 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 unless otherwise previously agreed in writing with the Local Planning Authority.

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

27. No development above ground level, 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 and boundary treatment including details of planting buffer and acoustic fence alongside access road adjacent to 13 Queen Edith's Way and brick wall to boundary with Holbrook Close ; 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)

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

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

29. 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 to be erected. This shall include acoustic fence alongside access road adjacent to 13 Queen Edith's Way and brick wall to boundary with Holbrook

Close 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)

30. Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details as to how a 10% net gain in biodiversity has been accomplished.

The scheme shall include:

Gaps in boundary treatments to ensure hedgehog and amphibians can move between adjoining gardens.

Areas of vegetation to be retained and enhanced for nesting birds and proposed new plantings.

Tree and shrub planting for nesting birds, integrated bird and bat box provision, planting for pollinators

The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

Reason: To maintain, enhance, restore or add to biodiversity in accordance with Policy 70 of the Cambridge Local Plan 2018.

31. The development hereby permitted shall not be occupied until a management plan for waste storage, which specifies how waste will reach the storage area, how the storage area will be secured, monitored and cleaned, how waste collection teams will access the area and how bins will be returned to storage, has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to thereafter.

Reason: To ensure appropriate waste storage (Cambridge Local Plan policy 57)

32. The development shall not be occupied until a security management plan for the building has been submitted to, and

approved in writing by, the local planning authority. The security management plan shall include details of the following matters:

- o control of access to the serviced accommodation and the basement from the community area,
- o control of access to the lift,
- o control of access to individual floors of the serviced accommodation, and
- o control of access from the street to the rear courtyard.

The approved security management plan shall be implemented prior to occupation and maintained thereafter.

Reason: To ensure the development is safe for users. (Cambridge Local Plan 2018 policy 56)

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

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81) and to avoid car parking impact in surrounding streets. (Cambridge Local Plan 2018 policy 82)

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

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

35. Prior to the first occupation of the development, hereby permitted, 3 Blue Badge Parking Spaces shall be marked out as close to lift core as possible and shall be retained for this purpose thereafter. The car parking spaces shall be provided in accordance with the approved drawings.

The lift needs to be position so that it has 1.4 metre depth from the doorway and shall be retained thereafter.

Reason: To ensure that provision is made for disabled and inclusive parking. (Cambridge Local Plan 2018 policy 82)

36. Prior to the occupation of the development, hereby permitted, the first floor side facing windows in the east and west elevation of Block A and the first and second floor side facing windows in the east and west elevations of Block B, shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent to a level of 1.7 metres above internal floor level and shall be non-openable below 1.7 metres. The glazing shall thereafter be retained in perpetuity. No other openings shall be made to the side elevations of the building without the express consent of the Local Planning Authority.

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

37. No development above ground level, other than demolition, shall commence (or in accordance with a timetable agreed in writing by the Local Planning Authority), until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include 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.

38. The development, hereby permitted, shall not be used or occupied until revised carbon calculations are submitted showing that the proposed development delivers at least a 19% reduction in carbon emissions compared to Part L 2013. Further information should also be submitted in relation to the proposed communal air source heat pumps, including details of ducting to connect the heat pumps to the outside air. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

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

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

39. No apartment(s) shall be occupied until a final water efficiency specification, 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).

40. The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of residential safety (Cambridge Local Plan 2018 policy 56).

INFORMATIVES

1. If a construction dust assessment or suppression management plan is required reference and regard shall be given to various national and industry best practical technical guidance such as:
 - o Cambridge Sustainable Design and Construction Supplementary Planning Document, (Adopted January 2020)' <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>
 - 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).
2. To satisfy standard condition (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

3. To satisfy the condition requirements the applicant/developer will need to demonstrate that practical consideration has been given to all aspects of Electric Vehicle (EV) charge point infrastructure installation and that the provision of an operational EV charge point or multiple points is deliverable, as part of the residential and/or commercial development. The intention or commitment in principle to install an active EV charge point will not be considered acceptable.

Information should include numbers of charge points, intentions for active and passive provision, location, layout (including

placement of EV infrastructure), Charge Rates of active EV charge points (slow, rapid or fast) and availability of power supply. Further information on things to consider when designing and delivering EV charge points and the information required to discharge the associated planning condition can be found at <https://www.cambridge.gov.uk/air-quality-guidance-for-developers>

4. The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.
5. **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.

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).

6. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Cambridge Water Recycling Centre which currently does not

have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

This response has been based on the following submitted documents: Flood Risk Assessment. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

(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.

7. Where a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.

The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007.

Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5, Section 16.

If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document.

8. The Sustainability Statement (Ref: TH/CC/P19-1850/02 Rev A) produced by Create Consulting Engineers Ltd and dated March 2020 suggests that a communal air source heat pump (ASHP) will be installed for the provision of heating and hot water. Should this change where new developments produce combustion emissions to air all gas boilers must have low NOx emissions (boilers that meet a dry NOx emission rating of 40mg/kWh).
9. Please inform Cambridge International Airport of any intended crane usage so they can survey these for any infringements of Obstacle Limitation Surfaces.
10. The Sustainability Statement (Ref: TH/CC/P19-1850/02 Rev A) produced by Create Consulting Engineers Ltd and dated March 2020 suggests that a communal air source heat pump (ASHP) will be installed for the provision of heating and hot water. Should this change where new developments produce combustion emissions to air all gas boilers must have low NOx emissions (boilers that meet a dry NOx emission rating of 40mg/kWh).

Application Number	21/03498/FUL	Agenda Item	
Date Received	28th July 2021	Officer	Ganesh Gnanamoorthy
Target Date	22nd September 2021		
Ward	Arbury		
Site	Land At Borrowdale Cambridge		
Proposal	Demolition of existing garages and area of hardstanding and erection of 3 No. dwellings together with car parking, landscaping, bin and bike stores and associated infrastructure.		
Applicant	N/a 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 to help meet demand within the city; - The proposal would provide a residential development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The design and scale of the proposed development is of a high quality and responds appropriately to the surrounding built form; - The proposed development meets high standards of sustainability with Passivhaus standards, MVHR, EV charging points, electrically based low carbon heating solution with air source heat pumps, and solar panels.
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 original purpose of the partnership was to deliver 500 net new Council rented homes across the City 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.
- 0.2 The partnership has received permission for just under 1000 homes, with more than 600 being Council rented. Of the homes that have received permission, more than 850 have either been completed, occupied or under construction on site.
- 0.3 Having met its original aims, the partnership has decided to extend the drive to build more housing.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an irregular shaped plot of land and occupies approximately 0.07 hectares in area.
- 1.2 The site occupies an area of land currently occupied by eight garages and hardstanding. The site sits at the northern end of Borrowdale, with properties on Harding Way and Hurrell Road to the north and east, and Histon Road to the west. Other residential properties on Borrowdale are to the south, north-east and east.
- 1.3 The site is not located within a designated conservation area and there are no listed buildings on the site or in the immediate vicinity.

2.0 THE PROPOSAL

- 2.1 This application proposes the demolition of existing garages and area of hardstanding and erection of 3 No. dwellings together with car parking, landscaping, bin and bike stores and associated infrastructure.

- 2.2 The design takes a fairly simple form with a single short terrace with an east to west orientation. The properties would all be two storey in height and would have pitched roofs. The properties have been designed to meet Passivhaus standards.
- 2.3 The proposal contains a parking area to the south of the site.
- 2.4 The scheme has been through an extensive pre-application process with officers, and the design of the buildings and layout has evolved.
- 2.5 In addition to the relevant plans and application form, the application is accompanied by the following supporting information:
- Preliminary Ecological Appraisal;
 - Biodiversity Metric;
 - Design and Access Statement;
 - Flood Risk Assessment and Drainage Strategy Report;
 - Tier 1 Contamination Risk Assessment;
 - Tier 2 Geo-environmental Assessment
 - Planning Statement/Statement of Community Involvement;
 - Transport Appraisal;
 - Tree Survey and Arboricultural Implications Assessment;
 - Carbon Reduction and Energy Statement;
 - Overheating Report;
- 2.6 Subsequent to submission, amended plans and documents have been received to take into account comments from statutory consultees and local residents.

3.0 SITE HISTORY

- 3.1 There is no relevant 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, 28, 29, 31, 32, 33, 34 35, 36, 45, 50, 51, 55, 56, 57, 59, 69, 70, 71, 73, 74, 75, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework National Planning Policy Framework – Planning Practice Guidance from March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document Planning Obligation Strategy
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments Public Art SPD Greater Cambridge Sustainable Design and Construction SPD

	<u>Area Guidelines</u>
	None Applicable

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 An objection was originally made with amendments sought to ensure that the road user hierarchy is respected, and that highway safety is not compromised.
- 6.2 The changes requested have been made and the Highways Officer has confirmed that the previous concerns are overcome. Conditions have been requested.

Urban Design Officer

- 6.3 The Council's Urban Design Officer had originally raised concerns over the height of the properties in relation to the surrounding built form. Amendments were made which has resulted in a change to the roof form and the ridge height reduced by nearly 1.50m. The Officer has confirmed that the alteration overcomes the objection with regard to massing. The Officer has, however, noted that the window alignment on one of the properties appears differently to the other two, and these should be made uniform. This amendment has been made. The imposition of a condition to secure samples and a schedule of materials to be used in the external elevations is recommended.

Landscape Officer

- 6.4 The Council's Landscape Officer has been consulted on the proposal. No objection has been raised subject to the imposition of a condition.

Tree Officer

- 6.5 The Council's Tree Officer has been consulted on the proposal. No objection has been raised subject to conditions.

Drainage Officer

- 6.6 The Council's Drainage Officer has raised no objections to the proposal subject to conditions securing further information.

Sustainability Officer

- 6.7 The Council's Sustainability Officer welcomes the sustainable approach to design development and has raised no objections to the proposal subject to conditions.

Environmental Health Officer

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

Cambridge Airport

- 6.9 No objection raised.

7.0 REPRESENTATIONS

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

Road Name	Property Number
Borrowdale	4, 16, 31A
Hurrell Road	33

- 7.2 The representations can be summarised as follows:

Concern	Officer Response
Insufficient parking	8.30 – 8.36
3 homes won't help solve the housing crisis	8.54
Overlooking and overbearing	8.13, 815 - 8.16
Noise from new occupants	8.17
Noise from Histon Road will be greater due to loss of a tree	8.48 – 8.49

- 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, I consider that the main issues are:

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

Principle of Development

- 8.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure 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 proposal is for a residential development within a predominantly residential area and would result in a more efficient use of ancillary residential land within an existing urban area.
- 8.3 With the above in mind the principle of development is considered acceptable subject to the material considerations discussed below being satisfactorily met.

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

- 8.4 The site sits within a predominantly residential area, with 2-storey flats and houses with pitched roofs making up the prevailing character in the immediate surroundings.

- 8.5 The proposed development has been laid out with 1x 2-storey terraces of three properties. The terrace would be of simple form, have a pitched roof and gable ends. The 2-storey nature of the properties proposed would respond well to the context of the existing building form and scale.
- 8.6 The terraces would be oriented in such a way as to minimise the loss of parking caused by the proposal. The proposed terrace would be constructed of brickwork as per the prevailing material of construction in the surrounding area.
- 8.7 The Council's Urban Design Officer has been involved in pre-application discussion on this scheme, and has been involved in the evolution of the design of the proposal. The officer has, after reviewing amended drawings to change the roof form and to lower the ridge height of the dwellings, raised no objection to the proposal, subject to conditions securing material details - although an amendment to window layouts has been requested to ensure that the three properties are uniform in appearance. This change has been made.
- 8.8 The scheme has been laid out in a logical manner with easy access to all properties, which would have an area of defensible space to their fronts. Each dwelling would have their own refuse and cycle storage.
- 8.9 An area of parking is provided to the south of the site with a row of 7 existing parking bays at the southern end of the site retained, with two new parallel spaces in front of the houses. This parking would be made available for rent by the Council's Housing Team.
- 8.10 The Council's Landscape Officer has confirmed that the scheme is acceptable with regard to landscaping and has suggested a condition to secure further details of the landscaping scheme.
- 8.11 It is considered that the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The proposed buildings have been sited with the adjoining properties in mind.
- 8.13 With regard to loss of privacy, the terrace sits staggered to the existing development, and the north facing rear windows would look largely down the rear gardens of the proposed properties. The south facing front windows would look across the parking area and then towards the flank and rear of 31A Borrowdale. This property has its flank elevation facing the fronts of the proposed dwellings and there is a sole window at ground floor level on this elevation. The rear garden of this property has a brick wall facing the street and the eastern most property proposed (labelled H3) would have minor views of this area, although the distance between the property and the garden in question is 16.8m which is considered to be acceptable. Windows in the western flank elevation would have views across the street and these give no concern regarding privacy.
- 8.14 With regard to overshadowing and light receipt, the proposed buildings lie to the north and west of 31a Borrowdale and properties on Harding Way. The terrace would be to the south west off 33 Hurrell Road although there is 16.5m between the two properties and the rear elevation of this property faces due west so light receipt to rooms of this property are unlikely to be impacted greatly. 27 and 30 Borrowdale are in a flatted development to the north west of the proposed terrace and outlook from the fronts of these properties would be altered by the proposal as a flank wall would be introduced to the west (left) when looking out of their front windows. However, views are largely down Borrowdale, and the impact is not considered to be significantly adverse. Light to these properties would not be significantly impacted either.
- 8.15 With regard to a sense of overbearing, the properties originally had steeper roofs which meant they were significantly taller than surrounding buildings. Officers raised concerns and amendments were sought. The ridge height has been reduced by approximately 1.50m. Officers consider this makes the relationship with the surrounding properties appropriate. There is no significantly harmful impact in terms of enclosure.

- 8.16 Officers have assessed the potential impact on the residential amenity of the surrounding occupiers in terms of sunlight, daylight, overlooking, overbearing, sense of enclosure and overshadowing, and are satisfied that the proposal, due to its siting, layout and distance from existing dwellings and boundaries, would not have a significant adverse impact on the residential amenity of the neighbouring occupiers such that it would warrant refusal.

Wider area

- 8.17 As with any development of this nature, there could be some adverse impact during the construction phase – including noise, dust and disturbance. 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. These include, but are not limited to, noise during construction and construction hours. Officers have no reason to deviate from the advice given and have recommended these conditions accordingly. It is noted that concerns have been raised about noise from new residents although the number of properties proposed is unlikely to generate significant levels of noise.
- 8.18 Officers consider that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

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

House Type	Min standard (sqm)	Min proposed (sqm)
2bed 4person	79	80

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

- 8.21 All of the proposed dwellings benefit from a private amenity area in the form of a garden.
- 8.22 It is considered that the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and, in this respect, it is compliant with Cambridge Local Plan (2018) policy 50.
- 8.23 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. In order to ensure the units are provided to these standards, a condition has been recommended to secure these requirements.
- 8.24 Subject to the imposition of a condition as suggested in the previous paragraph, Officers are content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.25 The proposed refuse storage arrangements are shown to be of a logical layout, with each dwelling having their own bin store within their garden area. Bins are to be presented roadside on collection day. The applicant has provided calculations of storage provision and these demonstrate that the quantum of provision is in accordance with the required levels.
- 8.26 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.27 The application has been supported by plans demonstrating how the development would be accessed and egressed. The Highway Authority have been consulted as part of the application and there are no objections. Conditions are recommended to be attached in the event of permission being granted and these feature at the end of this report.
- 8.28 Officers consider that the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.29 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

- 8.30 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.
- 8.31 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 less than a mean of 0.5 spaces per dwelling, up to a maximum of 2 spaces per dwelling (3 or more bedrooms)
- 8.32 The proposal affords 9 car parking spaces although this is not for the exclusive use of the dwellings proposed, and would be made available for rent. The proposal results in a net loss of six parking spaces. The garages that are to be demolished are undersized for parking and do not meet modern day requirements for space standards for a garage.
- 8.33 Of the nine parking spaces proposed, seven are existing, and the applicant proposes to make the two new parking spaces active EV charging spaces.
- 8.34 The applicant has submitted parking survey data which demonstrates that there is sufficient on-street parking capacity in nearby streets (in excess of 50% of total available spaces were available on the surveyed days) to accommodate the existing usage, and the proposed dwellings. The survey has been carried out in accordance with the widely used Lambeth Methodology, and Officers consider the approach to be acceptable.
- 8.35 It must also be remembered that the parking standards are maximums, and given the close proximity to bus stops and the

Histon Road cycle improvements, it is considered that the site is in a relatively sustainable location.

- 8.36 With the above in mind, it is considered that the proposed parking provision strikes a good balance between provision of car parking and encouraging sustainable transport methods, and this is considered appropriate.

Cycle Parking

- 8.37 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.
- 8.38 The standards set out that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms.
- 8.39 The proposal provides 6 cycle parking spaces, which meets the policy requirement. Two of these spaces are shown to be in the rear garden of plot 1. The other four spaces are shown to be close to the front of plot 3.
- 8.40 All dwellings are compliant with the required standards outlined above. All cycle stands would be Sheffield stands and would be in secure stores. Details of these are to be secured by way of condition.
- 8.41 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

- 8.42 The application has been supported by a Flood Risk and Drainage strategy.
- 8.43 The Council's Drainage Officer has been consulted on the application and they have commented that the application is acceptable from a drainage perspective subject to the imposition of conditions. These are attached to the end of this report.

8.44 It is considered, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2021) and policy 31 of the Cambridge Local Plan (2018).

Trees

8.45 The application was accompanied by a Tree Survey and Arboricultural Implications Assessment.

8.46 The document identifies the loss of some low quality trees in order to facilitate the development. The largest tree on site is being retained.

8.47 The Council's Tree Officer has been consulted on the proposal and raises no objection subject to the imposition of conditions which are designed to ensure the retained trees are not harmed during construction. These are included in the list of conditions at the end of this report.

8.48 It is noted that a representation raises concerns about the loss of a particular tree leading to increased noise from Histon Road. Officers do not consider that the loss of the tree in question, in isolation, would result in significant increased noise from Histon Road – partly due to the proximity and location of Histon Road in relation to the property in question, but also because the larger silver maple near-by would provide greater benefit for this purpose to the property in question.

8.49 Subject to the conditions recommended, Officers consider the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Energy and Sustainability

8.50 The proposed development includes a series of renewable energy and sustainability measures to reduce carbon emissions and to save energy in accordance with Policy 28. These include the following:

- Properties designed to achieve Passivhaus certification
- Gas free development using Air Source Heat Pumps
- Water efficiency measures
- EV charge points

- 8.51 The Sustainability report submitted demonstrates that the approach chosen would exceed the 19% reduction in carbon dioxide emissions target within Building Regulations Part L and would comply with policy 28.
- 8.52 The Council's Sustainability Officer has been consulted on the proposal and has confirmed that the information provided is acceptable, subject to the imposition of conditions.

Affordable Housing

- 8.53 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings, and 25% for schemes with 11-14 dwellings.
- 8.54 Although this scheme falls below the threshold set, all dwellings proposed are for affordable housing – in particular for Council rent. A representation has commented that small developments like this will not fix the housing issue, although Officers consider small sites to cumulatively have a significant impact in addressing housing need, and note that there is no policy reason to refuse the scheme on too few dwellings being provided.
- 8.55 Officers consider it appropriate to secure the affordable housing by way of S106 agreement.

S106 Contributions

- 8.56 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.
- 8.57 In bringing forward these recommendations in relation to the Planning Obligation for this development Officers have considered these requirements. The Planning Obligation

Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The Heads of Terms are summarised below. Financial contributions would be calculated using formulae based on the final housing mix agreed through reserved matters.

Heads of Terms	Summary
City Council Infrastructure	
Affordable housing	100% provision on site.

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

9.0 CONCLUSION

- 9.1 The proposal is for the effective use of brownfield land involving the erection of three dwellings (100% for Council rent), and associated works.
- 9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission. Nevertheless, the scheme has been amended post submission to address issues that were not satisfactorily resolved at the pre-application stage.
- 9.3 The proposal has been guided by the National Planning Policy Framework (NPPF) and Cambridge Local Plan (2018) which are material considerations.
- 9.4 The application has been considered against the relevant policies, and upon assessment, it is considered 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 PLANNING PERMISSION subject to (1) the prior completion of a S106 agreement to secure the planning obligations specified in paragraph 8.57 of this report, and (2) the following conditions:

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

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

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

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

3. Prior to the commencement of development, a Contractor's Parking Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved detail.

Reason: In the interests of highway safety.

4. All proposed paved accesses (pedestrian or vehicular) shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway.

5. 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).

6. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include all brick types, roof tiles, window and door details, and rainwater goods. Development shall 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 and 57).

7. 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 gaps underneath fences for hedgehogs to move freely, to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

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

8. No development shall commence until infiltration testing has been undertaken in accordance with BRE365/CIRIA156 and a final surface water strategy based on the results of this testing has been agreed by the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage, and to prevent the increased risk of flooding to third parties.

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

The scheme shall include:

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

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

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

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

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

11. No building hereby permitted shall be occupied until foul water drainage works have been detailed 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.

12. Prior to first occupation, the manoeuvring and parking areas, 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).

13. All footways provided within the red line site that falls within the adopted public highway shall have minimum widths of two metres.

Reason: For the safe and effective use of the highway.

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. 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.

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

17. No operational plant, machinery or equipment both internal and external shall be installed until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.

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

18. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

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

19. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) 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 MMP.

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).

- 20. Demolition and construction shall be carried out fully in accordance with the methodology, proposed mitigation and monitoring as specified within the following documents:

- 1. Create Consulting Engineers Ltd "demolition & construction noise impact assessment - revision A" dated 27th January 2021 (reference: SW/CS/P21-2216/01 Rev A).
- 2. Create Consulting Engineers Ltd "dust management plan - revision B" dated 29th January 2021 (reference: NP/CS/P21-2216/02 Rev B).

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

- 21. Prior to first occupation of the development, the proposed Electric Vehicle charging points shall be operational and in accordance with drawing BOR-EV01.

The EV charging points shall be retained as such 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 (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

22. The development hereby permitted shall be designed in accordance with the Passivhaus standard, as set out in the Land at Borrowdale, Cambridge Sustainability Report, July 2021 Pollard Thomas Edwards Rev C01. Prior to occupation, or as soon as practicable after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

23. Water efficiency standards shall be carried out in accordance with the water efficiency specification set out in the Land at Borrowdale, Cambridge Sustainability Report, July 2021 Pollard Thomas Edwards Rev C01, which sets out the measures to be implemented to achieve no more than 100 litres per person per day. The development shall only be occupied or used in accordance with the agreed details, and any amendments to the specification shall first be submitted to and approved in writing by the local planning authority.

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

24. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, cctv installations and water features); proposed (these need to be coordinated with the landscape plans prior to be being installed) 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;

b) 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; The scheme must be developed and delivered in line with the Landscape Institute's current guidance on plant biosecurity (Biosecurity Toolkit);

c) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

d) If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected, including gaps for hedgehogs.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69)

25. 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.

26. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and arboricultural consultant to discuss details of the approved AMS. A record of this meeting will be issued 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.

27. 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.

28. 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.

INFORMATIVES

1. 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.
2. To satisfy the Noise Insulation condition, 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.

3. The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time

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Application Number	21/01437/FUL	Agenda Item	
Date Received	29th March 2021	Officer	Tom Gray
Target Date	25th June 2021		
Ward	Newnham		
Site	18 Adams Road Cambridge		
Proposal	Erection of 2no dwellings following the demolition of No.18 Adams Road		
Applicant	Professor Cathy Speed 3 Manor Court Grange Road Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The siting, form, height, layout and design of the proposed dwellings is acceptable and responds positively to the character of the Conservation Area, would be appropriate to the surrounding pattern of development and character of the area and sufficient garden space is retained which is important to biodiversity interests. In addition, it would have no adverse impacts upon the character of the Bird Sanctuary (ARBS) as a protected open space. - The proposed development follows the ecology mitigation hierarchy by minimising harm upon the protected species and habitats and providing deliverable compensation and mitigation measures. - Sufficient space for replacement tree planting is retained within the site. Acceptable protection for the remaining trees. It is not considered that the proposed dwellings would
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	<p>significantly increase the likelihood of tree removals taking place in the future.</p> <ul style="list-style-type: none"> - The proposed development would not result in significant adverse impacts upon residential amenity. - The proposed development would provide for a high-quality living environment for future occupiers. - The proposed development would provide appropriate refuse and car/cycle parking facilities and would not result in unacceptable highways impacts.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated within the Newnham Ward in the City of Cambridge. It is located within the West Cambridge Conservation Area.

The site is located adjacent to the Adams Road Bird Sanctuary (ARBS), designated as a Protected Open Space (Natural and Semi-natural Green Space) and City and County Wildlife Site within the Cambridge Local Plan 2018.

The closest Listed Buildings are of No.60 and No.62 Grange Road and Buildings of Local Interest are identified along Adams Road and statutory protected trees (TPOs) are located within the site in addition to the nearby open space of Trinity Old Field. The site is situated outside of the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The applicant proposes the erection of two dwellings following the demolition of No.18 Adams Road.

3.0 SITE HISTORY

Reference	Description	Outcome
15/1044/FUL	Demolition of garage. New extensions to west and east side of existing house	Permitted
15/1044/COND4	Condition 4 - Archaeology	Discharged
18/0149/S73	Section 73 application to vary condition 1 (Approved Drawings) of planning permission 15/1044/FUL (Demolition of garage. New extensions to west and east side of existing house) to correct the approved drawings to: 0228/P/110C, 0228/P/115 C, 0222/P/116 C and 0228/P/100.	Permitted
19/0831/FUL	Erection of 2no. dwellings following the demolition of 18 Adams Road	Withdrawn
20/01953/S73	S73 application to vary condition 1 (Approved Drawings) of planning permission 18/0149/S73 (Section 73 application to vary condition 1 (Approved Drawings) of planning permission 15/1044/FUL (Demolition of garage. New extensions to west and east side of existing house) to amend the approved drawings in order to make alterations to the design	Permitted
21/02098/HFUL	Installation of entrance gates	Permitted

to existing driveway

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 8
		28 29 31 32 34 35 36
		50 51 52
		55 56 57 61 62 67 69 70 71
		80 81 82

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

Central Government Guidance	National Planning Policy Framework 2021
	National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
	Circular 11/95 (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)
Supplementary Planning Documents	<p>Cambridgeshire and Peterborough Flood and Water</p> <p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Balanced and Mixed Communities – A Good Practice Guide (2006)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Buildings of Local Interest (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality</p>

	<p>Action Plan 2018-2023</p> <p>Cambridge City Council Open Space and Recreation Strategy (2011)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Cambridge City Wildlife Sites Register (2005)</p> <p>Criteria for the Designation of Wildlife Sites (2005)</p> <p>Cambridge Landscape and Character Assessment (2003)</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Cambridgeshire County Council Transport Assessment Guidelines (2017)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cambridgeshire Green Infrastructure Strategy (2011)</p> <p>Contaminated Land in Cambridge - Developers Guide (2009)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Greater Cambridge Sustainable Design and Construction SPD (2020)</p>
	<p><u>Area Guidelines</u></p> <p>West Cambridge Conservation Area Appraisal (2011)</p>

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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Recommends conditions regarding 2x2 metre visibility splays on western side of access; widening of driveway be constructed so that its falls and levels are such that no private water drains onto the adopted highway; driveway be constructed using bound material for a distance of at least 5 metres; no demolition or construction works shall commence on site until a contractors parking plan agreed and recommended informative.

Environmental Health

- 6.2 No objection. Recommends conditions regarding EV charge points; construction/demolition hours and deliveries; piling; dust condition and plant noise insulation informative.

Conservation Officer

- 6.3 Previous application 19/0831/FUL was supported by the Conservation Team.

Response to context:

Development in this area is well established.

The existing building on the site is architecturally appropriate for the location and contributes positively to the character and appearance of the conservation area. Therefore, for the Conservation Team to support the loss of the existing building, any new structures proposed for the site must preserve, or enhance, the character or appearance of the conservation area. In this part of the Conservation Area, there is no specific building design but generally there are generous properties in large gardens. Although the two buildings would be sited close together, this can be seen in other plots within this part of the Conservation Area. There will be large gardens to the rear of each house which is important to the character of the area.

Layout: Acceptable.

North building moved further away from bird sanctuary than 2019 scheme but would not have any greater impact on the character or appearance of the Conservation Area.

Trees and hedging are important to the character of the area. Siting of the two houses are therefore only supported subject to the retention of a large number of trees on the site and hedging along the boundary.

Scale and massing: Supported.

Two and a half storeys of the front house plus basement is similar in scale to other residential buildings in the area.

Additional three storeys for the rear house would result in a minimal increase in eaves (1.37m) and ridge (0.34m) height when compared to the existing building.

Open space and landscaping:

Trees and Landscape Officer may wish to comment on landscaping plan.

Limited views across Trinity Old Fields to rear house and first floor/roof of front house. Proposed views preserve character of conservation area in terms of buildings of this scale being on the site.

Elevations and Materials: Generally supported.

Front house - some concerns over dormer window on second floor which is a dominant feature on the south elevation which does not sit comfortably on the roof. Size of opening should be reduced so that it is smaller than those at first floor level. Use of materials which blend in with the roofing may mean that it recedes into the background. Details of this element plus brick sample panel and roofing materials should be conditioned.

Rear house is of a very different character and modernity has been successfully executed in the design. Third floor has been moved away since the 2019 application and subject to materials and details is supported.

Some concern about large areas of glass on both buildings would cause some degree of light pollution. Proposed use of switchable opaque glass on rear house but glazing on front house is not labelled as such on glazed single storey element. Applicant should consider reduction in glazing.

Proposal preserves character or appearance of the conservation area, complies with policies 57 and 61 and para 190 of the NPPF.

Recommends conditions regarding sample panel of facing materials, roof covering materials and dormer details.

Historic England

- 6.4 No comments offered.

Head of Streets and Open Spaces (Tree Team)

- 6.5 Proposal fails to consider detrimental impact retained trees will have on usability of outside space and impact of shading on the southernmost property.

While the existing house is shaded by the trees towards the south of the site, it benefits from the large garden to the north. The new front house will also be shaded but will gain little benefit from light, space or views to the north resulting from the proposed new northern house. This will result in reasonable pressure to allow additional tree removals to improve light to the property and create usable outside space.

I have concerns about the availability of space outside tree canopies and root protection areas for sustainable drainage, access, storage of materials and construction.

Both the AIA and DAS refer to replacement planting for the proposed 9 trees requiring removal. I have not been able to locate any landscaping proposals but suggest that there is insufficient space to mitigate the loss of trees as this would only further reduce the amount of useable outside space and increase unwanted shading.

For the reasons above the proposal is not supported arboriculturally and it does not respect policy 71 of the Local Plan.

Head of Streets and Open Spaces (Landscape Team)

6.6 Informal discussion only.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.7 Development is acceptable subject to foul and surface water conditions.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.8 Comments made 27th May 2021

Request review by ecologist of the submitted PEA, as fails to identify that the site is adjacent to the Adams Road Sanctuary County Wildlife Site. This site is known to host protected species including nesting birds, bats, great crested newts and an important invertebrate assemblage.

Comments made on 1st July 2021

Revised PEA still fails to recognise the non-statutory wildlife site designation when considering designated sites, though identified later in evaluation section. Refute that the proposals are 'not of a scale to have a major negative impact'. Mitigation measures for light spill and potential bird window strike have been proposed in the accompanying Ecological Mitigation Plan. however, I do not see evidence as to how the site layout and building form has followed the mitigation hierarchy with respect

the designated site boundary. For instance, by positioning the buildings further from the boundary and reducing glazed elements that face Adams Road Sanctuary. I therefore object to the current proposal that does not meet Policy 69: Protection of sites of biodiversity and geodiversity importance.

In addition, proposal represents a significant loss of existing garden to built form and hardstanding. Suggest that if Defra Biodiversity Net Gain metric were applied the proposed additional woodland meadow and tree planting would still result in a net loss of site biodiversity.

Note presence of single bat roost in garage and this will require a Natural England licence and agreed mitigation as proposed.

If minded to approve, recommend conditions regarding Natural England licence.

Features proposed within Ecological Mitigation Plan such as bird boxes, hedgehog holes and hibernaculum would be appropriate but would not mitigate for the proposed proximity of the built form to the local wildlife site boundary.

If minded to support, principle of proposed specialist glazing and less than 1 lux lighting zone are supported and request condition that requires detailed glazing specification and an ecological lighting design strategy, including modelling of light levels.

Recommend condition with regards pre-commencement Construction Ecological Mitigation Plan to limit impacts on designated site.

Comments made on 27th August 2021

The BNG metric supplied evidences that the landscape scheme will deliver a small onsite BNG for the proposed development, subject to appropriate ongoing management. If minded to approve I would request standard ecology conditions to specify and secure the proposed biodiversity enhancement features.

Natural England

6.9 No comments to make.

Cambridgeshire County Council (Archaeology)

- 6.10 Site has been subject to an archaeological evaluation, the result of which indicate that significant archaeological assets will not be affected by the development. No condition necessary.
- 6.11 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- ☐ Adams Road Bird Sanctuary
- ☐ 7A, 10, 11, 13, 16 and 19 Adams Road
- ☐ 3, 7, 9, 15 and 30 Wilberforce Road
- ☐ 6, 11 and 19 Clarkson Road
- ☐ 5 and 31 Madingley Road
- ☐ 135 and 145 Victoria Road
- ☐ 32A Storeys Way
- ☐ 5 Merton Street
- ☐ 30 Eachard Road
- ☐ 2 Grange Court
- ☐ 13 Grange Road
- ☐ Church Rate Corner
- ☐ 4 Eltisley Avenue
- ☐ 2, 4 Hedgerley Close
- ☐ 64 Richmond Road
- ☐ 22 Riverside Place
- ☐ 76 Gilbert Road
- ☐ 11 City Road
- ☐ 22 Hertford Street
- ☐ Orchard House, Conduit Head Road
- ☐ 50 Thornton Close, Girton
- ☐ 80 High Street Girton

- 7.2 The representations can be summarised as follows:

Comments on original submission

Impact upon Adams Road Bird Sanctuary (Protected Open Space, City and County Wildlife Site)

- ☐ Adverse impact upon ecology and tranquility of this natural space, especially over construction period.
- ☐ Three storey design inappropriate. Visual impact upon users.
- ☐ Critical to respect a 30 metre green buffer building line around the Sanctuary to protect the habitat. Siting is inappropriate. Previous applications for even modest developments have usually been rejected or withdrawn.
- ☐ No details provided on visual impact on access lane to the Sanctuary.
- ☐ Increased noise and movements, increased artificial light on dark and tranquil nature of Sanctuary.
- ☐ Social harm to users of sanctuary.
- ☐ Will destroy uniqueness and public contribution of Bird Sanctuary.
- ☐ NPPF states that decisions should identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value, mitigate and reduce noise from new development and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- ☐ Contribution to public and social amenity and likely impacts on it of light, noise, vehicle movement and other disturbance (Policy 52), importance of Sanctuary and its large surrounding gardens to Conservation Area (Policy 61).
- ☐ Dominate entrance track.
- ☐ Harm the character of open space of environmental and/or recreational importance, and conflict with Policy 67.
- ☐ Open space identified for protection in the 'Natural and Semi Natural Green Space' category. Third highest among the 41 sites identified.
- ☐ Visual amenity issue as main bulk still evident from adjacent reserve path and accessway with light spill.
- ☐ Noise from gravel drive and construction works.
- ☐ Loss of significant portion of garden adjacent to ARBS harms its character (Policy 61)

- Glazing would be 20 to 25 metres from ARBS and would have near-continuous effect of the visible movements within this domestic space.

Sustainability

- Destruction of perfectly good 1930s house
- Embodied carbon.
- Demolition of house and replacement contravenes the Council's own Climate Change Strategy

Biodiversity impact

- 2018 ARBTECH appraisal is inadequate. No thorough assessment. Dismissive of biodiversity and simplistic to propose a few bat and bird boxes, reptile refugia and hedgehog domes. Policy 69 put onus squarely on the developer to demonstrate that proposals will not have an adverse effect on biodiversity. Approval can only be granted if the benefit of the development outweighs the impacts to the nature conservation site and if the harm can be mitigated. Developer has done neither.
- Mitigation measures are wholly inadequate and demonstrate lack of due diligence and failure to take seriously the value of such a green space for biodiversity and as a public amenity.
- A full ecological impact assessment should be part of the application process.
- The few mitigation measures proposed are inappropriate in scale and will unlikely create a net gain in biodiversity.
- Applicants had two versions of the same ecological assessment document.
- Substantial hazard to bird populations which get confused by large tracts of reflective glass
- Scale of disruption caused by construction period especially between March and August (breeding season). Likely that longest established breeding birds would be lost forever.
- Formidable cost to natural environment and wildlife.
- Important to green infrastructure, linking open fields and the Backs. Conflict with Policies 8, 52, 55, 57 and 61 of the Local Plan in terms of local pattern of development , the height, scale, form and massing of planned buildings, and the character of the relevant conservation area.

- ☐ Loss of open ground removes foraging territory for a diversity of creatures and reduces unrestricted flight paths into the reserve.
- ☐ Diminish richness of biodiversity observed in and around the Sanctuary.
- ☐ Likely to disturb bird populations and priority habitat, and fails to minimise ecological harm (Policy 70).
- ☐ Light pollution on species.
- ☐ Loss of biodiversity in garden.
- ☐ Contrary to Policy 69 and 70 of the Local Plan.
- ☐ Adverse impact on CiWS and CWS (Policy 69)

Impact upon Conservation Area/heritage assets

- ☐ Underutilized garden acts as a habitat buffer zone and West Cambridge Conservation Area Appraisal highlights huge contribution that unusually large private gardens make to the amenity and conservation value.
- ☐ Handsome house positively contributes to character of West Cambridge Conservation Area.
- ☐ Design not appropriate and visible.
- ☐ Development is out of scale with surrounding houses which are mostly set in large gardens.
- ☐ Building would not add further quality to the conservation area and would not be akin to the natural surroundings and format of the bird sanctuary.
- ☐ Scale of building would cover almost 60% of the site in buildings and hard surfacing. 1926 map as identified by the Conservation Officer does not set a precedent for a development of this scale.
- ☐ Out of character and style of local area, with reference to Policy 51 and 57. Does not have a positive impact on the area.
- ☐ Demolition of front building should be the last resort.
- ☐ Irreplaceable damage to special nature of Conservation Area.
- ☐ At odds with the nature of this site.
- ☐ Positioning any house to eliminate the typical long back gardens is damaging and out of keeping with the distinctive local character and pattern.
- ☐ 2016 inspector's judgement on a site similarly adjoining the Bird Sanctuary (on the northern side) stated that '[This] part of the Conservation Area is distinguished by long straight roads with properties set in discernible building lines with large detached properties situated

towards the front of the individual plots. Behind the frontage there [are] large rear gardens that provide a leafy backdrop' (Inspector Graham Chamberlain, Appeal Ref: APP/Q0505/D/16/3157264).

- ☐ Conservation Area Appraisal stressed importance of large green spaces, hedges and areas of woodland.
- ☐ Rear house seems only 2m back from previous application. No other property in this stretch of conservation area stands three deep in from the road. Will degrade vital green buffer and materially narrow important green corridor.
- ☐ With regards scale, massing and alignment and loss of garden space, visual effect may affect view of listed Grange Rd buildings.
- ☐ Inadequate response to its context (Policy 55).
- ☐ Heritage statement submitted is incomplete.
- ☐ Street view image confirms that development would be a single structure and wholly out of proportion with anything else in the Conservation Area.
- ☐ Concerns about housing density.

Impacts upon trees

- ☐ Likelihood of tree management applications succeeding.
- ☐ Concerned about the survival of mature trees along No.16's boundary.
- ☐ Trees although not having their root protection areas within the area of the proposed building would likely be felled, given that No.19 Adams Road has large trees a considerable distance and was allowed to be felled. Trees along Sanctuary boundary would face similar threat and are still growing.
- ☐ Trees and hedgerows at risk. Loss of pear tree is regrettable. Trees along Sanctuary boundary may be earmarked for felling as they grow. Intended fate of valued wester hedgerow is unclear.
- ☐ Concern with regard to future felling of trees and fate of hedging (Policy 71)
- ☐ Additional conflicts with trees (Policy 55 and 71)

Landscaping

- ☐ Proposed landscaping has not been carefully designed. Artificial new hard landscaped areas will relate poorly to ARBS.

- ☐ Paving close to T15 and T17 trees would pose a risk to these and would be heavily shaded for the day. Should be accommodated elsewhere within the expansive site.
- ☐ Proposed planting along this boundary would take along time to be established.
- ☐ No mention of protection for eastern hedge.
- ☐ Need to ensure south end of hedge was not damaged by vehicles turning into the drive
- ☐ New planting of trees would be inserted in an area already heavily shaded and dense with root systems, causing harm and nullifying any advantage that might have followed.

Neighbour amenity impacts

- ☐ Visual intrusion on privacy of No.16 Adams Rd, from glowing light and large areas of glass.
- ☐ Loss of amenity to occupants of No.16.
- ☐ Illuminated 3 storey dwelling would compete with height of trees and full light spillage would negatively affect tranquil location of No.16.
- ☐ Glazing of front building would also allow an open and illuminated view of occupants' indoor activities. More light pollution than existing dwelling.

Other matters

- ☐ Inaccurate visual representations. Misleading site plans.
- ☐ Most houses are in fact two storeys with attic accommodation. It is misleading to call them three storeys.
- ☐ Other houses around the Sanctuary stand well back from the border. Photographs submitted with the planning statement are deliberately misleading.
- ☐ Ancillary structures could be built in small amenity space in NW corner of plot.
- ☐ Multiply traffic.
- ☐ Public benefit would be minimal.
- ☐ Not explained what economic activities will become possible.
- ☐ Socially benefits contentious, at worst wholly wrong.
- ☐ No indication of length of time of threat of building work.
- ☐ Plans do not extend up to the gates on the drive

- ☐ Accurate plan needed to establish how long a vehicle could turn into the drive. Risk to cyclists and impact of construction vehicles/times with pedestrians.
- ☐ Does not make it clear that this is a County site not only as a City one.
- ☐ Divert resources from higher priority projects.
- ☐ Concerns regarding contradictory documents and intentions for boundary treatments, landscaping and tree protection. Unclear whether hedgerow on plot's eastern boundary would be preserved and whether reliable protection for trees growing within the Sanctuary if this development went ahead.
- ☐ Green corridor and wildlife site network protected from harm under Policies 8, 61, 67, 69 and 70 (NPPF 99, 100, 170, 174, 177, 180 and 9, 12 and 47). Reserve is key part of context, setting and surroundings of 18 Adams Rd and of the character and function of immediate area, and the development would conflict with Policies 52, 55 and 57.
- ☐ Insufficient mention of policies within submitted planning statement
- ☐ Article 4 Directive restricting permitted development was lodged prior to this application and is currently under consideration
- ☐ Second home could be located in the south-west quadrant of the garden.
- ☐ Protection needed of Sanctuary fence and its foundations.
- ☐ Use of precedent for future applications.
- ☐ Groundwater pollution to Sanctuary.

Comments on Updated Preliminary Ecological Appraisal and Ecological Mitigation Plan

Ecological appraisal and mitigation information

- ☐ Selection of species differs greatly from Sanctuary records
- ☐ Omissions in the criteria for designation.
- ☐ Mitigation is inadequate and unenforceable.
- ☐ Mitigation plan focuses almost entirely on the construction phase and consists largely of generic measures with little or no consideration of longer term impacts of the removal of buffer zone habitats from the nature reserve.

- ☐ No data request has yet been made to CPERC no approach to ARBS.
- ☐ Neither ecological appraisal is adequate.
- ☐ Version of ecological report denied existence of any wildlife designation or larger issues of biodiversity anywhere near the site. Amended appraisal contradicts this. Mitigation measures proposed only minimal measures to protect the distinctiveness and precious resources of the land.
- ☐ Listing of a few bird sightings within 2km of the proposed building is extremely slight and unrepresentative.
- ☐ Do not have an informed sense of the environment and therefore are not in a position to make a judgement. Only a preliminary survey has been carried out and no evidence to purport their claims. Planning Statement is erroneous.
- ☐ Wildflower meadow mitigation measures lacks clarity and does not adequately offset the loss of undeveloped ground
- ☐ Lack of information regarding glass to mitigate bird strikes and impact of light pollution on current dark sky oasis
- ☐ Inadequacy of survey work in relation to invertebrates

Impact upon Protected Open Spaces

- ☐ Neither the planning statement nor appraisal identifies the ARBS as a protected open space (Policy 67). The character of the Sanctuary and indeed its viability as a nature reserve with a high diversity of species depends on the open spaces that surround it in the form of large gardens.
- ☐ Policy 67 also has provision for previously unidentified sites, regardless of ownership to qualify as protected open spaces. The gardens surrounding such space fulfil one or more of the three criteria for environmental importance in Appendix I of the Local Plan through their function as a vital buffer zone around an important nature reserve.

Comments on Biodiversity Net Gain Calculations and Mitigation Hierarchy

- ☐ Biodiversity metric does not take into account indirect impacts

- ☐ No mention of use in metric within national or local policy.
- ☐ User guides for metrics recommend that the tools be applied at the beginning of planning rather than tacked on at the end.
- ☐ No mention of how green buffer zone citing heathland and shrub:mixed shrub in moderate condition would be achieved and managed in the future. New lawn areas which are assumed to be seeded with a species rich flowering lawn seed mix but no reliable management planning and monitoring process to enforce this condition.
- ☐ Hedges have been excluded from calculations. Eastern hedge partially within property boundary so should have been included in the calculations.
- ☐ Inadequate level of analysis of retained trees.
- ☐ Answers to questions on strategic significance and ecological connectivity all the answers are firmly negative.
- ☐ Inadequacies of analysis
- ☐ Does not address impacts of amenity, biodiversity and environmental values of the ARBS. Even if species rich meadow managed as such, properly managed scrub habitat with access holes on eastern border and perhaps widened hedge on eastern boundary would not compensate for light, noise, dust, motor vehicles, visual presence and general disturbance arising so near to the ARBS. The existing buffer of amenity grassland and scattered trees is present in all but one of properties bordering the ARBS.
- ☐ If lawn areas are classed as amenity grassland in poor condition, then it cannot be difficult to argue for improvement in biodiversity.
- ☐ Only minor amendments have not addressed concerns. Seems that applicants chose the site, then design, then denied special qualities of surrounding land.
- ☐ BNG proposition is not practicable.
- ☐ Mitigation hierarchy hasn't been followed.
- ☐ Avoiding harm trumps minimising it. Impossible to constrain impacts during construction to an acceptable level.
- ☐ BNG assessment of gain based on thin desktop evaluation and past its validation date has been conceived on dubious assumptions.
- ☐ Dispute accuracy in figures, particularly with regards omission of trees, inclusion of floodplain glazing marsh and dismissal of strategic habitat and connectivity
- ☐ Agent states that site is capable of delivering gains and ecology officer states that it would require appropriate ongoing management.

- ☐ BNG inputs have major impacts on BNG calculations.
- ☐ Wider, indirect effects on biodiversity cannot be ignored
- ☐ Natural environment would be left in a worse state than before.
- ☐ Would destroy the peace of the Sanctuary and no amount of mitigation measures would address these.

Local Member for Newnham

- 7.3 Cllr Dr Markus Gehring (Newnham) – Call it in to Committee if officers recommend approval. Very large development very close to one of the most sensitive nature areas in Newnham.
- 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 the main issues are as follows:
1. Principle of development
 2. Context of site, design and external spaces (and impact on heritage assets)
 3. Setting of Listed Buildings
 4. Carbon reduction and sustainable design
 5. Biodiversity impacts
 6. Tree Impacts
 7. Residential amenity
 8. Water management and flood risk
 9. Refuse arrangements
 10. Highway safety
 11. Car and cycle parking
 12. Other Matters

Principle of Development

- 8.2 The proposal is for the demolition of the existing dwelling and erection of two dwellings within the site.
- 8.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

- 8.4 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with Policy 3 of the Local Plan 2018.
- 8.5 Policy 52 of the Local Plan 2018 states that proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
 - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
 - c. the amenity and privacy of neighbouring, existing and new properties is protected;
 - d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
 - e. there is no detrimental effect on the potential comprehensive development of the wider area.
- 8.6 With this in mind, the principle of the proposal is acceptable subject to satisfaction against the above criteria. This will also be assessed against other relevant policies within the Local Plan 2018 in the below section.

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

- 8.7 Policy 55 of the Local Plan 2018 states that development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high quality places. Development will:

- a. identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site;
 - b. be well connected to, and integrated with, the immediate locality and wider city; and
 - c. use appropriate local characteristics to help inform the use, siting, massing, scale, form, materials and landscape design of new development.
- 8.8 Paragraph 7.3 within the supporting text states that the context of a development describes the setting of a site or area including land uses, open spaces, the built and natural environment and social and physical characteristics. Proposals for new development should create a scale and form that is appropriate to existing buildings, the public realm and open spaces, which complement the local identity of an area.
- 8.9 Policy 57 of the Local Plan 2018 states that high quality new buildings will be supported where it can be demonstrated they:
- a. have a positive impact on their setting in terms of location on the site, height, scale and form, materials and detailing, ground floor activity, wider townscape and landscape impacts and available views;
 - b. are convenient, safe and accessible for all users;
 - c. are constructed in a sustainable manner and are easily adaptable;
 - d. successfully integrate functional needs such as refuse and recycling, bicycles and car parking;
 - e. design measures to reduce the environmental impact of the buildings, such as renewable energy systems and other rooftop plant and services, in an architecturally integrated way;
 - f. successfully integrate features such as meter boxes in an unobtrusive manner;
 - g. position building names and numbers clearly and ensure that secure letter boxes are conveniently located and accessible from the street; and
 - h. include an appropriate scale of features and facilities to maintain and increase levels of biodiversity in the built environment.
- 8.10 Paragraph 7.10 within the supporting text states that it is important that a proposed development is considered in terms of site location, height, scale, form and proportions, along with

materials and detailing, with the latter two linking directly to the quality and durability of a proposal.

- 8.11 Policy 61 of the Local Plan 2018 states that proposals should:
- a. preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;
 - b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
 - c. be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;
 - d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and
 - e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.
- 8.12 The West Cambridge Conservation Area Appraisal highlights that the area provides an interesting mix of mainly late 19th or early 20th Century houses, in addition to more modern buildings. The largest Character Area is the Grange Road Area, which is defined by its spacious family houses of the late 19th Century, large gardens on generous plots with mature trees and planting and a high ratio of green open space to built area.
- 8.13 The Appraisal continues by adding that the layout is notable for the survival of many of the late 19th Century residential buildings in their original plots, which tend to be quite narrow but deep, providing large back gardens.
- 8.14 Policy 67 states that the 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 the open space can be satisfactorily replaced or re-provision located close to the site.
- 8.15 The Conservation Area Appraisal identifies the ARBS as a City Wildlife Site which is important for environmental and

recreational purposes as well as the biodiversity contained within it.

- 8.16 Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires decision-makers to, in considering whether to grant planning permission for development which affects a listed building or its setting, have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.17 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 8.18 Paragraph 185 of the National Planning Policy Framework (NPPF) 2021 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Demolition of the existing dwelling

- 8.19 The proposal would comprise the demolition of the existing building within the site. The dwelling was built in 1938 and the contribution it makes to the wider Conservation Area is considered to be positive.
- 8.20 Although this is the case, the building is not identified as either a positive building within the West Cambridge Conservation

Area Appraisal, nor considered to be a Building of Local Interest (BLI). Whilst the building is of a high-quality design and architecture, following a formal consultation with the Council's Conservation Officer, it is considered that subject to the design of any replacement dwelling preserving or enhancing the character and appearance of the Conservation Area, its demolition could be supported in principle in accordance with Policy 55, 57 and 61 of the Local Plan 2018.

Replacement dwelling ('Front House')

- 8.21 The West Cambridge Conservation Area is characterised by a number of different styles/eras, largely generous buildings with substantial gardens. The proposed replacement dwelling, described as the 'Front House' would be located on the footprint of the existing dwelling. The scale would be 2.5 storeys in height (and basement) and would comprise traditional materials, resulting in a proposal that would be similar in scale and design to other buildings within the locality. Therefore, it is considered that the proposal would sit comfortably within the site and in the context of the Conservation Area. In addition, it is considered that the overall form takes cues from early 20th Century established dwellings within the area whilst providing a glazed single storey element, contemporary in style, which whilst noting the Conservation Officer's concerns, is considered by virtue of its positioning and subservient scale, unobtrusive in the wider context.
- 8.22 Given its location behind the dwelling of No.16 Adams Road and substantial screening to the south and east of the application site, only limited long range views would be possible (from Adams Road and from Grange Road). Following a formal consultation with the Council's Conservation Officer, although some concerns have been raised with regards the southern elevation dormer size, in Officers' view, it is considered that this is proportional to the roofscape of the proposed dwelling and would be in-keeping with other nearby dwellings which consist of variations in dormer styles and sizes, most of which are more prominent within the street scene. Therefore, this is not considered sufficient reason to warrant refusal of the application and therefore subject to dormer details and materials being conditioned on any planning consent granted, the proposed Front House would not have a greater impact upon the character and appearance of the Conservation Area than the

existing dwelling and is compliant with Policy 55, 57 and 61 of the Local Plan 2018.

- 8.23 Although the loss of the substantial rear garden space is noted, significant portions of the green space including grass, trees and shrubs would remain with the principal outside amenity spaces positioned to the south and west of the proposed dwelling. Whilst large portions of the site would comprise hardstanding and patio area, outdoor space would represent approximately 65 percent of the total area of application site for the proposed dwelling and therefore it is considered that the proposal would accord with the West Cambridge Area Appraisal in terms of ensuring that the character of large gardens within generous plots with mature trees and planting with a high ratio of green open space to built area is maintained.
- 8.24 In terms of bin and cycle store provision, the proposed dwelling would have both stores located at the plot's frontage. The location and details of which are considered acceptable in accordance with Policy 57 of the Local Plan 2018.
- 8.25 Taking all this into account, it is considered that the proposed development would have an acceptable siting, form, height, layout and design, which responds positively to the character of the Conservation Area, would be appropriate to the surrounding pattern of development and character of the area and sufficient garden space is retained that is important to biodiversity interests. Therefore, the proposal is compliant with Policy 52, 55, 57 and 61 of the Local Plan 2018.

Proposed new dwelling ('Rear House')

- 8.26 The proposed dwelling would be situated immediately behind the Front House, with a separation distance of approximately 5 metres between these two storey elements. Whilst it is noted that in plan form, the proposed dwellings would appear as one residential unit, the separation by virtue of a combination of hardstanding and hedging would when viewed within the site's context appear as two stand-alone, distinctive dwellings.
- 8.27 Although the dwelling would be clearly visible from the private access to the ARBS and to some extent, from the ARBS site itself, given its position within the site, public views would be

limited which would be partially hidden by mature vegetation bordering the Old Trinity Field/ARBS access.

- 8.28 Whilst several representations concerning this and the housing density are acknowledged, taking all this into account and given that it is not unusual to find generous detached dwellings being situated in close proximity to each other (as noted by the Council's Conservation Officer) within the Grange Road part of the West Cambridge Conservation Area, examples of which include those along the southern side of Adams Road and the cul-de-sac of Clarkson Close, it is not considered that the limited space between the buildings would harm the character and appearance of the Conservation Area in this instance.
- 8.29 As discussed previously, the West Cambridge Conservation Area is characterized by a wide range of different architectural styles, including contemporary designs such as No.9 Wilberforce Road. The proposed dwelling would consist of a flat roof form, with largely two storey elements, a single storey 'wing' and a three storey section set back approximately 16 metres from the ARBS to the north of the application site.
- 8.30 Whilst the overall design has steered away from a traditional approach, and the dwelling lacks subservience in scale and massing to the existing dwelling, the proposal is of high quality design, resulting in a unique and individual building which draws on the contemporary buildings found elsewhere in the wider context. The scale is such that there is minimal increase in eaves and ridge height when compared to the existing building. Moreover, when viewing the proposed dwellings from the eastern elevation, the ridge line would not extend beyond the Front House ridge height and in the context of 2.5 storeys and 3 storey properties along Adams Road including the substantial massing and scale of No.6 and No.10 Adams Road, it is not considered that the proposed dwelling would be out of keeping with the prevailing character of the Conservation Area, noting that the proposal would be in a much less prominent position when compared with other examples in the local area.
- 8.31 Whilst the Conservation Officer raises concerns about the large sections of glazing and it is agreed that light spill may result upon the wider area, particularly from first floor and second floor elevations, this could be adequately addressed requiring that specialist glazing be installed mitigating excessive light spill.

- 8.32 The area is characterized as having large rear gardens and the inspector noted in an appeal at 15 Clarkson Close that ‘behind the frontage, development is large rear gardens that provide a leafy backdrop to the street scene’ (APP/Q0505/D/16/3157264). A predominant section of the existing rear garden would be occupied by the proposed dwelling. Whilst this is the case, the building footprint would only equate to approximately 30 percent of the total plot size, with approximately 42 per cent of the site comprising soft landscaping, with the remainder hard landscaping (patio and driveway). Therefore, it is considered that significant portions of the green space including grass, trees and shrubs would remain with the principal outside amenity space positioned to the west of the proposed dwelling. Therefore, it is considered that the proposal would accord with the West Cambridge Area Appraisal in terms of ensuring that the character of large gardens within generous plots with mature trees and planting with a high ratio of green open space to built area is maintained.
- 8.33 Several representations have been raised with regards the impact of the proposal on the character of the ARBS, specifically in terms of noise impacts, light spill and visual impacts, and adverse impacts upon this designated protected open space. As discussed above, the proposed three storey element would be located approximately 16 metres from this northern boundary, with the two storey element situated approximately 8 metres from this boundary. A reasonable green buffer zone is proposed, details of species specification and mix would be conditioned on any approval granted. The mature trees within the boundary of the ARBS would be unaffected by the construction as demonstrated in the provided method statement within the arboricultural report, which will be conditioned as an approved document on any consent granted.
- 8.34 Whilst representations have raised the importance of the residential garden land which acts as a buffer and fulfills one or more of the criteria of land under Policy 67 of the Local Plan, the current application site is designated as residential garden land and is not vacant, therefore, whilst it may contribute to the biodiversity of the area, it cannot be considered as open space under this policy in its own right.
- 8.35 Following withdrawal of the previous application, 19/0831/FUL, the proposed three storey element has been re-sited further

from the ARBS, the two storey element re-sited a further 2 metres and the extent of glazing on the northern elevation substantially reduced. The current proposal is to a large extent solid walls, materials consisting of beige stone and metal. Although some glazing on this northern elevation is proposed, this would either be confined to the single storey wing, located approximately 28 metres from the ARBS boundary or modest amounts within the three storey element. Following a formal consultation with the Council's Nature Conservation Officer, the lux levels of the glazing would be controlled by condition, details of which would be required.

- 8.36 The proposed height of the two storey element would measure approximately 6 metres and whilst the width of this would be extensive, measuring approximately 24 metres, when viewed from the closest Bird Sanctuary path and noting the existing mature vegetation, following the case officer's site visit, it is considered that only glimpse views would be possible.
- 8.37 Taking all this into account, whilst the proposed dwelling would be partially visible, particularly in the winter months, the set back within the plot, the predominantly two storey scale of the dwelling and the limited light spill would not in the view of Officers result in unacceptable dominating impacts upon the character of the ARBS and would not adversely impact its natural recreational and environmental purposes. Given that this is the case, the proposal is not considered by Officers to have a social harm upon the purposes of this wildlife site nor its public contribution and its special characteristics/uniqueness.
- 8.38 Whilst concerns regarding noise impacts are acknowledged, given that the area surrounding the application site is largely residential in nature, comprising gardens and ancillary detached garden rooms, it is not considered that potential noise levels would have such an impact upon the character of the ARBS to warrant refusal of the scheme. It is noted that principal outdoor amenity spaces and the third storey balcony would be a substantial distance from the ARBS boundary in any case. To mitigate noise and dust impacts during the construction phase, a construction ecological mitigation plan and restrictions on construction times will be conditioned on any consent granted.
- 8.39 Moreover, attention has been drawn to previous developments close to the ARBS. Whilst each application is determined on its

own merits, the development at 1 Clarkson Close has a siting closer to the ARBS than this proposal and a similar length of elevation adjacent to the ARBS, whilst being 9 metres in height and was considered to not have an adverse impact on the City Wildlife Site in visual terms.

- 8.40 Other representations have referred to other previously proposed developments close to the Bird Sanctuary being either withdrawn or rejected. Although these comments are acknowledged, Officers are not aware of recent cases. Notwithstanding this, each case is determined on its own merits.
- 8.41 Concerns have been raised with regards the visual impact upon the ARBS access track and its proximity of such. The proposal would be sited approximately 13 metres from this access. Whilst the proposal as demonstrated in the supporting documentation would be clearly visible, given the transient purpose of the access to serve users of the ARBS, it is not considered that the proposal would have a detrimental impact upon the character of the ARBS in this instance.
- 8.42 In terms of bin and cycle store provision, the proposed dwelling would have a refuse area at the entrance to the plot. The bike store would be located to the side of the dwelling in relation to the proposed pool/gym area and is considered to be easily accessible to future occupiers. The location and details of these elements are considered acceptable in accordance with Policy 57 of the Local Plan 2018.
- 8.43 Taking all this into account, it is considered that the proposed development would have an acceptable siting, form, height, layout and design, which responds positively to the character of the Conservation Area, would be appropriate to the surrounding pattern of development and character of the area and sufficient garden space is retained which is important to biodiversity interests. In addition, it would have no adverse impacts upon the character of the ARBS as a protected open space. Therefore, the proposal is compliant with Policy 52, 55, 57, 61 and 67 of the Local Plan 2018 and the NPPF 2021.

Setting of Listed Buildings

- 8.44 Whilst representations concerning the impact upon the setting of Listed Buildings is acknowledged, no objections from the Conservation Officer are raised regarding this and given the substantial distance from the nearest Listed Buildings and the intervening vegetation and built forms, it is not considered that the proposal would result in harm to the setting of Listed Buildings in accordance with Policy 61 and 62 of the Local Plan 2018.

Sustainable design and construction

- 8.45 Policy 28 of the Local Plan 2018 seeks opportunities to integrate the principles of sustainable design and construction into the design of proposals.
- 8.46 A number of representations have highlighted that the demolition of the existing dwelling would have adverse impacts upon the environment in terms of embodied carbon. Whilst the loss of this dwellings fabric is acknowledged, given that the proposed design and construction of the replacement dwelling would be an improvement in sustainability terms over the existing dwelling and both this dwelling and additional dwelling to the rear would comprise ground source heat pumps and energy/water efficiency measures, the proposals are considered to be compliant with Policy 28 and 29 of the Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity impacts

- 8.47 Policy 69 of the Local Plan 2018 states that in determining any planning application affecting a site of biodiversity or geodiversity importance, development will be permitted if it will not have an adverse impact on, or lead to the loss of, part or all of a site identified on the Policies Map. Regard must be had to the international, national or local status and designation of the site and the nature and quality of the site's intrinsic features, including its rarity.

Where development is permitted, proposals must include measures:

- a. to minimise harm;

- b. to secure achievable mitigation and/or compensatory measures; and
- c. where possible enhance the nature conservation value of the site affected through habitat creation, linkage and management.

In exceptional circumstances, where the importance of the development outweighs the need to retain the site, adequate replacement habitat must be provided.

Any replacement habitat must be provided before development commences on any proposed area of habitat to be lost.

- 8.48 The Adams Road Bird Sanctuary (ARBS) is one of a number of designated City Wildlife Sites and County Wildlife Sites based on substantive nature conservation interest against published criteria.
- 8.49 Paragraph 7.65 supporting text states that development would only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; and that, where required, suitable mitigation measures are acceptable and deliverable. In addition, the potential for the enhancement of the site and adjacent habitats should also be explored. Proposals on or adjacent to a site of local conservation importance should not be granted without proper consideration of the potential to enhance the designated site's biodiversity through enhanced management, habitat creation or the formation of new linkages with adjacent habitat areas.
- 8.50 Paragraph 7.66 states that where development is proposed within, adjoining or which will otherwise affect a locally-designated nature conservation site, comprehensive surveys of the historic and existing biodiversity importance, a professional ecological assessment of the impact of the proposed development and details of measures to protect and enhance the habitat or species identified will be required.
- 8.51 Policy 70 of the Local Plan 2018 states that development will be permitted which protects priority species and habitats and enhances habitats and populations of priority species. If significant harm to the population or conservation status of a protected species, priority species or priority habitat resulting from a development cannot be avoided, adequately mitigated,

or, as a last resort, compensated for, then planning permission will be refused.

- 8.52 The existing application site comprises amenity grassland, trees, shrubs and hedgerows. According to the updated Preliminary Ecological Appraisal (PEA), the adjacent City Wildlife Site is designated on the basis of its broadleaved woodland, swamp, marginal vegetation and standing and running water.
- 8.53 Whilst several representations regarding the validity and reliability of this PEA have been received and the fieldwork survey was carried out in 2018, the updated report was dated September 2019 and therefore valid at the time this application was received. No objections from the Nature Conservation Officer with regards this are noted.
- 8.54 Following a formal consultation with the Council's Nature Conservation Officer, it is understood that the ARBS is known to host protected species such as nesting birds, bats, great crested newts and invertebrates. Following the revised PEA, concerns were raised from the Officer with regards the associated negative impact upon this adjacent site, and the lack of consideration of the mitigation hierarchy with respect the designated site boundary, for instance, by positioning the buildings further from the boundary and reducing glazed elements that face Adams Road Sanctuary. The Nature Conservation Officer therefore objects on the basis of Policy 69 of the Local Plan 2018.
- 8.55 Whilst these comments are acknowledged, following withdrawal of the previous application, the glazing elements at both single and two storey level closest to the ARBS have been removed from the proposal and the three storey element sited substantially further from the boundary than previously proposed and sufficiently outside the root protection areas of these adjacent trees. Whilst it is noted that the proposal would still remain fairly close to the ARBS, these changes are considered to avoid the indirect impacts such as bird strike implications associated with the glazing.
- 8.56 Given that the proposed dwelling would be sited on largely amenity grassland, the habitat value is considered to be fairly small. A reasonable green buffer, measuring approximately 6

metres in depth would separate the proposed hardstanding and built form of the proposed Rear House which would help to compensate for any loss of vegetation. In addition, replacement trees would be planted within the site which will be discussed in a later section. Therefore, it is considered that large parts of the grassland would be retained and enhanced through the proposed green buffer, the proposal is compliant with Policy 52 of the Local Plan 2018.

- 8.57 Following these comments, a biodiversity net gain metric has been provided. Whilst several representations have questioned the calculations and the inadequacy of the analysis, a formal consultation with the Council's Nature Conservation Officer confirms that the landscape scheme would deliver a small onsite net gain. In discussion with the Landscape Officer, a suitable soft landscaping scheme could be achieved within the site and therefore it is considered reasonable and necessary that this is conditioned in addition to securing its ongoing management.
- 8.58 In addition, measures to minimize harm could be secured via a construction management ecological condition to limit noise, dust and removal of vegetation outside of active seasons. In addition, specialist glazing and less than 1 lux lighting zone would be conditioned as part of the ecological lighting design strategy and therefore any impacts on the adjacent designated site could be minimized in accordance with Policy 69(a) of the Local Plan 2018.
- 8.59 As discussed above, whilst the proposed Rear House would be situated within 8 metres of the ARBS and the Nature Conservation Officer objects to the proposal, the ecological mitigation plan demonstrates that appropriate compensation measures could be achieved such as bird boxes and hedgehog holes in accordance with Policy 69(b) of the local Plan 2018.
- 8.60 Moreover, as demonstrated through the Biodiversity Net Gain calculations, the creation of the green buffer zone is considered to provide habitat creation and linkages to adjacent sites in accordance with Policy 69(c) of the Local Plan 2018.
- 8.61 With regards any direct harm upon protected species, a single bat roost in the garage has been identified and following a formal consultation with the Council's Nature Conservation

Officer, a condition requiring mitigation will be attached on any approval granted in accordance with Policy 70 of the Local Plan 2018.

- 8.62 Whilst several representations have been received with regards the adverse effects on biodiversity and the lack of mitigation, it is considered that on balance the supporting information has demonstrated that the proposal meets the criteria within Policy 69 and Policy 70 subject to the recommended conditions in addition to the green roof condition in accordance with Policy 31.

Tree Impacts

- 8.63 Policy 71 of the Local Plan 2018 states that development will not be permitted which involves felling, significant surgery (either now or in the foreseeable future) and potential root damage to trees of amenity or other value, unless there are demonstrable public benefits accruing from the proposal which clearly outweigh the current and future amenity value of the trees.

Development proposals should:

- a. preserve, protect and enhance existing trees and hedges that have amenity value as perceived from the public realm;
- b. provide appropriate replacement planting, where felling is proved necessary; and
- c. provide sufficient space for trees and other vegetation to mature.

- 8.64 A total of nine trees would be removed to enable the construction of the two dwellings. The two statutory protected trees (TPOs) within the site would not be impacted. Following a formal consultation with the Council's Trees Officer, whilst there is no objection to the loss of these nine trees, concerns have been raised regarding the lack of space within the site to mitigate the loss of trees via replacements and further reduction on the amount of useable outdoor space and resultant shading.
- 8.65 The existing dwelling is shaded by trees situated to the south of the site. Whilst this benefits from a large garden and private outdoor amenity space to the rear, by virtue of its position within the plot, closer to existing trees than the proposed dwelling

(front house), it is considered that habitable room windows are currently subject to substantial shading.

- 8.66 The proposed front house would be situated slightly further north within the plot and extensive glazing is proposed at ground floor level with additional rooflights so that it maximizes sunlight internally.
- 8.67 The Trees Officer and third party representations have raised concerns regarding the reasonable future pressure for tree removal resulting from the lack of usability of outside space and impact on shading. It is acknowledged, as demonstrated by the 'proposed site plan with tree survey' that the front house plot would be shaded for some parts of the day. However, small parts of the garden would be subject to no shading and at other times of the day, parts of the patio area would not be subjected to shading. Whilst the usability of the garden space would largely be dictated by the sun's movement, it is considered that given the extensive garden space and multiple patio areas proposed, on balance, it is not considered that the proposal would result in additional future pressure for tree removal in accordance with Policy 71 of the Local Plan 2018.
- 8.68 Whilst this is the case with the front house, the proposed rear house would be sited a reasonable distance away from trees along or close to the western boundary and therefore would not result in pressure for future tree removal as a result of existing trees on site.
- 8.69 Replacement tree planting is proposed as illustrated by the 'proposed site plan'. Whilst the Council's Trees Officer and third party concerns regarding insufficient space for these replacement trees and the potential for future reduction of usable outside space is acknowledged, the proposed replacement trees would be situated along the northern boundary and would contribute to the green buffer bordering the ARBS.
- 8.70 The illustrative replacement tree planting, whilst positioned fairly close to the proposed rear house, would in principle be acceptable due to the extensive 62 metres length by 6 metres depth of assigned buffer zone. Moreover, due to the area's northern orientation and the lack of fenestrations in the proposed rear house at ground and first storey level, it is

considered that a replacement tree planting scheme could be deliverable on the site without impacting the usability of the proposed dwelling's internal and external spaces, nor impacting the root protection areas of trees within or adjacent to the site. Therefore, subject to a soft landscaping scheme detailing species choice and specification, the proposal is in accordance with Policy 71 of the Local Plan 2018.

8.71 An arboricultural survey and impact assessment has been provided which demonstrates that the other trees within the site could be protected from harm. Whilst the Council's Trees Officer has concerns regarding the availability of space for drainage, access, storage of materials and construction, there is considered to be substantial space in the north-west and north east parts of the site which in principle could avoid the canopies and root protection areas of the trees. In addition, service trenches and species techniques would be employed to avoid incursions into the root protection areas of trees as described in the Arboricultural report and method statement. Therefore, it is considered that the proposal is in accordance with Policy 71 of the Local Plan 2018.

8.72 Other concerns have been raised with regards the trees within the ARBS boundary, and the western hedgerow bordering the access track. It is considered that there is sufficient space to avoid impacts upon this hedgerow.

Residential Amenity Impact

Neighbour impacts

8.73 The proposed dwellings would be situated a substantial distance from the closest neighbouring dwellings, with respective distances to No.16 and No.19 Adams Road being approximately 40 metres from any first and second floor windows. Therefore, it is not considered that the proposed dwellings would result in significant overbearing, loss of light or overlooking impacts upon nearby neighbouring dwellings.

8.74 Whilst the separation distances between the two proposed dwellings are close, given that any windows serving habitable rooms on first and second floors of the proposed front house dwelling would be secondary or serve non-habitable room

windows, these could be conditioned to be obscured on any consent granted.

- 8.75 An extensive balcony/terrace is proposed on the second floor of the proposed rear house. Given that any views to the south would be blocked by the bulk and massing of the front house, limited overlooking of the front house's garden space would be possible and therefore not significant in this instance.
- 8.76 Concerns have been raised regarding the visual intrusion on No.16 Adams Road. Whilst extensive areas of glazing are proposed on the rear house's western elevation, given the substantial distance and intervening mature vegetation, it is not considered that the proposal would result in significant disturbance on account of excessive lighting/illumination. Moreover, as discussed previously, it is considered that the light spill could be further mitigated by conditioning specialist glazing on any approval granted.
- 8.77 Following a formal consultation with the Council's Environmental Health Officer, it is considered that in the interests of safeguarding neighbouring residential amenities, conditions could reasonably be attached with regards construction, noisy works and deliveries, piling, and dust on any consent granted in accordance with Policy 35 of the Local Plan 2018.
- 8.78 Following consultation with the Environmental Health Officer, due to the proposed close proximity of ground source heat pumps to each dwelling, it is considered that sufficient noise insulation should be provided to mitigate associated noise impacts. This will be conditioned on any approval granted in accordance with Policy 35 of the Local Plan 2018.
- 8.79 Therefore, taking all this into account, subject to conditions, it is considered that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 35, 52, 55 and 56.

Future occupiers

- 8.80 The proposed dwellings would meet the requirements of a 6 bedroom, 8 person internal space standards in accordance with Policy 50 of the Local Plan 2018.
- 8.81 Whilst as discussed previously, the front house's outdoor amenity space would be subject to some shading, taking into account the amount of patio space available, it is considered that at times during the day, this amenity space would enjoy some direct sunlight. It is therefore considered that there is sufficient quality and amount of outdoor amenity space to provide residents with acceptable practicable space for play, rest and clothes drying in accordance with Policy 50 of the Local Plan 2018.
- 8.82 In terms of accessibility of the proposed dwellings, the proposal exceeds the requirements of Policy 51 (part M4(2) of Building Regulations compliance) by providing a ground floor WCs, level access, and lift access. Therefore, the proposal is in accordance with Policy 51 of the Local Plan 2018.

Integrated water management and flood risk

- 8.83 The application site is situated within Flood Zone 1 with no high surface water issues identified within the footprints of the proposed dwellings. Whilst third party representations concerning ground water pollution are acknowledged, no objection has been raised by the Council's Drainage Officer subject to foul and surface water conditions which would have regard for appropriate disposal of surface water. This is considered reasonable and necessary in accordance with Policy 31 and 32 of the Local Plan 2018.
- 8.84 Policy 31 requires all flat roofs to be green or brown providing it is acceptable in the historic environment. In this instance, extensive flat roofs are proposed to both dwellings and green or brown roofs would not detract from the character of the Conservation Area. Therefore, it is considered that this will be conditioned on any approval granted in accordance with this policy requirement.

Refuse Arrangements

- 8.85 Bin stores are considered to be appropriately located with easy direct access to the roadside. Taking into account the dragging distance involved of the existing dwelling, it is not considered that the additional distance required for the additional dwelling to the north would be unacceptable in this instance. Therefore, the proposal is considered to be compliant with Policy 57 of the Local Plan 2018.

Highway Safety

- 8.86 Whilst third party representations regarding the potential increase in traffic and risks to pedestrian/cyclists are acknowledged, following a formal consultation with the Local Highways Authority, it is considered that subject to a contractors parking plan, 2x2 metre pedestrian visibility splays and driveway construction conditions, the proposal is compliant with Policy 81 of the Local Plan 2018.

Car parking and cycle provision

- 8.87 The application site is located outside of the controlled parking zone. The proposed front house would accommodate car parking within the basement and the rear house would accommodate vehicles within the drive. Therefore, it is considered that there would be sufficient space within the plots of the proposed dwellings for at least two car parking spaces with turning capacity in accordance with Policy 52 and 82 of the Local Plan 2018.
- 8.88 Covered cycle parking would be provided in convenient locations as demonstrated and details of which would be conditioned on any consent granted in accordance with Policy 52 and 82 of the Local Plan 2018.

Other matters

- 8.89 Third party representations have been received with regards misleading information, planning policies and visual representations within the supporting documentation. This planning assessment has been subject to a site visit to the application site and ARBS and a thorough assessment of the

materials provided with input from specialist officers regarding technical matters.

8.90 Whilst minimal social and economic benefits of the scheme have been raised, as discussed, it is considered that the proposal accords with the policies within the Local Plan 2018.

8.91 Whilst comments regarding an Article 4 Directive removing permitted development rights are acknowledged, as this matter is ongoing and has not been determined, it cannot be given weight in the planning assessment process.

8.92 Third party representations regarding the length of time of building work and impact upon the ARBS fence and foundations are acknowledged. Whilst it wouldn't be reasonable to control the length of time for construction works to take place, conditions would be attached to mitigate impacts such as hours of work and control of noise and dust as discussed. Any potential impacts upon adjacent fences and structures is a civil matter outside of this planning assessment.

8.93 Following a formal consultation with the County Archaeological Officer, it is noted that the site has already been subject to investigation and no objections nor conditions are required in this instance in accordance with Policy 61 of the Local Plan 2018 and the NPPF 2021.

8.94 The applicant has agreed to the recommended pre-commencement conditions to be attached to any planning consent granted.

9.0 Planning balance and conclusion

9.1 In conclusion, the proposed development would preserve the character and appearance of the Conservation Area, the retention of sufficient garden land and considerable numbers of trees within the site. The scheme provides for a high-quality living environment for future occupiers whilst protecting neighbour amenities.

9.2 Whilst objections from the Council's Trees Officer and Nature Conservation Officer are acknowledged, it is considered that on balance, the scheme has demonstrated that the biodiversity

interests of the site and adjacent designated site would be both minimized, mitigated and compensatory measures provided in accordance with local plan policies. It is considered that there is sufficient space within the site for a deliverable tree planting scheme whilst not resulting in future pressure for tree removal.

- 9.3 For the reasons set out in this report, officers consider the planning application to be acceptable in accordance with relevant national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

10.0 Recommendation

- 10.1 Officers recommend that the Planning Committee approve the application, 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 commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, 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).

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

The scheme shall include:

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

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

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policy 31 and 32 of the Local Plan 2018.

5. No demolition or construction works shall commence on site until a contractors parking plan has been agreed in writing with the Planning Authority. The aim of the plan should be to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors under taking the works.

Reason: in the interests of highway safety in accordance with Policy 81 and 82 of the Local Plan 2018.

6. No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of biodiversity protection zones.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timings of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies 57, 69 and 70 of the Local Plan 2018.

7. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include: a) 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; The scheme must be developed and delivered in line with the Landscape Institute's current guidance on plant

biosecurity (Biosecurity Toolkit); b) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas. c) If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation. d) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected including provision for gaps in fencing for hedgehogs.

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 (existing retained or proposed) that, within a period of five years after planting (or replanting if previously failed), are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation. Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

8. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

9. There should 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 unless otherwise previously agreed in writing

with the Local Planning Authority.

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

10. No construction or demolition work shall be carried out and no plant or power operated machinery 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, unless otherwise previously agreed in writing with the Local Planning Authority.

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

11. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed 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 statement.

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

12. The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
 - a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
 - b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

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

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

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).

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

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

14. The development hereby approved, shall be carried out in strict accordance with the recommendations contained within the Arboricultural Impact Assessment and Method Statement prepared by A.T Coombes Associates Ltd, dated 20th March 2021 and the associated drawings (Appendix 4 - Tree Protection Plan).

Reason: To ensure that any works undertaken comply with

arboricultural best practice and minimise the impact on the tree's health and amenity in accordance with Policy 71 of the Local Plan 2018.

15. The 'Rear House', hereby permitted, shall not be occupied until the proposed first floor windows in the northern elevation of the 'Front House', have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

16. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

17. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the bin stores provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the refuse for future occupiers (Cambridge Local Plan 2018 policy 56, 57).

18. Notwithstanding the Ecological Mitigation Plan and Biodiversity Net Gain calculations provided, no development above ground level, other than demolition, shall commence until a biodiversity

enhancement scheme has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10%. The installation of the boxes and biodiversity enhancements as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To provide ecological enhancements for protected species on the site in accordance with Policy 69 of the Local Plan 2018.

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

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

20. The flat roofs hereby approved shall be a Green Roof or Brown Roof unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self-vegetate. The roofs 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/repair or escape in case of emergency.

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

21. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff

sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with Policy 31 and 32 of the Local Plan 2018 and the NPPF 2021.

22. No building hereby permitted shall be occupied until foul water drainage works have been detailed 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 in accordance with Policy 31 and 32 of the Local Plan 2018.

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

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

24. 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).

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

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

26. Prior to first occupation of the dwellings, the pedestrian visibility splay of 2m x 2m to the western side of the access (as shown on dwg 10 of the Transport Statement) shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the life time of the development.

Reason: In the interests of highway safety in accordance with Policy 81 of the Local Plan 2018.

27. The widening of the drive way 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. 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 in accordance with Policy 81 of the Local Plan 2018.

28. The drive shall be constructed using a bound material for a distance of not less than 5m from the boundary of the adopted public highway (in this case the back of the footway) to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highway safety in accordance with Policy 81 of the Local Plan 2018.

29. No permanent connection to the electricity distribution network shall be undertaken until a dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that at least one active electric vehicle charge point will be

designed and installed with a minimum power rating output of 7kW for each residential unit.

The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

30. The demolition of the garage building shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To safeguard protected species in accordance with Policy 57, 69 and 70 of the Local Plan 2018 and the NPPF 2021.

31. Prior to development above slab level, a detailed glazing specification shall be provided and agreed in writing with the Local Planning Authority, detailing the specialist glazing and less than 1 lux lighting zones hereby approved in principle. All development shall be carried out in accordance with these details.

Reason: To conserve ecological interests. (Cambridge Local Plan 2018 policy 57, 69 and 70).

32. Prior to occupation a "lighting design strategy for biodiversity" features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for

example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57, 69 and 70).

33. No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement tree planting. Details are to include number of replacements, species, size, location and approximate date of planting. The replacement planting shall be carried out as approved.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity in accordance with Policy 71 of the Local Plan 2018.

INFORMATIVES

1. The granting of a planning permission does not constitute a permission or license 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.
2. To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

If noise sensitive premises are located within the site boundary, then the glazing of the premises and/or amenity areas will also be a location for the rating level of all plant not to exceed the existing background sound level (LA90).

Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with BS4142:2014+A1:2019. This is to prevent unreasonable 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 an acoustic prediction survey/report in accordance with the principles of BS4142:2014+A1:2019 "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 application boundary having regard to neighbouring premises.

Whilst our requirements are for the rating level not to exceed the background sound level at the application site boundary, if the plant is roof mounted and nearby noise sensitive receivers are in closer proximity than the site boundary and / or the site boundary is afforded shielding from the application building parapet, the nearest noise sensitive receiver would be the required assessment location.

It is important to note that a full BS4142:2014+A1:2019 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound 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, frequency spectrums, 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 acoustic 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.

3. To satisfy the dust minimisation condition, it is required that a dust management plan should reference and have regard to various national and industry best practical technical guidance such as:

Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)

Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)

PLANNING COMMITTEE

3RD NOVEMBER 2021

Application Number	21/00351/HFUL	Agenda Item	
Date Received	27th January 2021	Officer	Charlotte Spencer
Target Date	24th March 2021		
Ward	Queen Ediths		
Site	100 Queen Ediths Way Cambridge		
Proposal	Ground floor rear extension, first floor rear extension, loft conversion with raised ridge height, rear dormer windows and internal alterations		
Applicant	Dr C Thippweswamy 100 Queen Ediths Way Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal respects the character and proportions of the original building and surrounding context.</p> <p>The proposal respects the residential amenity of the neighbouring properties.</p> <p>The proposal complies with the Council's Parking Standards.</p> <p>The proposal provides adequate protection for bats.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application relates to a two storey, detached dwelling house located to the South of Queen Ediths Way. The brick and tile dwelling is set back from the road by an area of hardstanding and soft landscaping which provides space to park two cars within the curtilage of the dwelling. To the rear

lies a garden area which acts as private amenity space for the occupiers of the dwelling.

- 1.2 The application property shares side boundaries to Nos. 98 and 102 Queen Ediths Way to the West and East respectively. To the rear lies the rear garden of No.1 Almoners Avenue.
- 1.3 The area is residential in character and appearance and there are no relevant constraints on the site.

2.0 THE PROPOSAL

- 2.1 The application is seeking planning permission for a ground floor rear extension, first floor rear extension, loft conversion with raised ridge height, rear dormer windows and internal alterations.
- 2.2 The single storey rear extension would project to the rear of the dwelling house by 4 metres and would span the full width of the dwelling house. It would be characterised by a hipped roof with a maximum height of 4.5 metres. The first floor rear extension would have a depth of 2.6 metres and would span for a width of 4 metres to adjoin the existing first floor rear extension.
- 2.3 The main ridge would be raised by 0.6 metres to a height of 7.8 metres and a new crown roof would be created to extend over the proposed first floor extension. A rear dormer would be installed on the rear roof slope. The box dormer would have a width of 3.7 metres, a height of 1.5 metres and a depth of 1.8 metres. Two front rooflights and one side rooflight to each side would be installed. The roof space would be converted to habitable use.
- 2.4 During the determination process, the front dormer was replaced with rooflights and the applicant confirmed that the dwelling would be used for a single household. In addition bat surveys have been submitted.
- 2.5 The application is accompanied by the following supporting information:
 1. Drawings;
 2. Bat reports.

3.0 SITE HISTORY

Reference	Description	Outcome
C/03/0913	Two storey rear and single storey side extensions to existing dwelling house	PERM 15.10.2003

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 55, 56, 58 70

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

Central Government Guidance	National Planning Policy Framework February 2021 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Material Considerations	<u>City Wide Guidance</u>

	Roof Extensions Design Guide (2003).
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No comment on behalf of the Highway Authority.

Nature Conservation Projects Officer

6.2 Following receipt of the bat reports, content with the survey effort and support the recommendation to provide one or more integrated bat boxes into development proposals. Can the proposed number, specification and locations be shown on a drawing for approval prior to determination or alternatively secured via condition.

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

7.0 REPRESENTATIONS

7.1 Councillor Colin McGerty has commented on this application which is summarised as follows:

- The application impinges substantially on the amenity of the neighbouring properties as it further extends the already extended rear of the property;
- Would block the light to the rear of No.98;
- Concerned that the potential for use as an HMO should be avoided.

Cllr Colin McGerty has subsequently called in the application to Planning Committee.

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

- 98 Queen Ediths Way.

7.3 The representations can be summarised as follows:

- The application forms have not been filled in correctly in terms of trees/hedges, ecology and parking;

- The drawings are of a poor quality and no indication of the setting of the building and extensions in relation to neighbours;
- The site contains significant trees and the scale of the development appear to pose a risk to these;
- A tree survey should be submitted and reviewed by the tree officer;
- Should be noted that trees have been cut down prior to the submission;
- The area is known to have good ecological activity;
- An ecological survey should be carried out;
- The site currently has parking for two cars which cannot be enough for a potential nine bedroomed property;
- Is this a HMO;
- The dormers would cause an overlooking issue for neighbours;
- Dormers are not normal in terms of proposed size;
- The raised roof will create overshadowing issue;
- Wall alongside boundary will impact light and outlook;
- Request a light and shadowing study be conducted;
- There are no houses with pseudo roofs of three storeys with ugly dormers;
- The design is against the grain of development of the whole area;
- Damage the pleasant townscape;
-
- Party wall agreements should be put in place before work starts;
- Building times should be imposed by condition.

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 The main planning issues to be considered in the report are as follows:

1. Context of the site, design and external spaces;
2. Residential Amenity;
3. Car parking;
4. Other Matters
5. Third Party Representations

Context of site, design and external spaces

- 8.2 Policies 55, 56, and 58 of the Cambridge Local Plan (2018) seek to ensure that development responds appropriately to its context, is of a high quality, and reflects or successfully contrasts with existing building forms and materials.
- 8.3 Queen Ediths Way comprises a mixture of predominantly detached houses which vary in size, height and design. The raising of the roof would be limited to 0.6 metres and due to the variety of ridge heights of the nearby properties, it is considered it would not appear out of keeping within the street scene. The alterations to the roof would result in a crown roof which would be different to the existing dual pitched roof, however, it is considered that the crown element would not appear overly different to the existing roof form when viewed from the street scene. It is considered that the rooflights would not have a material impact on visual appearance of the existing property.
- 8.4 The roof extension would involve the installation of a dormer on the rear roof plane. Appendix E of the Cambridge Local Plan provides advice for the design of roof extensions. It states that roof extensions should relate well to the proportions, roof form and massing of the existing house and should not over dominate the roof. It is considered that the proposed dormer would not over dominate the rear roof plane as it would be set in from the eaves, sides and ridge. In addition, the dormer would not be visible from the public realm and a number of properties within the area benefit from larger rear dormers. As such, it is considered the dormer is visually acceptable.
- 8.5 The single storey element would have a depth of 4 metres from the existing rear wall. It is noted that it would be attached to an existing rear extension and so it would have a maximum depth of approximately 7.8 metres from the original property. However, as this element would be single storey only it is considered that it would read as a subordinate addition. Whilst it would have a large maximum height it is considered it would have limited visual impact as it would not be visible from the public realm. The first floor element would infill the gap between the original property and the existing first floor extension. It would be limited to 2.6 metres in depth and would not project rearwards of the existing rear element. Subsequently, it is considered that it would not overdominate the existing building.

The works at the rear would not be visible from the street scene, and many properties along Queen Ediths Way have benefit from extensions of varying sizes and designs.

- 8.6 Therefore, it is considered that on balance, the proposal would have an acceptable level of impact on the character and appearance of the existing property, street scene and surrounding area. The proposal is compliant in design terms with Policies 55, 56 and 58 of the Cambridge Local Plan (2018).

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.
- 8.8 The rear extensions would be located 1 metre from the shared boundary with No.102 Queen Ediths Way. The first floor element would not project past the existing rear wall of this neighbouring property and so it is considered it would have limited impact. The ground floor extension would project 4 metres from the ground floor of this neighbour, however due to the limited height of eaves along the boundary, it is considered that the proposed rear extension is unlikely to give rise to any significant amenity impacts in terms of overlooking, overshadowing, or enclosure to No.102.
- 8.9 The rear extensions would be built up to the shared boundary line with No.98 Queen Ediths Way and approximately 1.4 metres from this adjacent dwelling. The first floor rear extension would be on the opposite side of the existing extension and so would not have an impact on this neighbour. The single storey rear extension would not project rearwards of the rear wall of this property, however, No.98 does benefit from side facing ground floor windows close to the proposed extension. However, this has been confirmed by the objector that this window serves a kitchen and due to the low eaves height and small gradient of the roof slope it would not intersect the 25 degree vertical line. It is also noted that there is a ground floor window on the rear elevation which is understood to also serve this area. The height of the eaves would be only 0.3 metres

higher than the maximum height of a boundary treatment that would not require planning permission. Subsequently, whilst it is acknowledged that the single storey extension would have some impact on the side windows of No.98 Queen Ediths Way, it is considered that the impact would not be great enough to warrant a refusal.

- 8.10 The extensions to the roof including the raising of the ridge and dormer would not project rearwards of the roof planes of either neighbouring property. As such, it is considered it would have a limited impact on the amenities of the adjacent dwellings.
- 8.11 One first floor side facing window would be relocated on the western flank elevation. This window serves a landing area, and so it is considered reasonable to add a condition to ensure that this window is obscurely glazed to protect the privacy of No.102 Queen Ediths Way. Concerns have been raised regarding the loss of privacy from the proposed dormer windows. Gardens in a built up area would have some level of overlooking from first floor windows of nearby properties. Whilst it is noted that the proposed dormer would result in windows at a higher level, they are angled to face down the host properties garden and would not allow for direct views over either neighbours' patio area. As such, it is considered that the proposal would not result in an unacceptable level of overlooking.
- 8.12 Concerns have been raised regarding the construction impacts of the proposal. The scheme is, however, relatively small in scale and such impacts are likely to be limited to a temporary period. Whilst there may be impacts arising from construction related activities that would give rise to some harm to the amenity of nearby occupiers, the level of harm would not be significant.
- 8.13 Subsequently, it is considered that the proposal would have an acceptable level of impact on the residential amenities of the neighbouring properties by reason of loss of light, loss of outlook, sense of dominance or loss of privacy. It is considered it is compliant with Policies 56 and 58 of the Cambridge Local Plan (2018).

Car and Cycle Parking

- 8.14 Policy 82 of the Cambridge Local Plan (2018) states that developments should comply with the Council's Parking Standards. Appendix L states that dwelling houses of 3 or more bedrooms outside of the controlled parking zone should have a maximum of 2 spaces per dwelling.
- 8.15 Concerns have been raised about the availability of parking for a potential nine-bed dwelling house. However, the existing property benefits from two off street parking spaces and the proposal would not involve any loss of parking. As such, the maximum amount of car parking spaces for this dwelling is provided and so the proposal is compliant with Policy 82 of the Cambridge Local Plan (2018).

Other Matters

- 8.16 The applicant has provided bat surveys and reports and the Council's Ecology Officer has confirmed they are content with the information and is in agreement with the recommendations to provide one or more integrated bat boxes. The details of the bat boxes have not been provided on the plans, however, as it is considered that the location and number of boxes would not impact the recommendation, it is reasonable to request this information by way of condition. Subject to this condition, it is considered that the application complies with Policy 70 of the Cambridge Local Plan (2018).
- 8.17 Concerns have been raised regarding the impact on the trees on the site. Whilst no information regarding any potential impact on trees has been submitted, it is noted that the trees and hedges on the site are not protected and so can be removed without permission from the Council. As such, it would not be reasonable to request this information.
- 8.18 Concerns have been raised regarding the size of the property following development and that it would be turned into a House of Multiple Occupation. The applicant has confirmed that the dwelling would be used for a single household and not a HMO. As the proposal is for the extension to a dwelling house any potential future uses cannot be considered. It is also noted that a HMO of this size would require separate planning permission

for a change of use. In that instance the impact of having a HMO on this site would be considered.

Third Party Representations

- 8.19 The majority of the neighbour objections have been discussed in the report above.
- 8.20 The plans have been drawn to scale and officers were able to consider the proposal based on the plans submitted and as such the quality of the plans are sufficient. A block plan has been submitted to show the relationship between the proposed extension and neighbouring properties.
- 8.21 Party Wall concerns are a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled. However, an informative can be added to remind the applicant of the requirements within the Party Wall Act.

9.0 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. The development, hereby permitted, shall not be occupied until the proposed first floor windows in the east elevation of the

development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

4. No development above ground level shall commence until a scheme for the provision of bat boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

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