



Cambridge City Council Planning

Date: Wednesday, 20 April 2022

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 three part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
- **Part Two**
Minor/Other Planning Applications
- **Part Three**
General and Enforcement Items

There will be a thirty minute lunch break some time between 12noon and 2pm. With possible short breaks between agenda items subject to the Chair's discretion.

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

2 Apologies

3 Declarations of Interest

4 Minutes

(Pages 7 - 20)

Part 1: Major Planning Applications

5 21/02516/S73 - 66 Colville Road - 10am (Pages 21 - 44)

Part 2: Minor/Other Planning Applications

6 22/00197/FUL - 11 Hinton Avenue - 10:45am (Pages 45 - 64)

7 21/01791/FUL - Land Rear Of 190 Green End Road - 11:15am (Pages 65 - 90)

8 21/04698/S73 - The Tivoli 16 Chesterton Road - 11:45am (Pages 91 - 110)

9 21/05405/FUL - 19 Grantchester Road - 12:15pm (Pages 111 - 136)

10 21/05431/FUL - 17 Greenlands - 12:45pm (Pages 137 - 150)

11 22/00263/HFUL - 18 Neath Farm Court - 1:15pm (Pages 151 - 160)

12 20/01972/COND35 - Netherhall Farm - 1:45pm (Pages 161 - 170)

13 22/00621/FUL - 49 College Fields - 2:15pm (Pages 171 - 186)

Part 3: General and Enforcement Items

14 21/1539/TTPO - Homerton College - 2:45pm (Pages 187 - 198)

15 Enforcement Report April 2022 - 3:15pm (Pages 199 - 206)

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

Alternates: Herbert, McQueen and Page-Croft

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

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

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.

This Meeting will be live streamed to the Council's YouTube page. Those wishing to address the meeting will also be able to do so virtually via Microsoft Teams. Given the ambition to limit numbers of people attending the meeting in person to reduce the risk of infections, we would encourage members of the public who wish to address the Committee to do so virtually.

Should you have to attend in person, we always ask you to maintain social distancing 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 either virtually or in person, you must 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

2 February 2022

10.10 am - 5.15 pm

Present:

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

Also present (virtually) Councillor: Bennett

Officers:

Delivery Manager Development Management: Nigel Blazeby

Area Development Manager: Lorraine Casey

Area Development Manager: Toby Williams

Principal Planner: Steve Fraser-Lim

Principal Planner: Ganesh Gnanamoorthy

Senior Planner: Aaron Coe

Senior Planner: Richard Fitzjohn

Senior Planner: Dean Scrivener

Planner: Sumaya Nakamya

Planning Officer (Strategic Sites): Julia Briggs

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Gary Clift

FOR THE INFORMATION OF THE COUNCIL**22/17/Plan Apologies**

Apologies were received from Councillor Flaubert.

22/18/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Thornburrow	22/21/Plan	Personal: Application in Trumpington where she was a Ward Councillor

		until May 2021. Discretion unfettered.
Councillor Dryden	22/22/Plan	Personal: Member of Resident's Association involved in application. Applicant is the City Council (Cambridge Investment Partnership).

22/19/Plan Minutes

The minutes of the meeting held on 3 November 2021 and 1 December 2021 were approved as a correct record and signed by the Chair.

22/20/Plan 21/02052/FUL - Land South of Wilberforce Road

The Committee received an application for full planning permission.

The application sought approval for the demolition of existing buildings/structures and the erection of college accommodation, new access and landscaping.

Mr Shrimplin (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 and the prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 [with delegated authority granted to Officers to negotiate, secure and complete such an Agreement on terms considered appropriate and necessary].

22/21/Plan 21/04795/FUL - Retail Units at Hobsons Square Local Centre

The Committee received an application for full planning permission.

The application sought approval for the amalgamation of two of the retail units (consented within parcel 8B under reserved matters approval 15/0844/REM),

to create a single convenience store, amendments to the servicing layby and details of operating hours for the retail units, at Parcel 8B of the Clay Farm Site.

The Planner updated her report by referring to updated condition 15 wording on the Amendment Sheet.

Condition 15 amended to:

Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re1enacting that order with or without modification), the 8 restaurant / café hereby approved (formerly approved as use Class A3) and retail unit 1 (formerly approved as use Class A1) shall not be used for any other purpose than Class E(a) or Class E(b) and retail unit 2 (formerly approved as use Class A1) shall not be used for any other purpose than Class E(a), Class E(b) or Class E(e) within 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 and re1enacting that Order with or without modification. Use of these units under any other subcategory of Class E shall not be allowed without the granting of a specific planning permission.

Reason: To ensure that the proposal provides for the day1to-day needs of the local community Cambridge Local Plan policy 72 and section 93 of the NPPF.

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

- i. Neighbours to the units did not support the application.
- ii. The main objection was to the café. Residents were concerned it was described as a bar. They noted officers had restricted the Use class so it could not be used as a bar.
- iii. Expressed concern about how the restaurant would impact on children e.g. the site open to late hours and congregation of smokers outside.

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

Councillor Porrer proposed an amendment to the Officer's recommendation to include a management plan to control areas where people could smoke.

This amendment was **carried unanimously**.

Councillor Smart proposed and Councillor Porrer seconded an amendment to Condition 7 in so far as Sunday opening hours should be restricted to 8am-10pm.

This amendment was **carried unanimously**.

The Committee:

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

- i. the planning conditions set out in the Officer's report and Amendment Sheet;
- ii. delegated authority to Officers in consultation with the Chair, Vice Chair and Spokes to draft and include the following additional conditions:
 - a. requiring a management plan to control areas where people could smoke; and
 - b. a revised Condition 7 reflecting Sunday opening hours were to be restricted to 8am-10pm instead of 7am-11pm.

22/22/Plan 21/04439/FUL - Land North of Colville Road

The Committee received an application for full planning permission.

The application sought approval for the installation of three modular retail units to provide temporary trading space for the duration of development works associated with planning application reference 21/02759/FUL.

The Principal Planner updated his report by referring to updated Condition 3 wording on the Amendment Sheet (and set out below).

Condition 3 should read as follows:

Within thirty months of the commencement of development under planning permission reference 21/02759/FUL or at least three months prior to the planned removal of the portacabins if sooner than thirty months after installation, details for a programme of work to be undertaken after the temporary permission expires, shall be submitted to

and approved in writing by the local planning authority and these works shall be carried out as approved. Details shall include a method statement describing the full extent of removal of any building foundations where applicable and the strategy and timescales for providing the public car park as approved under planning permission reference 19/1034/FUL.

Reason: To ensure the land is always left in an appropriate condition and that the approved public car park is provided. (Cambridge Local Plan 2018; Policies 55 and 82).

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report subject to the conditions recommended by the Officer including the amendment to Condition 3 as specified in the Amendment Sheet.

22/23/Plan 21/02120/FUL - Telephone boxes adj Church of St Mary

The Committee received an application for change of use of 2 no. BT telephone box to E Class Use (for four brochures).

The Area Development Manager proposed an amendment to the Officer's recommendation to remove A1 Use class from Condition 3.

This amendment was **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation to remove old use class A1 restrict Use class in Condition 3 to Ea.

This amendment was **carried unanimously**.

The Area Development Manager proposed an amendment to the Officer's recommendation in Condition 4: Use hereby permitted shall not be operated other than in accordance with the details contained in the Design and Access Statement and Updated Procedure Guide.

This amendment was **carried unanimously**.

The Committee:

Resolved (by 4 votes to 2) 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. delegated authority to officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
 - a. Condition 3 as amended

Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for the sale of tour brochures, tickets and maps only 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: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 57, and 81) .

- b. Condition 4 (additional)

The use hereby permitted shall not be operated other than in accordance with the details contained in a Design and Access Statement and Updated Procedure Guide.

Reason - To minimise the obstruction to the public highway and the free flow of pedestrians within this busy City Centre location (Cambridge Local Plan 2018 Policy 81).

22/24/Plan 21/02121/LBC - Telephone boxes adj Church of St Mary

The Committee received an application for change of Use and alterations to 2 no. BT telephone box to E Class Use (for tour brochures).

The Committee:

Resolved (by 4 votes to 2) to grant the application for change of Use 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.

22/25/Plan 21/01588/FUL - Telephone boxes, Bridge Street

The Committee received an application for change of Use of 1 no. BT telephone box to 1 no. coffee and snacks pod (Class E(a) (former A1 Use).

The Area Development Manager proposed an amendment to the Officer's recommendation to include Condition 3 (as amended):

Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for the sale of tour brochures, tickets and maps only 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: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 57, and 81) .

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 proposed change of use to a drinks and coffee pod would detract from the character and setting of the listed phone box, surrounding heritage assets and the character and appearance of the Conservation Area. The harm would arise as the nature of the proposed use means that activity could not realistically be contained within the limited confines of the phone box. It is therefore likely that the door would need to be kept open for long periods of time and that the use would be heavily reliant upon the already very busy and congested surrounding outside space to

properly function, thereby resulting in an overdevelopment of the area. The proposed change of use and associated works would therefore be contrary to Policies 58 and 61 of the Cambridge Local Plan 2018. It is considered the degree of harm to the heritage assets would be less than substantial and, whilst it is recognised the proposal would provide an alternative use for this listed structure, this is not considered to constitute sufficient public benefit to outweigh the harm, particularly as there has been no assessment of alternative uses that could secure the reuse of the phone box whilst preserving the character of the area. The proposal is therefore also contrary to Paragraph 202 of the NPPF 2021.

- ii. The phone box is located within an area that already experiences a high level of pedestrian traffic and is surrounded by existing predominantly café and restaurant uses. The proposed change of use to a drinks and coffee pod is likely to result in the doors being kept open for long periods of time and a reliance upon the surrounding outside space to adequately function. The proposal would therefore cause an obstruction to the public highway and free flow of pedestrians within this busy location, adversely affecting the safe and efficient use of the public highway, contrary to Policies 58 and 81 of the Cambridge Local Plan 2018.

22/26/Plan 21/01589/LBC - Telephone boxes, Bridge Street

The Committee received an application for the change of Use and alterations of 1 no. BT telephone box to 1 no. coffee and snacks pod (Class E(a) (former A1 use)).

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 reason:

The proposed change of use to a drinks and coffee pod would detract from the character and setting of the listed phone box and surrounding heritage assets. The harm would arise as the nature of the proposed use means that activity could not realistically be contained within the limited confines of the phone box. It is therefore likely that the door would need to be kept open for long periods of time and that the use would be heavily reliant upon the already very busy and congested surrounding outside space to properly function, thereby resulting in an

overdevelopment of the area. Additionally, it has not been demonstrated that the use can be achieved without resulting in damage to the structure of the listed building itself. The proposed change of use and associated works would therefore be contrary to Policies 58 and 61 of the Cambridge Local Plan 2018. It is considered the degree of harm to the heritage assets would be less than substantial and, whilst it is recognised the proposal would provide an alternative use for this listed structure, this is not considered to constitute sufficient public benefit to outweigh the harm, particularly as there has been no assessment of alternative uses that could secure the reuse of the phone box whilst preserving the settings of the phone box and surrounding assets. The proposal is therefore also contrary to Paragraph 202 of the NPPF 2021.

22/27/Plan 21/02862/FUL - 15 Tillyard Way

The Committee received an application for full planning permission.

The application sought approval for a two storey rear extension and loft conversion of existing dwelling to create additional accommodation and development to the side of the existing dwelling to create two self-contained 1-bed flats.

The Planner updated her report by referring to updated conditions 5, 6, 7 and 12 text on the Amendment Sheet.

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

- i. electric vehicle charging points should be provided for the flats; and
- ii. the landscape condition be strengthened to refer to hedges;

The amendments were **carried unanimously**.

Councillor Smart proposed an amendment to the Officer's recommendation that details on the cycle store be submitted for agreement by Chair, Vice Chair and Spokes prior to occupation of the dwellings.

This amendment was **carried unanimously**.

Councillor Gawthorpe Wood proposed amendments to the Officer's recommendation that relative to Condition 9 informatives are included encouraging installation of:

- i. air source heat pumps or other sustainable heating systems (or leaving space so they can be installed in future);

- ii. solar panels on south facing rooves.

The amendments were **carried unanimously**.

Councillor Thornburrow proposed an amendment to the Officer's recommendation encouraging plans to comply with Fire Regulations Part B.

This amendment was **carried unanimously**.

The Committee:

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

- i. the planning conditions set out in the Officer's report and updated conditions 5, 6, 7 and 12 text on the Amendment Sheet;
- ii. delegated authority to officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
 - a. electric vehicle charging points should be provided for the flats;
 - b. the landscape condition be strengthened to refer to hedges;
 - c. details on the cycle store condition to be submitted for agreement by Chair, Vice Chair and Spokes prior to occupation of the dwellings.
- iii. informatives included on the planning permission in respect of:
 - a. air source heat pumps or other sustainable heating systems (or leaving space so they can be installed in future);
 - b. solar panels on south facing rooves; and
 - c. encouraging plans to comply with Fire Regulations Part B.

22/28/Plan 20/03579/FUL - Museum of Technology, 44 Cheddars Lane

The Committee received an application for full planning permission.

The application sought approval for retrospective planning permission for an outdoor bar and servery, and an additional toilet block; and to add Use Classes A3 and D2 to existing D1 Use.

The Committee received a representation in objection to the application from a resident of Riverside Place:

- i. Supported the Museum in principle. Facilities were generally made available on the Museum site and there was a buffer between residents and the Museum.
- ii. The Engineer House had a negative impact on residents:
 - a. More traffic on Riverside, particularly in the evening and at closing time.
 - b. Impact on private driveways.
 - c. Anti-social behaviour (e.g. littering).
- iii. Queried how to manage visitors who had left the Museum site but negatively impacted on residents.

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

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

- i. The overall use of the Riverside Area was set out in the Riverside Vision.
 - a. Residential area.
 - b. Active travel route.
 - c. Museum.
- ii. Riverside had a long history of suffering from anti-social behaviour and criminal activity particularly drug dealing.
- iii. Residents saw the (legitimate) use of Engineer's House as protection against anti-social behaviour.
- iv. There was a long record of outdoor drinking on Logan's Meadow.
- v. There was a lot of noise and anti-social behaviour issues in the Riverside Area generally unconnected to the Museum.
- vi. A long-standing lack of toilets led to regular anti-social behaviour such as urinating in public (as mentioned by the Objector).
- vii. Any noise management plan would fail without support from the community.
- viii. Queried if the 2 years given to Museum to satisfy financial conditions was fit for purpose in case the Museum could not satisfy these. Planning conditions suited conditions pre-Covid but may not reflect conditions now. Queried impact on Museum's ability to seek grant funding in the future.
- ix. Residents had not objected to Museum's proposals in general, had made some requests for minor amendments such as green instead of blue tarpaulins in green spaces.
- x. The Museum may wish to put funding into toilet facilities and leave temporary structures in place at present?

Councillor Porrer proposed an amendment to the Officer's recommendation to include an informative requesting parking space for cargo bikes.

This amendment was **carried unanimously**.

Councillor Thornburrow proposed an amendment to the Officer's recommendation that a management plan should cover traffic and anti-social behaviour issues. The plan would replace Condition 3.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for retrospective 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. delegated authority to officers, in consultation with the Chair, Vice Chair and Spokes to draft and include an additional condition requiring a management plan to cover traffic and anti-social behaviour issues. The plan would replace Condition 3 included in the Officer report; and
- iii. informatives included on the planning permission in respect of parking space for cargo bikes.

22/29/Plan 21/02861/FUL - 393-395 Newmarket Road

The Committee received an application for full planning permission.

The application sought approval for the installation of a mezzanine floor to Unit 2 and modification of S106 Agreement associated with planning permission 18/0363/FUL to allow open non-food retail sales (Class E) from the Unit.

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

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

- i. storage for cargo bikes; and
- ii. highlight the need for an internal lift if site use changes in future.

The amendments were **carried unanimously**.

Councillor Smart proposed an amendment to the Officer's recommendation to include a condition requiring cycle parking closer to Unit 2.

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 prior completion of an Agreement under s106A of the Town and Country Planning Act 1990 with delegated authority granted to Officers to negotiate, secure and complete such an Agreement on terms considered appropriate and necessary;
- ii. the planning conditions set out in the Officer's report;
- iii. delegated authority to officers, in consultation with the Chair, Vice Chair and Spokes to draft and include the following additional condition requiring cycle parking closer to Unit 2; and
- iv. informatives included on the planning permission in respect of:
 - a. storage for cargo bikes; and
 - b. highlighting the need for an internal lift if site use changes in future.

22/30/Plan 21/01791/FUL - Land rear of 190 Green End Road - 3.15pm

The Committee received an application for full planning permission.

The application sought approval for the construction of a 1 bed bungalow.

Councillor Gawthrope Wood proposed and Councillor Thornburrow seconded a proposal to defer the application seeking information on amenity space, access/egress and boundary lines for the property.

This proposal was **carried unanimously**.

The Committee:

The application was deferred.

22/31/Plan Future Planning Committee Date

The Committee received a request to amend a future Planning Committee date.

Officers suggested moving Planning Committee from 23 March 2022 to 20 April 2022. Councillors may choose to use either or both dates.

The Committee:

Unanimously resolved to accept the Officer recommendation to hold a Committee meeting on Wednesday 20 April. To keep 23 March in the diary only to be used if there were significant business reasons i.e. Planners request using this date.

The meeting ended at 5.15 pm

CHAIR

Application Number	21/02516/S73	Agenda Item	
Date Received	28th May 2021	Officer	Ganesh Gnanamoorthy
Target Date	16th November 2021		
Ward	Cherry Hinton		
Site	66 Colville Road Cambridge CB1 9EH		
Proposal	S73 to vary condition 2 (approved drawings) of ref:19/1034/FUL (Demolition of existing flats 66-80b Colville Road and erection of 69 affordable dwellings, including 6 houses and 63 apartments, including resident and public car parking, landscaping and associated works). The amended drawings for consideration are as follows: 9156-2100 - Rev C2, 9156-2101 - Rev C2, 9156-2102 - Rev C2.		
Applicant	Mr Alex Storey Gunpowder Mill Powdermill Lane Waltham Abbey EN9 1BN		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed variation of condition would be acceptable with respect to design, impacts on neighbouring amenity and all other material planning considerations; - The proposal would not unacceptably alter the planning permission granted.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an irregular shaped plot of land with a strong north-south orientation, and occupies approximately 0.76 hectares in area.
- 1.2 The site is not located within a designated conservation area and there are no listed buildings on the site or in the immediate vicinity.
- 1.4 The site benefits from planning permission for “Demolition of existing flats 66-80b Colville Road and erection of 69 affordable dwellings, including 6 houses and 63 apartments, including resident and public car parking, landscaping and associated works.”
- 1.5 Permission was granted on 31st December 2019, having been before the planning committee on 6th November 2019. Development has commenced on site.

2.0 THE PROPOSAL

- 2.1 This application proposes to vary condition 2 of permission reference 19/1034/FUL. The condition on the decision notice read as follows:

Condition 2:

- 2.2 “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.”

- 2.3 The proposal seeks to alter the approved plans by allowing for plant screen to be included at roof level. The screens are necessary to mitigate the impact of noise generated from Air Source Heat Pumps (ASHP) which will be located at roof level. The ASHPs are required in order to ensure that the development is gas free. The previously approved scheme

originally intended to install a gas fire Combined Heat Pump (CHP).

- 2.4 Condition 26 of the original consent sought details of plant to be used in order to ensure that any noise is adequately mitigated, and this has been partially discharged, with details of the proposed AHSPs being considered acceptable subject to screening in the manner proposed under this application.

3.0 SITE HISTORY

- 3.1 Save for the consent that scheme wishes to vary (19/1034/FUL), there is no directly relevant planning history on this site.

Reference	Description	Outcome
19/1034/FUL	Demolition of 32no existing flats and garages, and erection of 75no new affordable dwellings, including 4no houses and 71no apartments, a new community facility, car parking, landscaping and associated works.	Permission granted

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 Local	1, 3, 28, 29, 31, 32, 33, 34 35, 36,

Plan 2018	45, 47, 50, 51, 55, 56, 57, 59, 68, 70, 71, 74, 75, 80, 81, 82, 85
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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
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 Public Art SPD

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection raised.

Urban Design Officer

6.2 No objection raised.

Landscape Officer

6.3 No objection raised.

Drainage Officer

6.4 No objection raised.

Environmental Health Officer

6.5 No objection has been raised.

Local Lead Flood Authority

6.6 No objection raised.

Environment Agency

6.7 No objection raised.

Anglian Water

6.8 No objection raised.

Designing Out Crime Officer

6.9 No objection.

Cambs Fire

6.10 No objection raised

6.11 No other consultation responses have been received.

6.12 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 Letters have been sent to local residents notifying them of the proposed development. In addition, a site notice has been erected and a press notice published. Representations have been received from the following properties:

Street	Number
Poppy Close	1, 4
High Street	91
Fishers Lane	18

7.2 The concerns raised can be summarised as follows:

Concern	Where addressed
Trees removed which should have remained	8.16
Changes unclear from website	8.21, 8.23
Loss of footpath between Fisher's Lane and Colville Road	8.21 – 8.22
Loss of light	8.6

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The proposed amendments to condition 2 does not affect matters of principle. It is worthy of note that the principle of development was found to be acceptable in the original permission, and no material considerations arise which suggest an alternative conclusion should be reached in this instance.

Context of site, design and external spaces

- 8.3 The proposal seeks to alter the approved plans (condition 2), and this would allow for the addition of plant screen at roof top level. The proposal would result in additional bulk to the approved flat block, but it is noted that the location of the ASHPs on the roof have been carefully considered to allow for the plant screen to be set back from the edges of the building, helping to reduce its visual impact. The finish of the screen will be aluminium louvred and an appropriate colour has been proposed to ensure the screen fits well with the approved building.
- 8.4 The Council's Urban Design Officer has been consulted on the proposal, and raises no objections.
- 8.5 With the above in mind, the proposal is considered to be acceptable in design terms, and is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 The proposal makes no significant changes to the built form of the development. The changes proposed do not have any impacts on sunlight/daylight receipt, overlooking or sense of enclosure. It is noted that a representation has raised concerns over the height of the building having an impact on sunlight receipt although the comments do not seem to relate to the plant screen. The screening has been set in from the edges of the building so as to not have an adverse impact on light receipt.
- 8.7 The proposal does seek to add plant screen to the roof of the building, and this is required in order to mitigate the impact of ASHPs that are to be installed in order to allow the scheme to be gas free. The proposal will, therefore, help to protect future occupiers of the development from noise emitted from the ASPs.
- 8.8 The Council's Environmental Health Officer has been consulted on the proposal and considers the proposed changes to be acceptable.

- 8.9 With the above in mind, officers consider that with respect to amenity, the proposal is compliant with Cambridge Local Plan (2018) policy 50.

Refuse Arrangements

- 8.10 The proposed change to condition 2 does not have an impact on refuse arrangements.

Highway Safety

- 8.11 The proposal does not alter any highways arrangements, and will not lead to a change in numbers of comings and goings from the site.

- 8.12 The Highway Authority was consulted as part of the application and they have raised no objection.

Car and Cycle Parking

- 8.13 The proposal does not affect car or cycle parking provision.

Drainage

- 8.14 The proposal has no impact on drainage arrangements. The Council's Drainage Team and the Local Lead Flood Authority have both commented and raised no objection to the proposal.

Trees & Ecology

Trees

- 8.15 The proposal has no impact on trees.
- 8.16 It is noted that a representation has raised concerns regarding trees being felled that were due to be retained. This matter is for Planning Enforcement, and does not affect the current proposal for rooftop plant screen. Planning Enforcement have been asked to look into the issue raised.

Ecology

- 8.17 The proposed amendment to condition 2 would not have a material planning impact upon ecology.

Energy and Sustainability

8.18 The proposal has no energy or sustainability impacts.

Affordable Housing

- 8.19 The proposal does not change the quantum of affordable housing provided, which has been secured by a S106 agreement.

S106 Contributions

- 8.20 The proposal makes no change to the S106 requirements. The existing S106 agreement relates not just to the original permission, but to any subsequent amendments, and so any new consent would also be covered by this agreement.

Third party representations

- 8.21 Representations have been received raising concerns regarding the clarity of information on the website, and the loss of an existing footpath leading from Fishers lane to Colville Road.
- 8.22 The current proposal relates to the provision of rooftop plant screen only and does not propose any changes to any footpaths.
- 8.23 The plans on the Council's website indicate the location of the proposed plant screen both in plan and elevation form. This is considered to be sufficient, and complies with the national requirements for planning application submissions.

9.0 CONCLUSION

- 9.1 The proposal seeks to alter condition 2 to allow for the addition of plant screen to the roof of the apartment block.
- 9.2 The changes proposed are considered acceptable as they would not have an adverse impact on design quality, nor residential amenity.
- 9.3 The proposal does not alter the assessment of any other material planning considerations as per the previous planning application (19/1034/FUL).

10.0 RECOMMENDATION

APPROVE PLANNING PERMISSION subject to (1) the following conditions and (2) compliance with the S106 agreement attached to consent 19/1034/FUL dated 19 December 2019

1. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission ref 19/1034/FUL.

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 conditions of planning permission 19/1034/FUL (as set out below) shall continue to apply to this permission.

Where conditions pertaining to 19/1034/FUL have been discharged, the development of 21/02516/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

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

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

5. Prior to the commencement of above ground works, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations of the buildings hereby approved, inclusive of bin and cycle stores, substations, houses and flat blocks, shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

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

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

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

7. Notwithstanding the plans hereby approved, 5% of all affordable dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings', and 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).

8. The public art provision shall be fully implemented in accordance with the submitted Public Art Strategy and Delivery Plan dated 19th September 2019, unless otherwise approved in writing by the Local Planning Authority.

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

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

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

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

10. 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).

11. Prior to first occupation, visibility splays of 2.00m x 2.00m shall be provided each side of the vehicular access to the two units immediately west of 82-94 Colville Road. The splays shall be provided and retained in perpetuity thereafter.

Reason: In the interests of highway safety (Cambridge Local Plan 2018, Policies 81 and 82).

12. All areas of private land (i.e. that which is not to become adopted public highway) shall be constructed so that all its falls and levels are such that no private water from these areas drains across or onto the adopted public highway.

Reason: In the interest of the safe and effective operation of the highway (Cambridge Local Plan 2018, Policy 81).

13. The proposed driveways, and main access to the site shall be constructed using a bound material, and retained as such thereafter.

Reason: In the interest of the safe and effective operation of the highway (Cambridge Local Plan 2018, Policy 81).

14. The proposed energy strategy as set out in the Energy Statement (Create Consulting Engineers Limited, July 2019) shall be fully implemented prior to first occupation. Any associated renewable and low carbon energy technologies shall be fully installed and operational prior to occupation and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to the occupation. Further information shall also be submitted and agreed in writing by the local planning authority in relation to the technical specification of the proposed gas fired Combined Heat and Power System (CHP), or alternative energy solution, including emissions standards. Any gas fired CHP should meet an emissions standard of:

Spark ignition engine: less than 150 mgNO_x/Nm³

Compression ignition engine: less than 400 mgNO_x/Nm³

Gas turbine: less than 50 mgNO_x/Nm³

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

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

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

15. Water efficiency standards for all residential units will be implemented in line with the water efficiency specification included within the Sustainability Statement (Create Consulting Engineers Limited, July 2019), in order to achieve a design

standard of water use of no more than 110 litres/person/day.

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

16. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority: 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site. 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM. 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary. 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3), unless the phased occupation of the development is first agreed in writing by the Local Planning Authority. The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> (Cambridge Local Plan 2018 Policy 32) and in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning

Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

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

18. Piling or investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

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

19. Prior to first occupation, the surface water drainage scheme shall be constructed and maintained in full accordance with the Flood Risk Assessment and Drainage Strategy as submitted (ref: 581291-MLM-ZZ-XX-RP-C-008) dated 16/07/2019.

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

20. Prior to first occupation, details for the long term maintenance of the surface water drainage system, (including all SuDS features) to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018 Policy 28).

21. The development shall be carried out fully in accordance with AIA carried out by Geosphere Environmental (ref: 4044,EC,AR/RF,KL/17-07-19/V3) dated 17/07/2019

Reason: To ensure that the development has an acceptable impact on trees (Cambridge Local Plan 2018; Policy 71).

22. 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), bridges, boardwalks and Forest School. Soft Landscape works shall include detailed planting plans showing location of species; written specifications (including soils importation and quality control of soils) 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).

23. Prior to first occupation, a schedule of landscape maintenance

for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

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

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

25. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works on the apartment block commencing. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used.

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

26. 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).

27. Prior to the installation of plant, a scheme for the insulation of

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

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

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

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

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

29. Prior to the commencement of the development (or phase of) the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of the heavy metal contamination found at location WS10 as described by the Phase 2 Geoenvironmental Assessment Report by MLM, document ref: 724413-MLM-ZZ-XX-RP-J-0001, MLM ref: JW/724413/JW, revision C02, dated 12th July 2019. This site investigation report must include the results of all 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 contamination

described above 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 protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

30. The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing number CVL-EV01 - Electric Vehicle Charging Points shall be the type / standard as detailed below and shall be installed prior to use of the development hereby permitted is commenced and maintained and retained thereafter:

o Slow active charge points (those marked as red) will be dedicated slow electric vehicle charge points with a minimum power rating output of between 3.5 and 7kW designed and installed in accordance with BS EN 61851.

o Fast active Charge Points (those marked in green) will be dedicated car parking spaces enabling charging within 2-3 hours and installed in accordance with BS EN 61851.

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

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

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

32. 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).

33. 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.

34. 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.

35. Notwithstanding the plans hereby approved, and prior to first occupation, an amended plan showing the location of electric vehicle charging points 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 encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Policy 36 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

INFORMATIVES

1. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
2. No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.
3. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.
4. 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.

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Application Number	22/00197/FUL	Agenda Item	
Date Received	18th January 2022	Officer	Charlotte Spencer
Target Date	15th March 2022		
Ward	Queen Ediths		
Site	11 Hinton Avenue Cambridge CB1 7AR		
Proposal	Erection of a detached two-bedroomed dwelling and side, rear and loft extensions along with remodelling of internal layouts and raising of ridge to existing dwelling following granting of planning permissions (19/0015/FUL and 20/04608/HFUL)		
Applicant	Mr Ian Purkiss 98c Hartington Grove Cambridge CB1 7UB		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area; - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The proposed development would provide a high quality of living environment for the future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application relates to a two storey, semi-detached dwelling house located to the east of Hinton Avenue and associated land

to the north of the house. The brick and tile dwelling is set back from the road by an area of landscaping.

- 1.2 The application property is attached to No.13 Hinton Avenue to the south. To the north lies the side boundary of No.5 Hinton Avenue and the rear boundary of No.286 Cherry Hinton Road. To the rear lies garages along Lilac Court.
- 1.3 The area is residential in character and appearance. A Tree Preservation Order covers the rear part of the site.

2.0 THE PROPOSAL

- 2.1 The application is seeking planning permission for the erection of a detached two bedroom dwelling and side, rear and loft extensions along with remodelling of internal layouts and raising of ridge to existing dwelling following granting of planning permissions (19/0015/FUL and 20/04608/HFUL).
- 2.2 The new dwelling house would be a one and a half storey, 2-bed dwelling. It would be accessed via Hinton Avenue and would benefit from one off street parking space. The first floor would be built to overhang the ground floor to the front and the dwelling would have a maximum depth of 12.9 metres, a maximum width of 4.5 metres and it would be characterised by a 6.8 metre high dual pitched roof. A 2.8 metre high flat roofed outbuilding with a width of 3 metres and depth of 4 metres for use as a home office would be erected within the rear garden. A 2.2 metre high cycle storey would also be installed within the rear garden.
- 2.3 At single storey level the extension to the existing house would wrap around the existing outrigger. It would project to the rear of the outrigger by 2.8 metres and to the side by 1.7 metres. It would be characterised by an asymmetrical pitched roof with a height of 3.6 metres. At first floor the outrigger would be extended to the side by 1.7 metres and the roof of the extension would follow the slope of the existing element. The ridge would be raised by 0.4 metres to be in line with the top of the attached dwelling. A dormer which would fill the plane of the roof would be installed to the rear. A 2.8 metre high flat roofed outbuilding to be used as a home office would be built within the rear garden. It would have a depth of 3.6 metres and width of 6.5

metres. A 2.2 metre high cycle storey would be attached to the outbuilding.

- 2.4 During the determination process, the site plan was amended to correctly show the size of the outbuilding for the new dwelling house.
- 2.5 The application is accompanied by the following supporting information:
1. Drawings;
 2. Design and Access Statement;
 3. External Material Specification;
 4. Arboricultural Method Statement;
 5. Flood Risk Assessment.

3.0 SITE HISTORY

Reference	Description	Outcome
19/0015/FUL	Erection of detached three bedroom dwelling with associated works at 11 Hinton Avenue, Cambridge	PERM 08.07.2019
19/0015/CONDA	Submission of details required by conditions 10, 11, 12 and 13 of planning permission	DFUL 10.11.2020
19/0015/FUL		
20/04608/HFUL	Side, rear and loft extensions along with remodelling of internal layouts and raising of ridge to align with No.13 Hinton Avenue and associated works	PERM 05.01.2021

- 3.1 The size, scale and design of the proposed dwelling and extension to the existing house is identical to the previously approved. Other than both proposals now form one application, the only alterations are a change of the boundary for the proposed house, the inclusion of the home offices to both plots, the inclusion of the cycle store for the existing house and the relation of the cycle store for the new house.
- 3.2 The pre-commencement conditions attached to the new house have been discharged. These approved details have been submitted as part of the new application.

3.3 Works have started on the approved applications.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3 31, 32, 35, 36 50, 51, 52, 55, 56, 57, 59 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) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)
Supplementary Planning	Sustainable Design and Construction (May

Documents (These have been prepared in parallel with the Local Plan preparation and will be shortly adopted by the Executive Councillor by an out of cycle decision.)	2007) Greater Cambridge Biodiversity SPD (Jan 2022)
Material Considerations	<u>City Wide Guidance</u> Roof Extensions Design Guide

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objections subject to conditions regarding the introduction of kerb, falls and levels and a highways informative.

Environmental Health

- 6.2 It is understood that this is an amalgamation of two previously approved planning applications with some minor amendments. Whilst Environmental Health were not consulted on the householder application, our comments and recommended conditions remain unchanged and are appropriate for the site wide development.

Drainage

- 6.3 No objection subject to a surface water drainage scheme is submitted by way of a condition.

Head of Streets and Open Spaces (Tree Team)

- 6.4 The proposed new home office is located within the RPA of T5, which is shown to be retained. It is stated within the AMS that the extent of the breach of the RPA does not necessitate a specialist construction method. However, the AMS does not appear to have taken into consideration the extent of the hard standing to the north of the tree and garages to the west making the gardens of 11 and adjacent properties very favourable rooting volume. The RPA is the minimum amount of soil required to sustain a healthy tree. Reduction of the volume of the RPA is not acceptable but it might be adjusted in favour of construction if corresponding rooting volume is available in other directions.
- 6.5 Notwithstanding the above, there is no formal objection to the proposed home office but a foundation that minimises root damage will be required. To this end conditions regarding tree protection are requested.

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:
- 5 Hinton Avenue
 - 13 Hinton Avenue
 - 15 Hinton Avenue
 - 16 Hinton Avenue
 - 20 Hinton Avenue
 - 23 Hinton Avenue
 - 25 Hinton Avenue
 - 27 Hinton Avenue
 - 30 Hinton Avenue
 - 294 Cherry Hinton Road
- 7.2 The representations can be summarised as follows:
- Addition of 2 large garden buildings further increases density;
 - Outbuildings are large in height and area and so would dominate and overlook neighbouring gardens;

- Further violates character of the area;
- Impact neighbouring gardens due to height and proximity of outbuildings;
- Outbuildings lead to sense of enclosure to No.13;
- Overshadowing to No.13;
- Reduce garden space further of No.11;
- Reducing green space and wildlife habitat;
- Concern about trees which have been or will be removed;
- Replacement of picket fence with 2m solid fencing to stop overlooking;
- Position of cycle storey for No.11 not practical;
- Loss of parking space;
- Work has already started;
- New application violates conditions in terms of the curtilages of the approved dwellings.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

8.3 Policy 52 of the Cambridge Local Plan (2018) states that: proposals for development on sites that form part of a garden 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 character of the area;
- b. Sufficient garden space is retained, especially where these spaces are worthy of retention;
- c. The amenity and privacy of neighbouring, existing and new properties is protected;
- d. Provision is made for adequate amenity space, vehicular access 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.

8.4 The principle of both the extension to the host dwelling and the new house has been established following the previous planning approvals. The previous permissions are extant and work has started on the site. As such, only the proposed alterations to the approved need to be considered as part of this application. Both plots are within C3 use and so proposals to extend or alter the properties are acceptable in principle.

Context of site, design and external spaces

8.5 The size, scale, bulk and design of both the new dwelling and extension has been approved under previous applications which are extant. The details of the materials to be used in the main house have been approved and these details have been submitted as part of this application. It is considered reasonable to add a condition to ensure that the previously approved materials are used in the new house. A condition was added to the extension application to ensure that the materials would match the existing and this would be reapplied.

8.6 Due to the size and scale of the proposed outbuildings it is considered that they would appear subordinate to the dwellings which they would form part of. The buildings would not be visible from the street scene. Outbuildings are a common garden feature of the wider area. The cycle stores would have a small shed appearance and the home offices would be clad in cedar panels and would have green roofs resulting in a more

natural appearance that would not visually dominate the garden areas.

- 8.7 Concerns have been raised by neighbouring properties in regards to the size of the outbuildings. However, it is noted that both the existing and proposed properties have their permitted development rights intact. As such, they would be able to construct outbuildings with this size of footprint, albeit with a slightly reduced height, without planning permission.
- 8.8 Subsequently, it is considered that the proposal would have an acceptable impact on the character and appearance of the existing property, street scene and surrounding area in compliance with Policies 53, 55, 56, 57 and 59 of the Cambridge Local Plan (2018).

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The new house and proposed extension have previously been approved and the permissions are extant. There are no proposed changes to these elements of the proposal.
- 8.10 The home office for new house would be located 1.7 metres from the northern boundary line and built up to the proposed shared boundary line with the host dwelling. It would be located 9.8 metres from the rear of the extended host dwelling and due to its limited size and scale it is considered it would have an acceptable level of impact on this neighbouring property. The cycle store would be located at the end of the patio of the proposed dwelling closer to the host dwelling. However, due to its limited size and scale it is considered that it would have a limited impact.
- 8.11 The home office and the new cycle store for the host dwelling would be built up to the shared boundary line with No.13 Hinton Avenue to the south. Whilst it is noted that it would result in an 8.8 metre long wall with a maximum height of 2.8 metres next to the garden area of the property which would have some impact this would be limited to an area to a small part of the rear of a large garden. Due to the orientation of the site it is considered the outbuilding would have limited impact on sun/daylight to the neighbouring garden. It would be located 18.5 metres from the

rear wall of No.13 and so it is considered it would not have a detrimental impact on the main dwelling house.

- 8.12 In addition, outbuildings of this footprint in this location would not require planning permission if the height did not exceed 2.5 metres. It is considered that the additional height of outbuilding from the permitted development fall back would not result in great enough harm to warrant a refusal.
- 8.13 Privacy concerns have been raised from neighbouring occupiers in regards to the new outbuildings. However, as all windows and doors are at ground floor levels it is considered that due to the existing and proposed boundary treatments, they would not result in an unacceptable loss of privacy.
- 8.14 The Environmental Health Officer has requested conditions which were previously attached to the original permission for the new house and it is considered reasonable to add these again to protect the health of neighbouring occupiers.
- 8.15 Subsequently, it is considered that the proposal would have an acceptable level of impact on the residential amenity of the neighbouring properties in compliance with Policies 35, 52, 55, 57 and 58 of the Cambridge Local Plan (2018).
- 8.16 It has been previously established that the proposed dwelling would comply with the National Space Standards. The proposed boundary lines have been changed from what has been approved resulting in a reduction of the size of the garden area for the proposed dwelling. However, the occupiers of the new house would benefit from 71 square metres of private amenity space which is considered to be suitable for a dwelling of this size. In the opinion of officers, the proposal provides a high-quality (*and accessible*) living environment and an appropriate standard of residential amenity for future occupiers, and in this respect it is compliant with Policy 50 of the Cambridge Local Plan (2018).

Integrated water management and flood risk

- 8.17 The Drainage Officer has not raised any objections subject to condition regarding a surface water drainage scheme. This condition was not requested on the previous applications and as such it is considered that it would be unreasonable to

request it under this application. It is noted that the condition requesting flood resistant construction on the previous approval for the new house has been discharged. Subsequently, it is considered that the proposal is in accordance with Policies 31 and 32 of the Cambridge Local Plan (2018).

Refuse Arrangements

- 8.18 There is adequate room within the rear garden to store bins. Officers consider that the proposal is compliant in this respect with Policy 57 of the Cambridge Local Plan (2018).
- 8.19 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.20 The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety subject to conditions. Whilst it is noted that these conditions were not added to the previous approvals, it is considered reasonable to add the compliance conditions to any new approval to ensure the development would not result in a detrimental impact on highway safety. However, it would not be reasonable to add the condition requesting details of contractor parking as this was not added on the previous approvals. The proposal is compliant with Policy 81 of the Cambridge Local Plan (2018).

Car and Cycle Parking

- 8.21 The proposal includes one car parking space for the proposed dwelling but would result in the loss of the existing two spaces for the existing dwelling. However, it was previously considered that this was acceptable. As the car parking arrangements have not been altered from the approved it is considered that this proposal is compliant with Policy 82 of the Cambridge Local Plan (2018).
- 8.22 The proposal includes cycle parking for each property within the respective gardens. Whilst it is noted the cycle parking for the existing dwelling is not in the most accessible location at the rear of the garden, it is considered an improvement to the approved as no cycle spaces were provided for the approved

existing dwelling extensions. The proposal is compliant with Policy 82 of the Cambridge Local Plan (2018).

Trees

- 8.23 Trees on the site are protected by a TPO. The outbuilding for the new dwelling would be located within the Root Protection Area (RPA) of T5. Whilst the Tree Officer has not raised any formal objections to the proposal, they have requested a condition requiring tree protection methodology. Due to the proximity of the outbuilding to this tree this is considered reasonable.

Third Party Representations

- 8.24 The majority of the third party representations have been addressed in the preceding paragraphs. It is confirmed that work has started as approval for the new house and the extension to the existing house has been granted. In terms of violations of existing conditions on the site, if approved, this application would have new conditions attached and the applicant would have to comply with conditions of whichever approved proposal they decide to build.

9.0 CONCLUSION

- 9.1 Officers consider that the proposed development would have an acceptable impact on the visual amenity of the area, the amenity of neighbouring properties and the future occupants of the development.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. The materials to be used in the external construction of the new dwelling, hereby permitted, shall follow the specifications in accordance with the details specified within the External Materials specification; unless otherwise agreed in writing by the Local Planning Authority.

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).

3. The materials to be used in the external construction of the extensions to the existing house, hereby permitted, shall be constructed in external materials to match the existing building in type, colour and texture.

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 58).

4. 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).

5. 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)

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

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

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

7. 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)

8. No dwelling, hereby permitted, shall be occupied until the curtilage of that dwelling has been fully laid out and finished in accordance with the approved plans. The curtilage shall remain as such thereafter.

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

9. The finished ground floor levels of the dwelling hereby approved are to be set no lower than 9.24 mAOD.

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

10. Two pedestrian visibility splays of 2m x 2m as shown on drawing number PL(21)07 shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.

Reason: In the interests of highway safety.

11. The proposed 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 year's water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway

12. The proposed drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety

13. Development shall take place in accordance with the Flood Resilient measures as demonstrated within drawing PL(21)05 and the Flood Risk Assessment Revision A dated December 2018 reference: 155-FRA-01-A.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development. (Cambridge Local Plan 2018 policies 31 and 32).

14. The proposed flat roofs shall be green/brown roofs and shall be maintained thereafter in accordance with the approved details. The roofs shall not be used as amenity or sitting out space whatsoever and shall be only used in the case of essential maintenance or repair, or escape in the case of emergency.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development and to ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas of biodiversity (Cambridge Local Plan 2018 policies 31, 55, 57 and 59).

15. Prior to commencement of the approved outbuilding for the new dwelling house 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.

16. 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

17. Prior to the occupation of the new dwelling, a water efficiency specification based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that the dwelling is able to achieve a design standard of water use of no more than 110 litres/person/day and that the development shall be carried out in accordance with the approved 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).

18. 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 approved 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).

19. The development, hereby permitted, shall not be occupied until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority. The scheme must include details as to how a 10% net gain in biodiversity has been accomplished and include:

The specification, number and location of bird and bat box provision.

Details of 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.

Demonstrate that any proposed external lighting will not illuminate mature trees and boundary features likely to support foraging bats.

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.

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. No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate/ door/ ground floor window shall open outwards over the public highway.
3. Public Utility apparatus may be affected by this proposal.

Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

4. 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	21/01791/FUL	Agenda Item	
Date Received	20th April 2021	Officer	Dean Scrivener
Target Date	15th June 2021		
Ward	East Chesterton		
Site	Land Rear Of 190 Green End Road Cambridge		
Proposal	Construction of a 1 bed bungalow		
Applicant	Dama Developments Studio 5, Penn Farm, Harston Road Haslingfield Cambridge CB23 1JZ		

SUMMARY	<p>The development accords with the Development Plan and is recommended for approval subject to conditions.</p> <p>-The scheme provides for a bungalow with generous garden</p> <p>-Existing flats do not benefit from any garden space provision that would be provided by the bungalow.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site comprises of an area of land that is accessed from Green End Road to the north-west of the site. The access to the site is between no.190 Green End Road (dwelling) and no.192 Green End Road (retail). The site abuts the boundary with the following dwellings no. 188, 186, 200, 202 and 204 Green End Road.

- 1.2 The site contains an area of unused land that contains building material, rubble and unused material.

2.0 THE PROPOSAL

- 2.1 This application is for full planning permission for the construction of a 1 bed bungalow. The bungalow is to be 3.7m in height where the building is to be partially set into the ground. The building is to be 7m wide and 7.6m long.
- 2.2 There is to be one bedroom and associated living space. There is to be an area of hard standing to the front of the site and an amenity space to the rear. There is landscaping proposed around the site and close board fences proposed as the boundary treatments.
- 2.3 There are to be various windows and doors located around the building, they are detailed on the submitted plans.
- 2.4 The application is presented to the City Planning Committee as a representation from a third party has been received in objection of the proposed development contrary to the Officer recommendation of support.
- 2.5 The application was presented planning committee on Wednesday 2nd February 2022. The application was deferred by members due to the lack of evidence demonstrating the impact upon the amenity areas serving the existing flats at No. 190 Green End Road. The Planning Officer has undertaken a site visit to explore this potential impact which will be discussed within the Residential Amenity section within the report (paragraphs 8.18-8.20).
- 2.6 The application is accompanied by:
1. Design and Access Statement
 2. Plans and elevations
- 2.7 The plans have been amended throughout the course of the application process, this is predominately to the hardstanding to the front of the site to ensure that it is not to be used for car parking.

3.0 SITE HISTORY

Reference	Description	Outcome
09/0474/FUL	Erection of 2 storey residential unit	Refused

(following demolition of existing garages).

10/0304/FUL	Erection of bungalow (following demolition of existing row of garages).	Refused
11/0127/FUL	Change of use from residential ground floor flat to A2 (financial and professional services).	Refused
13/1706/FUL	Change of use from flat to office use. Demolition of existing garages and 1 x 1 bed flat to rear of site.	Permitted
20/03102/FUL	Construction of 2no. 1 bedroom studio apartments	Refused

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1 3
		28 31 32 35 36
		50 51 52
		55 56 57
		72

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

Central Government Guidance	<p>National Planning Policy Framework July 2021</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge Air Quality Action Plan (2018).</p> <p>Greater Cambridge Sustainable Design and Construction SPD (2020)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 The development is acceptable, subject to conditions.

Landscape Officer

6.2 No comments received

Drainage Officer

6.3 The proposals have not indicated a surface water or a foul drainage scheme however, as this is a minor development and

there are no known flooding issues, it would be acceptable to obtain this information by way of conditions.

- 6.4 There are no additional comments to make on the revised plans.

Environmental Health

- 6.5 The development is acceptable, subject to conditions.

7.0 REPRESENTATIONS

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

- 7.2 Object: Numbers 186 (two Comments) Green End Road

- The height is not acceptable, should be lowered to that of previously allowed at 3m.
- This is of a poor design.
- The landscaping to include a conifer tree is not acceptable as this will create overshadowing, and structural damage to the neighbouring property, the boundary treatments of a mixed hedgerow, how is this to be maintained and how is it going to be joined. How is it going to get to 1.8m and will it be planted at this height?
- There would be overlooking to the rear of no.186 Green End Road and the terraced and outside space. The openings facing this property should be glazed and the top below 1.8m.
- There is no scale on the plans, the application is not an improvement on the previous submitted plans.
- Cars will cause an impact on the amenity area to no. 186 Green End Road.
- Can the rooflights be restricted to one side of the building.
- Why is there an additional bin store to the front of the property?
- Why has the bungalow been lowered into the ground level?
- What is the impact on the neighbouring properties through the demolition and the construction going to be?
- The vehicle free development should be maintained, can this be conditioned.
- The occupancy of the bungalow should be set at 2 people

7.3 Comments made on the original plans: Object: Numbers 186 and Flat 3 190A Green End Road.

- This is an overdevelopment of the site.
- The shop does not have a defined bin area
- There is no unloading and loading area for the shop and the dwelling
- The original application showed the parking and cycle parking area
- Area to the rear of no.188 is not shown on the plans
- There is not an adequate scale plan to show the large development.
- The vehicle area to the rear of the site is not acceptable as this will create a noise nuisance, also the access is not wide enough for a car.
- The original application (13/1706) showed vehicle parking, bin storage and cycle storage. As this is changing it shows it is not a sustainable location.
- The ramp is not near the vehicle access into the site.
- The block paving and the drainage is not defined therefore there might be flooding to the neighbouring properties.
- The bin store is not practical
- The Velux windows do not have a view into the garden, should also the windows not be in the flank walls.
- The windows that face towards no.186 and 188 it is recommended that they are glazed.
- There is a concern that the vehicles on the site will cause risk to life from manoeuvring errors, there will be harm to the amenity of no.186, the flats, the bins, cycle store, shop, this will be from the cars being this close.
- There will be overlooking to no. 186 from this development.
- The original application (13/1706) should not be used as a base line because this has expired.
- The parking originally shown for no.190 is not in this application from the original application.
- The following conditions should be applied to the application if this is to be approved. That there is not to be any overlooking to no.186, only one vehicle is allowed to park on the site, if the car does not have an MOT then it is not to be allowed on the site. The garden is not to be used for the storage of materials, or any work that supports a business. The boundary is to be retained, there is to be no vehicle access to the rear of the site. Pile diving should not be allowed.

- The rear space of no190A is a dwelling not an office. The access to this unit is from the access that is for this dwelling. The privacy is going to be impacted on by this dwelling, the amenity will be impacted on by the development of the site.

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

Principle of Development

8.1 This application is proposed to erect 1no, one bed bungalow. This is proposed to be sited on land that is associated with no.190 Green End Road. The site is currently separated from the residential curtilage and the main building of no.190 Green End Road by a fence.

8.2 It is not clear the current use of the land and how it is serves the properties that are located in the red and blue lines that have been produced. As the application site is within the redline of the site location plan that includes the property to the front of the site no.190 Green End Road, therefore Policy 52 is to be applied to the application.

8.3 Policy 52 of the Cambridge Local Plan 2018 states that development in the rear gardens where it meets the criteria of the policy will be supported. This is to be considered below in the design and amenity sections of the report.

8.4 The application site is located in an area defined as a Neighbourhood Centre by Policy 72 of the Local Plan. As this application is not to change one of the retail units it is considered that there would be no impact on the wider Neighbourhood Centre.

Design and impact upon the character of the area

8.5 This application is for a bungalow set to the rear of two storey dwellings and to the rear of residential gardens where there are associated out buildings and structures that relate to their dwellings.

- 8.6 It is considered that the design of the proposed dwelling is acceptable. The proposed structure is small in its nature and will not dominate the site. The proposed dwelling is to have its own curtilage and landscaping. The proposal is to be set into the site to ensure that the height of the structure is similar to that of the neighbouring outbuildings. The height of the proposal is also to be similar to that of the permission that has been previously approved (13/1706/FUL).
- 8.7 Landscaping is proposed on the site and it is recommended that this is conditioned as part of the application to ensure that it is retained and maintained on the site prior to the occupation of the dwelling.
- 8.8 The proposed development would comply with Policies 55, 56 and 57 of the Cambridge Local Plan 2018.

Residential Amenity

- 8.9 Officers consider that the proposed development has been designed in such a way as to mitigate any significant overlooking impacts towards neighbouring properties.
- 8.10 The submitted plans show a bungalow with windows and doors that face north east towards the common boundary with no.186 Green End Road and north west towards the rear boundary with no.190 Green End Road. There are roof lights to the south east towards no.204 Green End Road.
- 8.11 It is considered that there would be no significant overlooking towards these properties as there is a boundary treatment that is to remain in place towards no's 186 Green End Road and 190 Green End Road. As this dwelling is for a bungalow there would be no views over these boundary treatments.
- 8.12 Concerns have been raised about the boundary treatments and how these are to be maintained and retained and the impact that it would have on the neighbouring property. Therefore it is recommended that a condition is applied to the application to ensure that the boundary treatments are agreed prior to occupation and the landscaping is to be retained.

- 8.13 In regards of the rooflights there would be no overlooking as these are over 1.7m from the internal floor level and there would be no direct views out of them.
- 8.14 In regards of concerns regarding overshadowing and enclosure on the neighbouring properties, these impacts are considered to be minimal as the proposal is for a bungalow which, the main bulk of the proposal does not exceed the current boundary treatments. Also the proposed dwelling is set back from the boundaries of the neighbours, this includes no.186 Green End Road, where its garden is located close to the proposed dwelling.
- 8.15 In regards of the ground floor use to the rear of no.190 Green End Road. Application 21/02148/PRI03O was recommended for refusal and therefore this is still considered to be an Office Space, however, there is application 21/02954/FUL which is for the change of use of the office space to a dwelling which is pending consideration. Therefore, at the time of consideration of this application the unit is an office space. There would be no harm between this application and the office use, there would be no direct overlooking.
- 8.16 The Council's Environmental Health team has been consulted and has no objection to the proposed development subject to conditions relating to demolition/construction hours piling, demolition and construction collection, delivery hours and airborne dust. These conditions would be added to any consent granted in the interests of residential amenity.
- 8.17 The application was presented to members at Planning Committee on the 2nd February 2022 where the application was deferred by members due to the lack of information regarding the impact upon the existing flats at No. 190 in respect of their respective external amenity areas.
- 8.18 A site visit was conducted on 25th March 2022 to explore this potential impact. It can be confirmed that the existing flats at No. 190 have no external amenity areas and the area within which the proposed dwelling would be situated, is currently used for storage purposes which can be seen from the site photos uploaded to the application file. There is a small area

immediately to the rear of No.190 which is used for cycle storage and this area is separated off by a timber fence.

8.19 The area to the rear of No. 190 was once occupied by garages which were once used by residents however it is unclear as to which residential properties these served. However, prior to their demolition, it was clear that the garages were underused and derelict, and therefore their loss is not considered detrimental in this instance. Therefore, in the view of Officers, the proposed dwelling would not result in the loss of any external amenity areas serving the flats at No. 190, as they have never benefited from any external amenity area prior to the submission of this application.

8.20 Insofar as the impact on the amenity of neighbouring dwellings is concerned, the proposed development would comply with Policies 52, 55, 56 and 57 of the Cambridge Local Plan 2018.

Amenity of future occupants

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit (m²)	Difference in size (m²)
1	1	1	1	37	43	+6

8.22 Policy 50 requires the gross internal floor areas of new residential development to meet or exceed the residential space standards set out in the Government's Technical Housing Standards. Under these standards the smallest permissible residential unit is a 1 person 1 bed unit at 37m², as the bedroom space meets the one bed one person as required by part c of policy 50. The proposed unit includes a shower rooms and so the permissible GIA can be reduced to 37m². The submitted plans show 1 bungalow with an area of 43m².

8.23 Officers consider that the site would be capable of accommodating the proposed amount of development, while complying with the floor space standards outlined above. The

proposal includes a provision of directly accessible private amenity space for each unit, which complies with Policy 50.

- 8.24 Policy 51 states that all new housing development should enable Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met. M4(2) requires step free access to new residential units.
- 8.25 The dwelling is set into the ground by 0.35m, to reduce the height of the proposal. Therefore, a ramp has therefore been provided to the front of the site to be able to accommodate a level access to the building. This is in accordance with Policy 51 of the Cambridge Local Plan.
- 8.26 In regards of the outlook of the future residents it is considered that this would be acceptable, and it would not overlook the amenity of the neighbouring dwellings. The dwelling is to be hard to the common boundary with south east, there are to be roof lights to facilitate these rooms, which is to be a kitchen/living/dining room and bathroom. Along the northern elevation of the dwelling there is to be a window and door, also a window on the north west elevation. This will allow an adequate level of light into the kitchen/living/dining room. For the bedroom there is to be a window on the south west elevation. This would provide an acceptable outlook and level of privacy and amenity for future occupants.
- 8.27 Overall, it is considered that for the above reasons the proposed development would result in a satisfactory standard of amenity for the future occupants of the dwelling, and would comply with Policies 50, 51 and 56 of the Cambridge Local Plan 2018 and Paragraph 130 of the NPPF 2021.

Access and Highway safety

- 8.28 During the progression of the application the parking to the front of the site has been removed from the proposal. The Local Highways Authority has commented on the original plans of the application and had no further comments to make on the subsequent plans. Therefore it is recommended that the original conditions recommended on the application are applied as they are considered to be necessary, they are for the following:

- Traffic management plan
- Fall of the driveway
- Material of the Driveway
- Relevant informatives

8.29 The Local Highway Authority has no objection to the proposals on the grounds of Highway Safety. Therefore on that basis it is considered that the application is acceptable on this matter.

Car and Bicycle Parking

8.30 This application is not providing any on site car parking as this has been removed through the progression of the application. Policy 82 of the Cambridge Local Plan 2018 states that car-free and car-capped development is acceptable in the following circumstances:

- d. where there is good, easily walkable and cyclable access to a district centre or the city centre;
- e. where there is high public transport accessibility; and
- f. where the car-free status of the development can realistically be enforced by planning obligations and/or on-street parking controls.

8.31 The application site does not fall within a controlled residents parking area however it is located within the Green End Road Neighbourhood Centre as defined by Policy NC9 of the Local Plan. There is a bus stop approximately 70m away from the site.

8.32 The site is considered to benefit from high public transport accessibility and good access to facilities, and given the small scale of the proposed unit, is not likely to result in additional on-street parking to a degree that would result in a significant adverse impact on residential amenity.

8.33 Sufficient space is set aside for cycle parking, which is shown on the submitted plans as 4no stands within a covered area; this would satisfy the requirements of Policy 82 for 1 cycle parking space per bedroom.

8.34 A condition is recommended for the hard standing to the front of the site to ensure that it is not used for parking and it is to remain as a landscaped area.

Drainage

8.35 The Council's Drainage Officer has been consulted on this application and they have stated that the development is acceptable, subject to the below conditions:

Surface water drainage

Maintenance Plan

8.36 These conditions are considered to be acceptable. The application is therefore considered to be in conformity with policy 31 of the Local Plan.

8.37 Concerns have been raised by the neighbouring properties in regards of the drainage of the site, it is considered that the condition that is being recommended will ensure that there is adequate drainage on the site.

Carbon reduction and sustainable design

8.38 To ensure compliance with Cambridge Local Plan (2018) policies 28 and 30 and the Greater Cambridge Sustainable Design and Construction SPD 2020, conditions would be attached to any consent granted requiring submission of a Carbon Reduction Statement to meet part L of Building Regulations, and water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations.

Environmental Health

8.39 Cambridge City Council Environmental Health have commented on the application and they have recommended the following conditions:

Construction / Demolition Hours

Demolition / construction collections / deliveries

Piling

- Noise Assessment and Mitigation
- Electrical Vehicle Charge Point
- Unexpected contamination
- Relevant Informatives

8.40 It is recommended that these conditions are applied to the application, including the bespoke conditions that are being recommended by the Officers. This ensures that there is minimal harm to the amenity of the future residents of the site by the neighbouring plant and external extraction fans that are located on the neighbouring retail units. On that basis it is considered, with the inclusion of these conditions, that the application is acceptable and there would be minimal impact on the amenity of the future and the current residents of the site, the application is therefore in conformity with the following Policies 35 and 36 of the Local Plan.

9.0 CONCLUSION

9.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be approved in this instance.

10.0 RECOMMENDATION

10.1 Approve subject to the following conditions:

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

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

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

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local

Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details submitted unless otherwise agreed in writing by the Local Planning Authority.

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

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
- i) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

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

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

5. Part A

Prior to the commencement of development works a noise report that includes the provisions of British Standard (BS) 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound, which considers the impact of noise upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Part B

Following the submission of a noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the neighbouring industrial use shall be submitted to and approved in writing by the local planning authority.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area

Cambridge Local Plan 2018 policy 35

6. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority (using the guidance document below as a framework). The principal areas of concern that should be addressed are:
- i. Movements and control of muck away lorries
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: in the interests of highway safety

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

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

8. The development, hereby permitted, shall not be occupied or used until the approved approach to meet a 19% reduction in carbon emissions compared to Part L 2013 has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

Where grid capacity issues subsequently arise, written evidence

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

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

9. 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.

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. 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).

12. 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 be 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)

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

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 20018 Policy 33

14. The proposed drive way be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway

15. The proposed drive be constructed using a bound material for at least the first 5m into the site from the boundary of the adopted public highway to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety

16. The area shown as red brick paving is not to be used for the parking of vehicles at any time.

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

17. 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) hard surfacing materials, refuse or other storage units;

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;

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

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.

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

18. No development above slab level shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority. It shall include the consideration of native planting, hedgehog habitat and connectivity and 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% (unless an alternative target is otherwise agreed by reason of viability). The biodiversity enhancement scheme 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 (Cambridge Local Plan 2018 policies 59 and 69, NPPF 2019 para.170).

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. 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).

INFORMATIVES

1. Plant noise insulation informative
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.

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. Traffic Management Plan: notes for guidance

When writing a Traffic Management Plan (TMP) the applicant should consider the following elements and provide the information as requested. This will make discharging the condition much simpler, faster and more efficient. As will be seen from the details below a TMP need not be a lengthy document however, clarity is key.

1. Site Plan

i. The applicant should provide a site plan at a true scale of 1:200 for smaller sites and 1:500 for larger sites showing the following areas with written dimensions:

- a. Proposed material storage area
- b. Proposed site offices
- c. Proposed car parking area
- d. Proposed manoeuvring space
- e. Proposed access location
- f. Proposed location of any gates
- g. Proposed location of any wheel washing facility or similar.
- h. If the site is to be multi-phased then a plan for each phase should be provided.

2. Movement and control of muck away and delivery vehicles

i. The proposed manoeuvring area for delivery/muck away vehicles, this should include a swept path analysis for the largest vehicle to deliver to the site to demonstrate that this can enter and leave in a forward gear.

ii. If it is not possible to deliver on site or turn within the same, then details of how such deliveries will be controlled will need to be included, for example if delivering to the site while parked on the adopted public highway how will pedestrian, cycle and motor vehicle traffic be controlled?

iii. Delivery times. If the site is served off a main route though the county (and this does not necessarily need to be a A or B class road), or other areas of particular traffic sensitivity (a list of traffic sensitive streets can be requested from the Street Works Team at Streetworks@Cambridgeshire.gov.uk) then delivery and muck away times will need to be restricted to 09.30-

16.00hrs Monday to Friday.

iv. If the site is in the vicinity of a school then the applicant should ascertain from the school when their opening/closing times are and tailor the delivery/muck away movements to avoid these. The Highway Authority would suggest that allowing at least 30 minutes either side of the open/closing times will generally ensure that the conflicts between school traffic and site traffic are kept to the minimum.

v. The Highway Authority would seek that any access used by vehicles associated with the site be paved with a bound material (for at least 15m for larger sites) into the site from the boundary of the adopted public highway (please note this is not generally the edge of carriageway), to reduce the likelihood of debris entering the public highway.

vi. Any temporary gates used for site security must be set back at least 15m from the boundary of the adopted public highway to enable a delivery/muck away vehicle to wait wholly off the adopted public highway while the gates are opened and closed, or they must remain open throughout the entire working day.

vii. Normally access to the site should be 5m in width for smaller sites and 6.5m for larger sites, though it is recognised that this may not be practical for small scale developments of one or two units.

3. Contractor parking:

i. If possible all parking associated with the proposed development should be off the adopted public highway.

ii. Within the area designated for contractor/staff parking each individual bay must be at least 2.5m x 5m, with a 6m reversing space. However, given the nature of the construction industry i.e. that staff tend to arrive and leave site at approximately the same time spaces may be doubled up, i.e. 10m in length, 2.5 wide with a reversing space. A list of number of operatives, staff and trades that will be on site at any one time should be provided to ascertain if the number of spaces being proposed will be acceptable.

iii. If the site has no potential to provided off street car parking and or only limited numbers the applicant must provide details of how on street parking will be controlled.

iv. If contractor parking is to be on street the applicant must maintain a daily register of contractor (and sub-contractor vehicles) that are parked on street, so if any such vehicle does create a problem, it can quickly be removed by the owner/controller. At a minimum the register should contain the

following:

- a. The name of the driver
- b. The registration number of the vehicle
- c. Make of vehicle
- d. Arrival time
- e. Departure time

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

i. If it likely that debris may be dragged on to the adopted public highway the applicant should provide details of how this will be prevented. If a wheel wash or similar is proposed, the details of how the slurry generated by this will be dealt with must be provided, please note it will not be acceptable to drain such slurry onto to over the adopted public highway.

ii. The Highway Authority would seek that the developer include the following words in any submitted document: The adopted public highway within the vicinity of the site will be swept within an agreed time frame as and when reasonably requested by any officer of the Highway Authority.

iii. It is recognised that construction traffic occasionally damage the adopted public highway and the developer should include a note stating that such damage will be repaired in a timely manner at no expense to the Highway Authority.

The Traffic Management Plan must relate solely to how the operation of the site will affect the adopted public highway, other information for example noise levels is not a highway matter and should not be included within the plan.

3. Fire Tender Informative

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

4. Informatives

1 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.

5. 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.

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

Application Number	21/04698/S73	Agenda Item	
Date Received	26th October 2021	Officer	Jane Rodens
Target Date	21st December 2021		
Ward	West Chesterton		
Site	The Tivoli, 16 Chesterton Road Cambridge CB4 3AX		
Proposal	S73 Variation of condition 2 (Approved plans) of planning permission 19/0046/FUL (Alterations and repairs to building including reinstatement of frontages and side walls, bricking up of some openings, replacement windows and fire escape. Creation of second floor element and enclosed roof terraces to first and second floor. Part change of use of the existing building to recreational uses).		
Applicant	c/o Turley 8 Quay Court, Colliers Lane Stow cum Quay Cambridge CB25 9AU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The changes that are being proposed to the design of the building are acceptable and in accordance with Policies 55, 56, 57, 58, 59 and 61(62). - There would be no harm to the Conservation Area, the proposal is in accordance with Polices 61(62). - There would be no harm to the amenity of the neighbouring properties through the changes that are being proposed. The application is in conformity with Policies 34, 35, 56 and 58. - The cycle parking that is being proposed is considered to be acceptable and in accordance with
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	Policies 80 and 81.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The Tivoli, 16 Chesterton Road, is a former cinema that has been used most recently as a public house before the site suffered a fire in 2015. It has since been boarded up but not rebuilt. The Tivoli is identified as a protected public house and is on the list of protected public houses sites in Appendix C of the Cambridge Local Plan 2018.
- 1.2 The building is currently empty and the flat roof of the rear element of the building has been completely removed following the fire. The art-deco frontage of the building remains largely in place. The site is a rectangular plot which extends from the south side of Chesterton Road down to the bank of the River Cam. The south-side of this section of Chesterton Road is formed of predominantly two-storey buildings with a range of commercial uses. The surrounding area is formed of a mixture of commercial buildings which frequently include residential accommodation above.
- 1.3 The site falls within the Castle and Victoria Road Conservation Area, Flood Zones 2 and 3, an Air Quality Management Area and Controlled Parking Zone. The site also lies within the Mitcham's Corner Development Framework SPD (2017) area and Mitcham's Corner District Centre. The River Cam to the south is designated as a County Wildlife Site. Jesus Green to the south of the site is identified as Protected Open Space.

2.0 THE PROPOSAL

- 2.1 This application is for the S73 Variation of condition 2 (Approved plans) of planning permission 19/0046/FUL (Alterations and repairs to building including reinstatement of frontages and side walls, bricking up of some openings, replacement windows and fire escape. Creation of second floor element and enclosed roof terraces to first and second floor. Part change of use of the existing building to recreational uses).

2.2 The application is accompanied by the following supporting information:

1. Application form
2. Covering Letter
3. 1384-114 REV F (22nd February 2022)
4. 1384-136 REV E (22nd February 2022)
5. 1284-113 REV I (22nd February 2022)
6. 1384-135-REV D (22nd February 2022)
7. 1384/111 Rev I (26th October 2021)
8. 1384/112 Rev H (26th October 2021)
9. 1384/120 Rev F (26th October 2021)
10. 1384/121 Rev C (26th October 2021)
11. 1384/122 Rev B (26th October 2021)
12. 1384/130 Rev E (26th October 2021)
13. 1384/131 Rev D (26th October 2021)
14. 1384/132 Rev E (26th October 2021)
15. 1384/133 Rev D (26th October 2021)
16. 1384/134 Rev D (26th October 2021)
17. 1384/137 Rev D (26th October 2021)

3.0 SITE HISTORY

Reference	Description	Outcome
05/1126/S73	Section 73A application to vary condition 05 of planning permission C/0138/95 in order to extend opening hours to 0800 to 0030 hours Mondays to Saturdays and Sundays.	Granted 12.1.2006
10/1025/FUL	Erection of retractable canopy forming smoking shelter to front elevation.	Refused 27.01.2011
12/1250/FUL	Opening up of existing basement and garden to form additional dining area, including reinstatement of original fire escape stair.	Granted 7.12.2012
17/1771/FUL	Demolition of existing structure, retention of original facade and returns. Construction of seven 1- bed apartments and nine 2-bed apartments and creation of self-contained unit on ground floor for A1, A2, A3 or A4 use (in the alternative).	Refused 13.03.2018
19/0046/FUL	Alterations and repairs to building including reinstatement of frontages and side walls, bricking up of some openings, replacement windows and fire escape. Creation of second floor element and enclosed roof terraces to first and second floor. Part change of use of the existing building to recreational uses.	Granted 13.09.2019
19/0242/FUL	Erection of a mixed use scheme comprising 11 flats and 2 retail units following demolition of existing buildings at 18, 18a, 18b and 18c-d Chesterton Road.	Granted 15.01.2020
19/0046/CON DA	Submission of details required by condition 15 (Green Roof) of planning permission 19/0046/FUL	Granted 15.11.2021
19/0046/CON DB	Submission of details required by condition 24 (Boundary Treatment) of planning permission 19/0046/FUL	Pending consideratio n
19/0046/CON DC	Submission of details required by condition 14 (Flood Resilient) of planning	Granted 13.12.2021

permission 19/0046/FUL

19/0046/CON
DD

Submission of details required by
condition 21 (Bats) of planning permission
19/0046/FUL

Granted
24.11.2021

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2021

Planning Practice Guidance 2014

Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Cambridge Local Plan 2018

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 2 6 7 8
	10 22
	34 35
	55 56 57 58 59 61 62
	76
	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)
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Supplementary Planning Documents	Cambridgeshire and Peterborough Flood and Water Mitcham's Corner Development Framework
Previous Supplementary Planning Documents	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008) <u>Cambridge Walking and Cycling Strategy (2002)</u>
	<u>Area Guidelines</u> Castle and Victoria Road Conservation Area Appraisal (2012) Chesterton and Ferry Lane Conservation Area Appraisal (2009)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The proposed alterations do not change the Highway Authority's original comments and it is requested the condition 23 sought by the Highway Authority and required by the Planning Authority under application 19/0046/FUL be reapplied.

Conservation Officer

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

Environmental Quality & Growth Team

- 6.3 Thank you for consulting the Environmental Quality & Growth Team on this application.

A covering letter has been submitted by Turley dated 25th October 2021 which outlines the proposed changes.

I have no comments or recommended conditions to make regarding this variation application subject to the full implementation of the environmental health recommendations and conditions specified within the application 19/0046/FUL.

Drainage

- 6.4 Drainage has no objection to the proposed variation
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 One letter has been received who represents the registered proprietors of 1-8 Riverside Court and 24 & 24a-h Chesterton Road.

- There is a concern about the increase in the size of the roof terrace. There will be mitigation for overlooking but there will be an increase to the residents of Riverside Court and general chatter of more customers.
- There are concerns in enclosing the roof terrace will change the acoustics from the roof terrace in a detrimental way.
- Can there be further noise mitigation measures be put in place to minimise noise.
- Can the proposed glazing in the eastern elevation at 1st floor levels be obscure glazed and fixed shut to avoid any over-looking into the gardens of no.1 Riverside Court.

- 7.2 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 This application is made under Section 73 of the Town and Country Planning Act 1990. Consideration has therefore been given to the question of the conditions subject to which planning permission should be granted. Due regard has been had to the development plan and any material considerations including any

changes to policies and circumstances since the granting of the original planning permission.

Context of site, design and impact on the Central Conservation Area

- 8.2 The site is located within the Castle and Victoria Road Conservation Area. Section 72 of the Planning (Listed Buildings 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.
- 8.3 The changes that are to be made through this proposal are to be considered below and their consideration on the street scene, the building and the Conservation Area.
- 8.4 The changes include the retention of doors and windows where the original ones would have been blocked up. These are located on the ground floor, first floor and second floor of the east elevation.
- 8.5 This change would not dominate the building, the windows and doors that are to be retained are considered to be sympathetic to the building and the street scene. Due to their nature they will not harm the Conservation Area.
- 8.6 The existing fire escape to the building is being proposed to be retained, there are proposed to be some section of the fire escape that are to be repaired and it is to be painted black.
- 8.7 As this is a retention of the current fire escape it would not dominate the side of the building. It would also not harm the character of the Conservation Area. The colour of the fire escape is considered to be acceptable.
- 8.8 Internally there are proposed to be changes to the building, the changes include creating a second internal staircase located along the eastern wall of the building. The current staircase is to be made wider to create further disabled refuge within the stair case. These changes are made on all levels of the building.
- 8.9 The relocation and the extension of the staircases has led to the internal alterations of the floor space. The use of the floor spaces are not to change.

- 8.10 These internal spaces are considered to be acceptable and would not harm the Conservation Area, they would also not impact on the building or the street scene.
- 8.11 To be able to facilitate the redesign of the lift and stair core internally, this has led to alterations of the dimensions of its roof on the third floor. The length of the roof is to be reduced and therefore its bulk and scale reduced on the building.
- 8.12 The changes to the bulk and scale of this element are considered to be acceptable as it would not dominate the building, nor would it dominate the street scene. Therefore it would not harm the Conservation Area.
- 8.13 It has been confirmed by the Conservation Officer that the external changes that are being proposed are acceptable and would not harm the character or appearance of the Conservation Area.
- 8.14 It is considered that the internal and external changes that are being proposed are in conformity with Policy 76 of the Local Plan and Appendix C as there would be no change to that previously permitted on the site.
- 8.15 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 61(62).

Residential Amenity

- 8.16 Impact on amenity of neighbouring occupiers:
- 8.17 During the progression of the application further information was sought from the applicant to clarify the changes that are being made to the external roof terrace and these were consulted by the Environmental Health Officer. The comments that are made on this matter are included below.
- 8.18 The changes that are being made through this application to the external space shows that the approved scheme and the proposed scheme has the following space. It was also confirmed that the external space would hold a maximum of 250 covers.

	Approved scheme	Proposed Scheme
Internal Space	183m2	152m2
External Space	153m2	184m2 (34m2 would be roofed)

- 8.19 Whilst the external second floor terrace space has increased by 31 m2, 34 m2 of it will be roofed over, which is likely to assist in containing noise, subject to external terrace acoustically absorbent finishes. This was required under condition 9 of permission 19/0046/FUL, and this condition is to be re-applied to this application.
- 8.20 It is therefore considered by the Environmental Health Officer that the proposed alterations are not considered to increase the significance of noise impact at nearby receptors subject to the full implementation of all recommended environmental health conditions from application 19/0046/FUL. These conditions are to be carried over with this permission.
- 8.21 There are conditions 6 and 7 that are to be re-applied to the application which are concerned with the hours of use and music in these areas. This will ensure that there is minimal impact on the amenity to the neighbouring properties from these changes.
- 8.22 The windows and doors that are being proposed to be retained are considered not to cause harm to the amenity of the neighbouring properties and land uses. The windows and doors that are to be retained are on the eastern elevation of the building these face the flank elevation of no.18 Chesterton Road and therefore will not create overlooking.
- 8.23 There are to be no changes to the building that are considered to create any additional overshadowing to the neighbouring properties and land uses.
- 8.24 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 34, 35, 56 and 58.

Highway Safety

- 8.25 There is no objection to the application from the Local Highways Authority on this application. Comments have been received stating that condition 23 is to be re-applied to this decision. Condition 23 refers to the Construction and Traffic Management Plan, this is to be recommended on this decision notice also.
- 8.26 The proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.27 Part of this proposal is to reduce the amount of cycle parking on the site, from that previously proposed on the site.
- 8.28 Previously there were to be two areas of cycle parking on the site, this is to be reduced to one area of cycle parking. The one area that is to be retained is a two-tier cycle parking area.
- 8.29 The main reason for the loss of the cycle parking is because of the retention of the external stair case as a fire exit and the internal alterations as detailed above, to widen the current internal staircase to facilitate disable refuge areas.
- 8.30 Currently on the site, prior to the implementation of application 19/0046/FUL, there would be no cycle parking provided on the site. With the implementation of application 19/0046/FUL there would be an increase in the provision of cycle parking on the site.
- 8.31 Other alternatives have been considered by Officers and different locations for cycle parking, however, this is a tight site and it is not possible to provide adequate space for any other cycle parking.
- 8.32 This application still creates an increase of the provision of cycle parking that would be on the site. Even though there is to be a reduction of cycle parking on the site from that already permitted, it is considered that the level of cycle parking that is being proposed is acceptable. This application is considered to be in a sustainable location and there is other cycle parking located in the area.

- 8.33 Condition 19 is to be reapplied to the application, this condition has not been discharged as part of the previous applications on the site. This requires detailed submission of the cycle parking to be provided. Therefore, further detail of the two level cycle parking can be ascertained through this condition discharge.
- 8.34 Through the changes that are proposed in this application, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third party Representations

- 8.35 Concerns were raised through the consultation of the application in regards of following impacts on the amenity of the neighbouring properties.
- 8.36 There is a concern about the increase in the size of the roof terrace. There will be mitigation for overlooking but there will be an increase to the residents of Riverside Court and general chatter of more customers. It has been confirmed through the additional information that there would be an increase in the amount of floor space. However, as this area is to be roofed, the impact would be minimal and the re-implementation of the previous conditions will mitigate the harm.
- 8.37 There is a concern that the addition of the proposed roof will harm the neighbours and change the acoustics of the area. This has been considered by the Environmental Health Officer and it is considered that it would not harm the amenity of the neighbouring properties and land uses.
- 8.38 The previous noise mitigation conditions are to be applied to the application, it is considered that it is not necessary to impose any further conditions as requested by the objections to this application.
- 8.39 It has been requested that the proposed glazing in the eastern elevation at 1st floor levels be obscure glazed and fixed shut to avoid any over looking into the gardens of no.1 Riverside Court. It is agreed that a condition of this nature is applied to the application. However, it is applied to windows only as it would not be acceptable to apply this to the doors, as they are to be fire doors.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of the parent permission reference 19/0046/FUL, namely the 13th September 2019.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

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

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

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

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

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

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

5. The use hereby approved shall not operate outside the hours of 07:00 - 00:00 Monday to Saturday, 07:00 - 23:00 on Sundays.

Reason: To protect the amenity of the adjoining properties.

(Cambridge Local Plan 2018 policy 35)

6. The external terraces including rooftop terraces shall only be used by patrons and staff between the hours of 07:00 - 22:00hrs Monday to Sunday and shall be clear of patrons and staff outside these hours. Any waste / glass removal required and the cleaning of these areas including the clearance and the movement of any tables and seating / chairs shall only be undertaken during these times only.

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

7. Acoustic / unamplified music and the playing of amplified music / voice within the external terraces including the roof top yoga studio is prohibited subject to the submission of an acceptable noise impact assessment and insulation scheme for approval by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

8. Apart from the external doors to the main ground floor entrance lobby onto Chesterton Road all external doors and windows serving the premises as approved shall be kept closed at all times during the playing of internal unamplified and amplified music and/or amplified voice.

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

9. Within one month of commencement of development, in accordance with condition 25, a noise insulation / mitigation scheme or details of other relevant noise control measures as appropriate, in order to minimise the level of noise emanating from the premises, including noise from activities and uses within the internal and external spaces, shall be submitted in writing for approval by the Local Planning Authority. The scheme / details shall have regard (but not be limited to) the following:

o Level and type of music / voice - acoustic / unamplified and

amplified

- o Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- o Music noise cut-off devices to any external doors;
- o Noise egress, airborne, structural and flanking sound via building structural elements;
- o Building fabric, glazing, openings and ventilation systems acoustic performance including detailed composite acoustic performance calculations of external facades and noise prediction to nearby noise sensitive receptors with special consideration of low frequency noise characteristics / components of music;
- o External terrace screening / balustrade / barrier acoustic performance and use of acoustically absorbent finishes to external hard reflective surfaces
- o Adequate alternative ventilation should be provided to ensure external doors and windows remain closed;
- o Premises entrances / exits (including details of acoustic lobbies) and any associated external spaces and patron noise;
- o Noise management plan for external patron noise to include a complaints management and handling procedure;
- o All other noise insulation / mitigation proposals not detailed above (such as perimeter walls / barriers / screens) The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be fully retained thereafter.

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

10. Before the use hereby permitted is commenced a post construction completion, commissioning and testing report for the noise insulation scheme, to include the acoustic performance testing /monitoring, shall be submitted to and approved in writing by the local planning authority.
The post construction completion, commissioning and testing report shall demonstrate compliance with the Noise Insulation Scheme (as approved / required by condition 9 respectively) and shall include; airborne and structural acoustic / sound insulation and attenuation performance certification / reports for the various elements of the scheme, the consideration and inspection of the standards of workmanship (including quality control) and detailing of the sound insulation scheme and any

other noise control measures as approved. Details of the full noise insulation scheme sound performance testing and monitoring including, noise limiting control / limiter device level setting and certification to the satisfaction of the LPA will be required.

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

11. All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 22:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays.

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

12. Prior to the installation of plant, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.
The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development and the use hereby approved shall not exceed the rating level limits specified within the submitted RSK noise impact assessment report dated 20th June 2019 (297344-04(01)).

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

13. Prior to the installation of plant, details of equipment for the purpose of air conditioning and extraction abatement and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/abatement/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004

report prepared by NETCEN for DEFRA)" dated September 2018.

Reason: To protect the amenity of the adjoining properties and the conservation area. (Cambridge Local Plan 2018 policies 35 and 61)

14. The flood resilient /resistant construction shall be constructed in line with plan 1384/400 and the Development shall take place in accordance with the approved details.

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

15. The green roof is to be constructed in line with details on plan 2109/320 and shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants. (Cambridge Local Plan 2018 policies 31 and 32)

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

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

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

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

18. Prior to the commencement of installation of glass/glazing, full

details of all glass to be installed in doors / windows / screens, etc., shall be submitted to and approved in writing by the Local Planning Authority. Mirrored, reflective, metallic coated or other non-transparent glass are unlikely to be approved. The development shall be carried out in accordance with the approved details.

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

19. 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)

20. Prior to first occupation or the bringing into use of the development, the 1.7 metre high terrace screens, the flank windows to the second floor balcony and all windows shown to be obscurely glazed shall be fitted with obscure glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and thereafter be retained in accordance with the approved details. All windows to the side and rear elevations shall be fixed and non-opening.
Prior to first occupation or the bringing into use of the development, all windows shown to be blocked shall be bricked up. No further openings shall be made.

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

21. The bat roosting tubes shall be installed as per information on plans 1384/401. The installation of the bat roosting tube shall be carried out and subsequently maintained in accordance with the approved plans.

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

22. There shall be no external lighting of the river Cam County Wildlife Site.

Reason: To protect sites of biodiversity and priority species and habitats (Cambridge Local Plan 2018 policies 69 and 70)

23. The development hereby approved shall be carried out in accordance with the submitted Construction and Traffic Management Plan.

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

24. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design and material of an acoustic fence to be erected between the application site at basement level and 1 Riverside Court. The acoustic fence 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)

25. Prior to commencement of development, the developer will notify the Local Planning Authority in writing of the date that development will commence for the purposes of conditions 9 and 14.

Reason: To define the time period for submission of these required details.

26. The development, hereby permitted, shall not be occupied until the proposed windows in the eastern elevation at 1st floor levels 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).

PLANNING COMMITTEE

20th April 2022

Application Number	21/05405/FUL	Agenda Item	
Date Received	9th December 2021	Officer	Charlotte Peet
Target Date	3rd March 2022		
Ward	Newnham		
Site	19 Grantchester Road Newnham Cambridge CB3 9ED		
Proposal	Demolition of existing dwelling and erection of a pair of semi-detached dwellings, new access onto highway and associated works		
Applicant	Mr R Cowell c/o agent Twenty-Nine Architecture Ltd 25 Cromwell Road Cambridge CB1 3EB United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal would provide a pair of semi-detached dwellings within an established residential area;</p> <p>The proposal would have an acceptable impact on the residential amenity of neighbouring properties;</p> <p>The proposed design responds positively to the character of the area.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The proposal sites comprise a two-storey detached dwelling with parking towards the front of the site and access onto Grantchester Road. The surrounding area predominantly comprises residential dwellings, although these vary greatly in terms of form and design.
- 1.2 The proposal site is located outside the Conservation Area, however it is within the setting of a grade II listed building (No. 2 & 2A Grantchester Road).

2.0 THE PROPOSAL

- 2.1 The application seeks permission for the demolition of existing dwelling and erection of a pair of semi-detached dwellings, new access onto highway and associated works
- 2.2 The application is accompanied by the following supporting information:
 1. Drawings
 2. Design and Access Statement
- 2.3 Amended drawings have been submitted during the application process in order to address some of the concerns raised. The amended drawings provided an amended layout at the front of the site with reduced parking provision and increased soft landscaping. The cycle parking has also been orientated towards the front of the site and the bins moved to the rear. The agent has also provided an email in response to the objections received on the application.

3.0 RELEVANT SITE HISTORY

Reference	Description	Outcome
C/68/0539	Residential Development	Permitted
C/70/0114	Erection of a single dwelling with garage	Withdrawn
C/72/0132	Erection of Two Houses	Refused
C/72/0163	Erection of a dwelling house	Approved
C/72/0882	Erection of detached dwelling house	Approved

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 28 29 30 31 32 35 50 51 52 55 56 57 59 80 81 82

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

<p>Central Government Guidance</p>	<p>National Planning Policy Framework 2021</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
<p>Supplementary Planning Documents</p>	<p>Cambridgeshire and Peterborough Flood and Water</p>
<p>Previous Supplementary Planning Documents</p>	<p>Sustainable Design and Construction 2020</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></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 Nature Conservation Strategy (2006)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 **No objection.** Please add conditions / informatives regarding the following matters:
- Pedestrian visibility splays
 - Falls and levels
 - Contractor's parking plan
 - Works within the public highway

Conservation Officer

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

South Newnham Neighbourhood Forum

- 6.3 **Objection to landscaping only.** South Newnham Neighbourhood Forum (SNNF) was designated in March 2017 to draft a Neighbourhood Plan for South Newnham, which is defined as the area south of Barton Road and the roads off it on the north side, including those with pedestrian access, but excluding Grange Road.
- 6.4 When approved, the Neighbourhood Plan will sit alongside existing planning documents and have legal force in the determination of planning applications. Until that time the Forum assessment of planning applications will be based on the National Planning Policy framework (NPPF) and policies in the Cambridge Local Plan 2018 and, where relevant, the Newnham Croft and West Cambridge Conservation Area Appraisals.
- 6.5 The Forum is a Statutory consultee on planning matters for this area, and will comment on some applications, but has no decision-making powers. All planning decisions are made either by officers of the Greater Cambridge Planning Service through delegated powers, or by councillors at meetings of the Planning Committee, having regard to all relevant planning policy.

- 6.6 With the caveat of the proposed landscaping of the front garden as detailed below, we would consider this to be an appropriate development for this site and support the proposed use of traditional materials and energy efficient design. Considerable care has clearly gone into considering the impact on the adjacent heritage buildings and minimising overlooking and overshadowing on neighbouring properties, and the houses themselves do seem to meet the criteria expressed in the D&A conclusion:
- 6.7 'In terms of character, scale and density, the scheme is intended to integrate itself into the existing environment by being sympathetic to its context and the adjacent building'.
- 6.8 We object, however, to the landscaping of the front garden area, which does not 'enhance the existing environment' as stated and is not 'consistent with the surrounding pattern of development along Grantchester Road'.

Sustainable Drainage Engineer

- 6.9 **No objection.** The development proposed is acceptable subject to the imposition of the condition(s) outlined below.
- 6.10 The proposals are not in accordance with South Cambs adopted Policy CC/7 Water Quality and Policy CC/8 Sustainable Drainage as they have not demonstrated suitable surface water and foul water drainage provision for the proposed development therefore the following conditions are required:

- Surface and foul water drainage

Environmental Health

- 6.11 **No objection.** The development proposed is acceptable subject to the imposition of the condition(s) outlined below.
- Construction / demolition hours
 - Demolition / construction collections / deliveries
 - Piling
 - Dust condition
 - EV charging

7.0 REPRESENTATIONS

7.1 Representations have been received from the following addresses:

- 2 Grantchester Road, Cambridge
- 2A Grantchester Road, Cambridge
- 4 Grantchester Road, Cambridge
- 6 Grantchester Road, Cambridge
- 12 Grantchester Road, Cambridge
- 16 Grantchester Road, Cambridge
- 18 Grantchester Road, Cambridge
- 23 Grantchester Road, Cambridge
- 31 Grantchester Road, Cambridge
- 32 Owlstone Road, Cambridge
- 477 Earlham Road, Norwich (on behalf of No. 23 Grantchester Road)
- 73 Barton Road, Cambridge

7.2 The representations raised concerns regarding the following issues:

- Impact upon the character of the area due to the additional dwelling
- Impact upon the character of the area due to excessive front parking, dropped kerb and loss of trees and greenery
- Impact upon the character of the area due to materials
- Impact upon the character of the area due to rooflight style
- Impact to amenity of neighbouring occupiers in terms of overbearing, loss of daylight and sunlight, quality of outdoor amenity area
- Excessive parking provision
- Impact to on street parking
- Traffic congestion
- Disruption during construction due to noise, dust and work hours
- Air pollution due to construction
- Parking of construction vehicles
- Harm to trees within and adjacent to the site
- Impact to trees during construction
- Impact upon wildlife and biodiversity
- Surface water drainage
- Pressure upon local services

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

8.0 ASSESSMENT

Principle of Development

8.1 This application relates to the erection of a pair of semi-detached dwellings following the demolition of an existing dwelling. The proposal is considered to be compliant in principle with Policies 1 and 3 of the Cambridge Local Plan 2018.

Context of Site, Design and External Spaces

8.2 Policy 57 of the Local Plan states that high quality new buildings will be supported where it can be demonstrated that 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.

8.3 The application seeks permission for demolition of existing dwelling and erection of a pair of semi-detached dwellings, new access onto highway and associated works.

8.4 The existing dwelling comprises a two storey detached dwelling, it is located centrally within the plot and orientated towards the road, it has a simple form including a rectangular plan and shallow roof pitch, which is characteristic of similar 1960 / 70s dwellings. The surrounding area comprises a variety of dwellings which demonstrate a mixture of forms, heights, appearances and materials. The homogenizing characteristic along this section of Grantchester Road is that the dwellings are usually set a little way back into the plot, and have some level of low boundary treatment and soft landscaping in front of the dwelling although this does vary significantly along the streetscape. In addition, a grass verge extends along the edge of the roadside with a number of trees appearing within this area.

- 8.5 The proposal would involve the erection of a pair of semi-detached dwellings. The proposed development would result in two dwellings on the site, however would follow the layout of the existing dwelling and extend over the original footprint, with the parking and access to the front of the dwelling and the private amenity area to the rear. The representations received from nearby occupiers have raised concerns that the additional dwelling may result in harm to the character of the area and appear as overdevelopment of the site. The surrounding area comprises a mixture of detached and semi-detached dwellings with a variety of forms and appearances, to the southwest of the site along Grantchester Road a number of semi-detached pairs can be viewed from the street scene, and it is not considered that a semi-detached pair would appear out of place.
- 8.6 The proposal would involve the creation of a new access and parking area at the front of the site for the additional dwelling to Grantchester Road. The majority of representations received raised concerns about the addition of the access and parking area to the front of the dwelling suggesting that the increased hard surfacing and lack of soft landscaping could result in harm to the character of the area.
- 8.7 As above Grantchester Road contains a variety of dwellings, including detached and semi-detached properties. The latter are concentrated southwest along Grantchester Road, and are generally set out with two access points and either a low level wall or hedgerow between to break up the frontage. In order to address the concerns raised and respond in a more sensitive manner to this existing character, officers requested that the application be amended to break up the hard surfacing created by the parking provision and increase the soft landscaping at the front of the site. In response, amended drawings were submitted to show only one parking space per dwelling with landscaping in between the parking spaces. The landscaping shown would provide two trees, and a low level wall and hedgerow in the center of the site. Officers do consider that the amended proposed would successfully respond to the character of the area, and would not result in excessive hard surfacing within the street scene.
- 8.8 The proposed dwellings would take on a different form from the existing dwelling, given that they would comprise a pair of semi-detached dwellings with projecting gables to the front of the site

rather than a simple rectangular form. The proposed built form would result in a minor increase bulk and height as a result of this, however this is not considered to be excessive nor to result in a development that would appear incongruous with the surrounding dwellings. The height of the buildings would increase marginally over the existing built form, from approximately 7.9 metres to 8.3 metres. In addition, the width would increase from 12 metres to 15 metres as the dwellings extend in to the area previously occupied by a single storey garage as the side of the proposal site.

- 8.9 Whilst Officers acknowledge the built form would increase in scale due to the alterations to the height, bulk and appearance, it is considered that the proposed dwelling would respond well to the scale and appearance of dwelling within the locality given the varied form in the local area. Whilst the dwellings would exceed the footprint of the existing dwelling, a separation distance of at least 1.2 and 1.4 meters would be maintained either side of the dwellings to the boundary and therefore the proposal would retain the character of the local area.
- 8.10 The dwellings would form a uniform pair each with a traditional appearance due to the feature bay windows proposed at the frontage. The appearance of the dwellings would differ from the properties immediately adjacent, however, bay windows and a more traditional appearance can be seen further along the street scene and due to mixture of styles within the area would not appear out of place. The modest roof dormers would be of a scale as to not dominate the roof scape and therefore would be acceptable, as would the rooflights proposed to the side roof slope. The roofscape within the surrounding area is extremely varied, and there are a number of dormer windows and rooflights surrounding the site including at No. 21 Grantchester Road. The proposed development would be finished in high quality traditional materials, to respond to the materials pallet of similar dwellings within the locality, the buff-brick and reconstituted stone are considered to respond well to the surrounding area. The representations received have seen a concern raised regarding the slate roof proposed, however given the variety of materials within this area and taking into account the slate roofs seen within the area, it is not considered that the proposed material pallet would appear out of place.

- 8.11 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 61.

Impact to Heritage Assets

- 8.12 The proposal site is located within the setting of a grade II listed building (No. 2 & 2A Grantchester Road). The Conservation Officer does not raise any concerns regarding the proposed development, and Officers agree that the proposal would not be considered to adversely impact the setting of the listed building. The proposal would conserve its significance, and therefore comply with Cambridge Local Plan (2018) policy 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.13 The proposal site is adjoined by four residential dwellings, No. 71 Barton Road and No. 73 Barton Road to the northwest and No. 21 and 23 Grantchester Road to the southeast.

21 Grantchester Road

- 8.14 No. 21 Grantchester Road is located to the south of the proposal site. The dwelling comprises a tall detached dwelling with the flank wall projecting towards Grantchester Road. The proposed built form would increase in width above the existing dwelling, so that the flank wall would sit only 1.4 metres from the common boundary, rather than 4.1 metres.
- 8.15 The side elevation of the main house is set 4.2 metres away from the proposal site, however there is a single storey element adjacent to the north boundary. This element is used as a store and comprises obscured windows in the front elevation, and therefore the amenity within this element would not be impacted by the proposed development which would extend closer to the common boundary.
- 8.16 No. 21 Grantchester Road also comprises windows in the north elevation of the dwelling which would look towards the proposal site. The proposal would result in built form closer to these windows, however at first floor level and in the roof dormer, these are both obscured and serve bathrooms which are considered to be non-habitable rooms. In addition, the garden

area wraps around the south of the dwelling and so would be set away from the proposal and would not be substantially impacted by the increase in bulk owing to the closer siting of the proposed dwellings.

- 8.17 Given that the single storey element would be closest to this boundary would comprise a non-habitable storeroom with obscured windows, and that any windows face this direction in the main house would also serve non-habitable rooms and be obscure glazed, the proposal would not be considered to result in loss of light or overbearing impact to the neighbouring occupier.
- 8.18 In terms of privacy impacts, the proposal would not seek to install any windows in the side elevations of the dwellings other than the rooflights within the side roof slopes. These windows would be located 1.7 metres above finished floor and therefore would not provide any views out to neighboring properties. There are windows to the front and the rear at first floor level however which would serve bedrooms. The bedrooms would look directly to the front and rear, given this and taking into account the layout of No. 21, with the garden to the south, the proposal would not be considered to result in loss of privacy to the neighbouring occupiers.

23 Grantchester Road

- 8.19 No. 23 Grantchester Road is located to the south east of the proposal site, and comprises a modest single storey dwelling. The dwelling faces the south, with the rear garden located to the north, just to the rear of the proposal site. I have visited this property, and viewed the proposal site from the rear garden and from the main bedroom which is located to the north west corner of the dwelling, close to the proposal site.
- 8.20 The neighbouring occupier has raised concerns about the impact of the proposal, especially in regard to loss of quality to the rear amenity area.
- 8.21 The proposal would introduce two dwellings in the plot, they would be set approximately 1.5 metres further away from the rear boundary. The dwellings would continue to slope away from the rear boundary, however the dwellings would have an

increased ridge height, at 8.3 rather than 7.9 metres and would increase in width.

8.22 The proposal would result in an increase the built form immediately west of the dwelling and the amenity area due to the increased height and width of the building. However, the main increase in width from the existing footprint would be within the gap between No. 19 and No. 21 which would not be visible from the bedroom window. It would be visible from the rear amenity area, and so Officers do acknowledge that there may be an increased level of enclosure along the west boundary for the rear amenity area. However given the impact from the existing built form, and taking into account that the other boundaries to the rear amenity area are free from built form this impact is not considered to significantly harm the amenity to the rear garden.

8.23 The bedroom window faces north, and therefore the main views out of this window are to this direction, rather than to the west where the increased built form would be located. It is not considered that the proposal would result in significant loss of light or overbearing impact to the neighbouring occupier.

8.24 The proposal would install windows to the rear of the proposed dwellings to serve bedrooms, that would look towards the rear garden of No. 23. However given the existing overlooking, it is not considered that the proposal would result in significant loss of privacy over and above the existing circumstances.

No. 71 Barton Road

8.25 No. 71 Barton Road is set to the northeast of the proposal site, it comprises a deep garden and therefore the main house is set approximately 17 metres away from the closest boundary. Given the reasonable distance that the proposal would be set away from the dwelling, the proposal will not have a significant impact upon No. 71 in terms of amenity.

No. 73 Barton Road

8.26 No. 73 Barton Road is located to the north of the proposal site, the dwelling fronts onto Barton Road and the garden backs onto the common boundary with No. 19.

- 8.27 The occupiers have raised a number of concerns about the impact to their amenity from the proposal, including loss of sunlight and loss of privacy. The proposal would see the built form located slightly closer to the north boundary of the site, although this would be a minor increase of 0.6 metres. From the garden, the flank wall would continue to be visible, however it is noted that there would be an increase in the bulk and height of the built form due to the increased ridge height and the inclusion of projecting gable elements to the front of the property.
- 8.28 The increase in built form is considered to be minimal over and above the existing built form, and therefore it not considered to result in a significant overbearing or enclosing impact and would no significantly increase the overshadowing to the rear garden.
- 8.29 In addition, the garden would have a length of 18 metres and therefore the proposal would not be considered to significantly impact the amenity within the main house in terms of overbearing and light.

Future Occupiers

- 8.30 The gross internal floor space measurements for the dwelling is shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	4	7	2.5	115	180	65
2	4	7	2.5	115	180	65

- 8.31 Policy 50 states that new residential units will be permitted where their gross internal floor areas meet or exceed the residential space standards set out in the Government's Technical Housing Standards – nationally described space standard (2015) 37.
- 8.32 The dwellings both comprise 4b7p dwellings, with bedroom set across the first floor and within the roof space. The dwellings would meet the space standards required, and the bedrooms have sufficient floor space for bedspaces shown.

- 8.33 Both dwellings would benefit from private outdoor amenity space, that hold sufficient space to accommodate the elements listed in Policy 50 of the Local Plan 2018.
- 8.34 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 58 and 35.

Highway Safety and Parking Provision

- 8.35 The proposal would seek to install an additional access to serve the additional dwelling, this would involve the installation of an additional dropped kerb. The Highways Authority raise no objections to the proposal subject to conditions, the conditions are considered reasonable to add to any permission granted. The representations received do include concerns about construction parking, and therefore Officers agree that the condition regarding contractors parking should be added. Therefore, it is considered that the proposal would not result in significant harm to highway safety, in accordance with Cambridge Local Plan policy 81.
- 8.36 The development is located outside the controlled parking zone. Appendix L states that outside the controlled parking zone, dwellings with 3 or more bedrooms should have no less than a mean of 0.5 spaces of dwelling, up to a maximum of 2 spaces per dwelling.
- 8.37 The development has been amended so that it would provide 1 space per dwelling rather than 2 per dwelling, and this would meet the policy requirement. The proposed car parking would be considered to be sufficient for the dwellings proposed, in addition the proposal site is located within a sustainable location well connected to the city centre via walking, cycling and public transport routes. A concern has been raised about the impact on the residential street parking within this area, however the proposal would meet the parking standards required, and as above would be well connected to the city centre. Given this, and taking into account that the proposal would result in one additional dwelling above the existing unit, it is not considered that the proposal would result in undue strain on the parking within the area.

- 8.38 In regard to cycle parking, the application demonstrates that each dwelling would be provided with four cycle parking spaces within a store in the rear garden. The orientation of the cycle store has been amended so that the storage would face the front of the site as to have better accessibility and elevation details have now been submitted. Appendix L states that a four bedroom dwelling should provide three spaces and therefore this provision would surpass the minimum required. The cycle parking would be accessed via the side pathway, this has a width of over 1.4 metres, and therefore is considered to be acceptable. The proposed cycle storage would comprise a simple timber shed with modest portions, Officers support this approach. As the store elements contain a flat roof, a condition will be added to ensure this is made green or brown.
- 8.39 The proposal would comply with Cambridge Local Plan (2018) Policy 82 and Appendix L.

Trees and Landscaping

- 8.40 The proposal site is surrounded by a number of mature trees, these are not protected but do have amenity value within the street scene. The application has been submitted with a Tree Survey, this shows the development will require the removal of some smaller trees mainly at the front of the site, however that the mature trees which hold the significant amenity value surrounding the site will be retained. The proposal would not extend into the root protection zone of the trees to be retained. The proposal would seek to add two trees at the front of the site, Officers support this approach.
- 8.41 As above, the proposed development received much concern in regard to the layout of the front of the site and provision of hard surfacing. As such, the proposal was amended to reduce the parking and increase the soft landscaping. The amended proposal would be considered to respond positively to the surrounding landscape character. As the exact detail of the hard and soft landscaping has not been submitted with the proposal, this detail shall be conditioned.
- 8.43 The proposal would be considered to comply with Cambridge Local Plan (2018) policy 70 and 71.

Refuse Arrangement

- 8.44 The application demonstrates that waste provision can be provided for each dwelling the rear garden, and therefore is compliant with Cambridge Local Plan (2018) policy 57 and the RECAP Waste Guide.

Drainage Matters

- 8.45 The Drainage Officer raises no objection to the application subject to conditions regarding surface and foul water drainage. These will be added to any permission granted to ensure that suitable provision is made. The proposal is considered to be compliance with Cambridge Local Plan (2018) policy 31 and 32.

Water, Carbon, Biodiversity

- 8.46 The proposed development has received representations raising concerns regarding harm to wildlife and biodiversity. A condition will be added to ensure a biodiversity net gain is achieved on the site to avoid harm to wildlife and in accordance with Greater Cambridge Shared Planning Biodiversity Supplementary Planning Document .
- 8.47 As the details have not been submitted as part of the application, a condition will be added to require details of carbon reduction and water efficiency details be submitted in order to adhere to policy requirements.
- 8.48 The proposal would be considered to comply with Cambridge Local Plan (2018) policy 28, 70 and 71.

Other Matters

- 8.49 One representation has requested that the construction contractors be registered with the scheme for considerate constructors which aims to minimise noise, building dust and traffic congestion. Officers are unable to require the construction contractors to join this scheme, conditions and informatives will be attached regarding noise, dust and construction parking.

8.50 In addition, concerns have been raised that the construction vehicles may result in additional air pollution to the area. Officers note that during construction the vehicles may cause a very minor increase of vehicle movements, however as this would be very limited and for a temporary period only it would be considered to raise significant concerns.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

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

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

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

3. No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

4. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage 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 prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

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

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)

6. 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: 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)

7. No development above slab level shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority. It shall include the consideration of native planting, hedgehog habitat and connectivity and 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% (unless an alternative target is otherwise agreed by reason of viability). The biodiversity enhancement scheme 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 (Cambridge Local Plan 2018 policies 59 and 69, NPPF 2019 para.170).

8. 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)

9. The pedestrian visibility splays of 2m x 2m shown on drawing number PL(90)01 Rev P3 shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.

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

10. The proposed parking spaces and paved access routes 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. 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: for the safe and effective operation of the highway (Cambridge Local Plan 2018 policy 81).

11. 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 (Cambridge Local Plan 2018 policy 81).

12. 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).

13. 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).

14. 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 be 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)

15. 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).

16. No permanent connection to the electricity distribution network shall be established 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 to serve one of the approved allocated on-plot parking spaces for each of the proposed residential units.

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).

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

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31)

18. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within Section 3.1 of the Design, Access and Heritage Statement by Twenty Nine Architecture and Planning unless otherwise agreed in writing by the Local Planning Authority.

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

19. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details

- a. Levels of carbon reduction achieved at each stage of the energy hierarchy; and
- b. A summary table showing the percentage improvement in

Dwelling Emission Rate over the Target Emission Rate for each proposed unit.

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

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

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

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

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

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

20. 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).

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. 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.

3. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

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Application Number	21/05431/FUL	Agenda Item	
Date Received	13th December 2021	Officer	Sumaya Nakamya
Target Date	11th March 2022		
Ward	Queen Ediths		
Site	17 Greenlands Cambridge CB2 0QY		
Proposal	First floor side and single storey rear extensions to create two self-contained flats.		
Applicant	N/A C/O Agent		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area; - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The proposed development would provide a high-quality living environment for the future occupiers; and - The proposed development is unlikely to give rise to any significant adverse impact upon the highway and on streetcar parking capacity on the surrounding streets.
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located within a cul-da-sac on the east of Greenlands and occupies a two-storey end of terrace house. The property includes an area of garden to the rear of the building, which is fenced off by a high brick wall, there is an onsite car parking area provided by the garage extension to the west side of the site.
- 1.2 The site lies outside a controlled parking zone but there are unregularized controls that have been put in place to restrict on street parking.
- 1.3 Within the immediate area of the site are other residential properties and, further towards the northwest is Addenbrooke's Hospital, the Cambridge Institute of Public Health to the west side of the site and Bell Educational Services to the northeast of the site. To the south of the site is a new housing development.
- 1.4 The site is not within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 The application is seeking permission for the erection of a first-floor side and single storey rear extensions, conversion of the garage to create two self-contained flats.
- 2.2 The application is accompanied by the following supporting information:
 1. Planning Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
21/00841/FUL	First floor side and single storey rear extensions to create two self-contained flats.	Withdrawn (04.02.2022)

4.0 PUBLICITY

4.1 Advertisement: No
 Adjoining Owners: Yes
 Site Notice Displayed: Yes (08.02.22)

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 28 31 32 33 34 35 36 50 51 52 55 56 57 58 59 70 81 82

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

Central Government Guidance	National Planning Policy Framework July 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
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	<p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
<p>Supplementary Planning Documents (These have been prepared in parallel with the Local Plan preparation and will be shortly adopted by the Executive Councillor by an out of cycle decision.)</p>	<p>Biodiversity SPD (Feb 2022)</p> <p>Greater Cambridge Sustainable Design and Construction (Jan 2020)</p> <p>Cambridgeshire and Peterborough Flood and Water</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</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 Waste and</p>

	<p>Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer commented that the proposal is for two new residential units with no additional off street car parking spaces, as the streets in the vicinity provide uncontrolled parking, and as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets, this demand is likely to appear on-street in competition with existing residential uses.

The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Environmental Health

- 6.2 The development proposed is acceptable subject to the imposition of the condition restricting construction hours.

Refuse and Recycling

- 6.3 No comments received.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- 25 Greenlands
- 27 Greenlands
- 18 Greenlands

7.2 The representations can be summarised as follows:

- Covenants – restricting each property to one dwellinghouse
- Overbearing
- Parking
- Sustainable transport
- Precedent
- Construction vehicles
- Character and design issues
- Lack of information with respect to a survey for parking stress

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. Design and impact upon the character of the area
3. Residential amenity
4. Amenity of future occupants
5. Parking
6. Access, highway safety
7. Drainage
8. Refuse arrangement
9. Other matters

Principle of Development

8.2 Policy 53 of the Cambridge Local Plan is concerned with conversions of dwellings into separate flats. Part a – e of the policy seeks for developments to meet internal gross floor area with room sizes meeting minimum room sizes, for proposals to

respond appropriately to their context and ensure that highway safety is appropriate and there is no parking stress. Development is also required to provide a good standard of amenity for its occupiers and provide appropriate refuse, recycling, and cycle storage to serve the development.

- 8.3 The proposal is to convert the existing dwellinghouse into two self-contained flats. The proposed development is considered compliant with parts a, d and e of the policy as set out below. The principle of development is therefore acceptable and complies with part a, d and e of Policy 53 of the Cambridge Local Plan, 2018.

Context of site, design and external spaces

- 8.4 The houses within the proximity of the application site are two storey terrace dwellings and according to third party representations were architect designed. The layout of the small Greenland's estate exhibits a degree of architectural uniformity in views up and down its axis which is pleasing to the eye and of value to its occupants. The dwelling is constructed from buff brickwork with timber cladding detail over the windows. Each block of terraces faces onto a communal green space with small rear gardens that is fenced off by a brick wall and a shared driveway to access integral garages; in front of each garage there is sufficient space for an extra car parking space.
- 8.5 The proposed first floor side projection will span over the existing garage. Its height would drop slightly lower than the existing dwellinghouse. The proposed single storey rear portion will project rearward approx. 2.27 deep and covering the span of the existing elevation of the main house. The proposed height of this portion will be 2.7m including the parapet. The roof of the single storey extension would be used as a terrace for the upper flat, a 1.8m high privacy screen is proposed on the east side.
- 8.6 The proposed side and rear extensions would be highly visible from the street scene. The increased scale and depth of the proposed two storey side extension will not result in an inappropriate scale or be visually bulky or unattractive along the interface of Greenlands. The height of this element will not exceed the height of the main house and the use of similar features such as a flat roof, external materials and fenestrations

that match the existing dwelling would maintain the domestic appearance and scale of two storey dwellings found in the area and the relationship with the existing dwelling will be respected. With regards to the proposed single storey rear extension, due to its low scale nature and consistent with the rear extensions of neighbouring properties, this portion will be in keeping with character and appearance of the surrounding area and subservient to the host building.

- 8.7 Concerns have been raised that the proposed first floor addition will result in setting a precedent in the area. The proposal would be larger than any other side extension on Greenlands at present along the central road, but the extension itself would not be a significant addition to the property and the estate does not benefit from any formally protected architectural status. In officers' view, whilst the concerns of the residents are noted, the proposed first floor extension would respond positively to an already changed character of the area where there is evidence of another – albeit smaller clad extension nearby
- 8.8 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The proposed addition over the existing garage on the interface Greenlands is unlikely to give rise to any significant amenity impacts in terms of overshadowing, loss of light, overlooking, enclosure, or other environmental impacts given its adjacent context, location, size, and design.
- 8.10 It is noted that the proposed single storey rear extension measuring a depth of approx. 2.7m with a height of 2.7m built on the shared boundary with No.18 would result in some loss of light to the rear window of No.18. The proposed single storey rear extension would have a slight protrusion beyond the horizontal 45-degree line (as per the BRE guidance). However, the harm is not significant to warrant a refusal in this instance. Notwithstanding this, the rear gardens along this block of terraces are south facing. With regards to overbearing impact to No.18, Officers consider that this will be

at a minimum given the protrusion will be approx. 0.7m above the shared fence with No.18.

- 8.11 The upper floor flat will have a balcony, to minimise overlooking impact of private garden of No.18 an obscure screen at 1.8m along the southeastern of the terrace elevation is proposed.
- 8.12 Concerns have been raised regarding the impact of construction vehicles within the street. Officers acknowledge that there is a potential impact on neighbours during the construction period. Therefore, it would be reasonable to impose a condition restricting construction hours to ensure that disturbance to neighbours is kept at a minimum.
- 8.13 The proposal would adequately respect the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 56 (58) and 35.

Amenity of future occupiers

- 8.14 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. The proposed dwellings would be in accordance with the minimum standards and would provide a high-quality internal living environment for the future occupants.
- 8.15 The proposed ground floor unit will be accessed from the principal elevation and the first-floor unit would have a separate access from the rear. The first-floor unit would be a 1bedrom flat with an internal gross floor space of 58 m², meeting the internal space standards. The ground floor unit is considered acceptable with respect to its gross internal floor space.

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

Units	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	2 (no built-in storage)	3	1	61 with a shower room	62	+1
1	1	2	1	50	58	+8

- 8.16 Officers consider that both units are capable of being occupied by a small family. The proposed private garden for the ground floor flat and the balcony for the upper flat would serve as a sufficient useable amenity space for future occupants.
- 8.17 In the opinion of officers, 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) policies 50, 51 and 52.

Highway Safety

- 8.18 No significant adverse effect upon the Public Highway should result from this proposal.
- 8.19 The proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking, and Bins

- 8.20 Policy 82 states that Planning permission will not be granted for developments that would be contrary to the parking standards set out in Appendix L. This includes:
- a. providing no more than the car parking standards for new residential and nonresidential development set out in Appendix L, taking into account the accessibility of the site to public transport and the nature of the use. In the city centre, and on streets with overnight parking stress, on and off street (non-disabled bay) car parking levels should be maintained at current levels for shoppers, residents and workers;
 - b. providing at least the cycle parking levels in Appendix L; and
 - c. providing at least the disabled and inclusive parking requirements in Appendix L.

Car-free and car-capped development is acceptable in the following circumstances:

- a. where there is good, easily walkable and cyclable access to a district centre or the city centre;
- b. where there is high public transport accessibility; and
- c. where the car-free status of the development can realistically be enforced by planning obligations and/or on-street parking controls.

- 8.21 There would be a loss of onsite car parking space at the application site as a result of the garage converted into accommodation. The application proposes a car free development on the basis that the site is in a sustainable location. The site is in close proximity to bicycle routes and within 6mins to 10mins walk from the nearest bus stop which provide a range of bus services every 20mins in and around Cambridge as well as surrounding areas. Cambridge train station is in walking distance (approx. 34mins) from the site. The site is close to Addenbrooke's Hospital, a major local employer in Cambridge and is in within a sustainable location.
- 8.22 The comments from the Local Highway Authority and from third-party comments are noted. However, Officers do agree with concerns raised that the development would undoubtedly result in the displacement of cars outside of the site. Even if this were to be the case, any such impact from the two small units would be limited. Parking stress on Red Cross Lane may be an existing issue but is not a reason to resist a car free development on this site given the Council's parking standards are expressed as maximum. The officer site visit revealed that most residents of Greenlands have onsite parking provision and the street notionally is not experiencing significant parking stress. Unregulated parking controls in the form of double yellow lines exist on Greenlands (the road is not adopted). The existing unauthorised parking controls cannot realistically be enforced by regulators should future occupants of the development choose to park on Greenlands, however, this has successfully discouraged on-street parking thus far and lends support of the proposal.
- 8.23 The submitted Planning Statement highlights that the existing garage is of a size that is unusable for car parking and its conversion would not have an additional effect upon the existing parking situation. However, Officers consider that although the garage maybe unusable, the space outside the garage is sufficient to accommodate a car. With the proposed extension extending across this area it will remove any existing onsite parking provision. Nevertheless, Officers consider that a car free proposal in this location is acceptable.

- 8.24 A lockable shed cycle parking for secure cycle storage is provided within the rear garden for the lower ground floor unit and will be accessible from the rear of the garden. For the first-floor unit, cycle parking will be provided within the building near the entrance area. The space is capable of sufficiently accommodating a bicycle without causing any obstruction to the entrance door to the unit. This is considered acceptable and meets the requirement within Table L.10 of Appendix L of the Cambridge Local Plan, 2018.
- 8.25 The submitted Planning Statement explains that 3no. waste bins will be for both units. In the original submission the proposed waste and recycle arrangements was not satisfactory to serve both units. Amendments have been undertaken by the applicant and have provided waste facilities for each unit for general waste and recycling. Officers consider that the provision is borderline acceptable and therefore on balance is supported. Should further amendments to the lead up to the Committee meeting will be provided. A condition will be imposed requesting details of the proposed waste and recycle arrangement.
- 8.26 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

- 8.27 Matters relating to parking, sustainable transport, construction vehicles, overbearing, character and design have been addressed in the latter part of the report. Matters relating to covenants are address below.

Covenants

- 8.28 Representations have been made in respect of covenants and restricting the site to one dwellinghouse to be used in one single or family occupation. A planning permission would not override these covenants. They are civil matters between different landowners and not a material planning consideration.

9.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. Prior to the erection/ installation of the shed shown on drawing number AT912-03B date received 01 April 2022, elevational plans of the shed shall be submitted to and agreed in writing with the LPA. The shed shall be retained in that manner thereafter.

Reason: In the interest of amenity and to accord with policy 53 of the Local Plan

4. No development shall commence until a scheme for the on-site storage facilities for waste for each unit, including waste for recycling, has been submitted to and approved in writing by the local planning authority. The scheme shall identify:

a) the specific positions of where wheeled bins will be stationed for use by the resident.

b) The quantity and capacity of the bins per property

c) The walk distances for residents to the kerbside including the specific arrangements to enable collection from the kerbside or within 5m of the adopted highway/ refuse collection vehicle access point.

d) Any designated Bin Collection Points, if practically needed.

e) Details of the management arrangements if bins need to be

moved to one designated collection points

No residential unit shall be occupied until the approved arrangements for that particular unit have been provided and shall be retained as such unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

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

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

Application Number	22/00263/HFUL	Agenda Item	
Date Received	24th January 2022	Officer	Laurence Moore
Target Date	21st March 2022		
Ward	Cherry Hinton		
Site	18 Neath Farm Court Cambridge CB1 3EX		
Proposal	Single storey rear extension (retrospective)		
Applicant	Mr and Mrs Alka Srivastava 18 Neath Farm Court Cambridge CB1 3EX		

SUMMARY	<p>The development accords with the Development Plan for the following reason:</p> <p>This retrospective householder planning application is for a single storey rear extension. The proposal is, on balance, not considered to give rise to any adverse impacts on the character of the existing building or surrounding area and is not considered to be imposing any significant negative impacts on the residential amenity of neighbouring occupiers and is recommended by officers for approval.</p>
RECOMMENDATION	APPROVE (subject to conditions)

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated within Neath Farm Court, a residential development consisting of 2 and 2 ½ storey dwellings adjacent to Church End in Cherry Hinton. The application site has permitted development rights removed by virtue of condition 6 of planning permission: 09/0403/REM.
- 1.2 North of the site consists of Neath Farm Court, east of the site consists of residential streets: Church End and Neal Close,

south of the site consists of the large car park for the adjacent Inca Digital Warehouse. West of the site consists of warehouses for various commercial activities. 19 Neath Farm Court is situated north-west of the site boundary. The site is not situated within a conservation area, the site is not situated within the controlled parking zone.

2.0 THE PROPOSAL

2.1 This retrospective householder application is for “*a single storey rear extension.*”

2.2 The retrospective development included within the proposed plans measures 2.7 in height at the eaves, 7.5m in width along the rear elevation, and has a maximum depth of 6.4m from the recessed rear elevation of the property. The extension extends by 3.32m along the boundary from the existing rear elevation shared with neighbouring property 19 Neath Farm Court. The extension is set back from the site boundary fence by 0.15m.

2.3 The application is accompanied by the following:

- Existing and Proposed Plans

3.0 SITE HISTORY

09/0403/REM – Reserved Matters application for design, scale and layout of 40 residential units, detailed landscaping scheme and revised access arrangements, following outline planning permission for residential development, ref: 06/0063/OUT – APPROVED

Condition 6 of this permission states:

“Notwithstanding the provisions of the Town and Country planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	55, 56, 58

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

Central Government Guidance	National Planning Policy Framework July 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Supplementary Planning Documents	Sustainable Design and Construction (2020)
Material Considerations	<u>None relevant</u>

6.0 CONSULTATIONS

6.1 The following Councillors from Cambridge City Council have made the following objections:
Cllrs Ashton and McPherson – Cherry Hinton

- Loss of light.
- Design
- Retrospective element of the development.

7.0 REPRESENTATIONS

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

19 Neath Farm Court

- Character (Scale, Massing and Design)
- Loss of Light
- Overbearing
- Enclosure
- Boundary issues
- Noise and Disturbance
- Construction Impacts
- Ownership
- Retrospective element – not built to plans
- Materials

7.2 The owners/occupiers of 21 Neath Farm Court have made a neutral representation stating that:

- This extension should not affect the quality of the living spaces of adjacent properties. Extension appears to cause loss of light to habitable room.

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. Design and Character.
2. Impacts on neighbouring residential amenity.
3. Retrospective element of development.

Principle of Development

- 8.2 This retrospective planning application is for a single storey rear extension at 18 Neath Farm Court.
- 8.3 Notwithstanding the planning condition removing permitted development rights, there are no adopted policies which curtail the extension of the property as a matter of principle.

Context of site, design and external spaces

Response to context

- 8.4 The proposed retrospective development utilises a flat roof, with no.1 central roof lights. The retrospective development included within the proposed plans measures 2.7 in height at the eaves, 7.5m in width along the rear elevation, and has a maximum depth of 6.4m from the recessed rear elevation of the property. The extension extends by 3.32m along the boundary from the existing rear elevation shared with neighbouring property 19 Neath Farm Court. The extension is set back from the site boundary fence by 0.15m.
- 8.5 The application form states that the development would be constructed from brick work to match the existing materials. A site visit has been undertaken, which has shown the current brickwork does not exactly match the existing brickwork of the original dwelling. The variation in the brickwork on site, is noticeable, but is not considered to give rise to any significant negative impacts on character.
- 8.6 Immediately south of the site consists of a car park and large warehouse, which have deteriorated any successful character influences south of the site, furthermore, there are no residencies south of the site to be affected by the proposals, and so the only inhabitants that are directly affected are the neighbours residing at 17 and 19 Neath Farm Court.
- 8.7 Concerns have been raised regarding the flat roof element of the proposed single storey rear extension. Although the dwellings at Neath Farm consist of pitched roof designs, the flat roof design of the proposal is not considered to give rise to any significant negative impacts on the character of the surrounding

area. As the development is small in scale, and the extension has a limited wider visual impact (being located on the rear of the property), the flat roof design, on balance, is considered acceptable.

- 8.8 The application states the use of aluminum doors. As the doors have not been installed, it is not possible to comment on their retrospective installation. From the plans received, the proposed aluminum doors are considered to be in keeping with the character of the area and raise no concerns with regards to design.
- 8.9 It is considered that the proposed extension would not result in a significant adverse impact on the character and appearance of the area or the existing building and would comply with Policy 55 and 58 of the Cambridge Local Plan 2018.

Residential Amenity

- 8.10 Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow, or visually dominate neighbouring properties.
- 8.11 Concerns have been raised regarding the loss of light impacts caused by the retrospective development. Comments have been received from the neighbouring occupier, 19 Neath Farm Court, stating that the height and flat roof element of the retrospective rear extension is causing loss of light impacts to the ground floor window of a habitable room fronting their rear garden space. The proposed extension is to the SE of no. 19.
- 8.12 There may be some of loss of light to this room experienced by this neighbour but given the limited depth and height of the proposal any loss of light would not be significant. The dimensions and proximity of the proposal in relation to no. 19 do not trigger the requirement for a formal daylight assessment to be carried out in accordance with BRE guidance. The impact of the loss of light to the ground floor habitable room fronting the rear amenity space of no. 19 is not considered sufficient to warrant a refusal.
- 8.13 In terms of the impact of the proposal and its overshadowing of the garden of no. 19, there would be some limited

overshadowing of the immediate area to its rear. However, the scale of the development is subject to a maximum height of 2.7m at the boundary and the depth of the proposal is 3.3m. The majority of the depth of the garden of no. 19 would remain unenclosed by development. Considering no. 19's garden space overall, there would not be a degree of overshadowing to the garden to merit a refusal.

- 8.14 Concerns have been raised with regards to the element of overbearing caused by the retrospective development. The development is considered by officers to be small in scale, with a max height of 2.7m along the boundary. Whilst there is an element of enclosure caused by the design of the proposed development, its low height and depth means the scale and massing of the development is minimal and is not considered to give rise to any significant detrimental overbearing or enclosure issues for the neighbouring occupiers residing at 19 Neath Farm.
- 8.15 Officers do not consider any significant amenity issues arise concerning the impact of the proposal on no. 17 Neath Farm Court. This is because no. 17 is situated to the SE of the proposal and is separated by a passage.
- 8.16 A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, overshadowing, enclosure, or other environmental impacts. The proposal is compliant with Local Plan policies 55, 56 and 58 (subject to condition(s) as appropriate).

Third Party Representations

- 8.17 Party Walls - Representations have been made in respect of the party wall and rights to build up to / utilise adjoining building structures on the boundary of the application site. This is 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.
- 8.18 Ownership - Representations claim that the land subject to the application is not within the ownership of the applicant(s). No

conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. The applicant(s) have confirmed that the correct certificate of ownership has been served. Land disputes are not something the local planning authority can take into account when granting planning permission. If a developer or builder attempts to build on land they do not own then it is open to the owner of the land to take action in the courts. It is not for the local planning authority to arbitrate.

- 8.19 Concerns have been raised from neighbouring occupiers, stating that the proposed plans are not in line with the current retrospective development. A site visit has been undertaken, and the officer has taken measurements of the retrospective development, which show that the submitted plans are correct, and that the retrospective development is in line with the proposed plans submitted.

9.0 CONCLUSION

- 9.1 Several concerns have been raised from Councilors and neighbouring occupiers regarding the retrospective element of the development. The fact that an application is retrospective has no bearing on its acceptability. The retrospective development is in line with the plans submitted, and so has been assessed as such.
- 9.2 Several concerns have been raised from Councilors and neighbouring occupiers regarding the design of the development. The face brickwork used on site does not exactly match the existing brickwork of the original dwelling. The variation between the development on site and the existing Neath farm Court, is noticeable, but is not considered to give rise to any significant negative impacts on the character of the existing dwelling or surrounding area, due to the development's relatively small scale.
- 9.3 Overall, the development will not give rise to any adverse impacts, including those on residential amenity, which officers deem as sufficient reasons for refusal. The concerns raised will not lead to significant adverse impacts on the character of the area or cause substantial negative implications for residential

amenity of neighbouring occupiers, and so on balance, the proposal is considered acceptable.

10.0 RECOMMENDATION

APPROVE (subject to conditions)

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

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

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PLANNING COMMITTEE

DATE: 20TH APRIL 2022

Application Number	20/01972/COND35	Agenda Item	
Date Received	08/02/2022	Officer	James Truett
Target Date	22/04/2022 (with agreement)		
Ward	Queen Edith's		
Site	Netherhall Farm Worts Causeway Cambridge CB1 8RJ		
Proposal	Submission of details required by condition 35 (Pedestrian and Cyclist NW Connectivity) of outline planning permission 20/01972/OUT		
Applicant	GSTC Property Investments Limited		

SUMMARY	<p>This application seeks to discharge condition 35 of planning permission 20/01972/OUT.</p> <p>Condition 35 states:</p> <p>Prior to development commencing, details of the work undertaken to seek a link to Almoners' Avenue or Beaumont Road shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Cambridgeshire County Council, to determine the feasibility of implementing such link and improve pedestrian and cyclist connectivity.</p> <p>The application is considered acceptable because all reasonable efforts have been undertaken by the applicant to seek the</p>
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	<p>feasibility of a link to Almoners' Avenue or Beaumont Road.</p> <p>The adjoining landowners strongly oppose the implementation of the link to Almoners' Avenue or Beaumont Road and are not willing to sell their land to the applicants to implement such a path.</p> <p>It is not considered reasonable to require an applicant to implement a path on land outside of the applicant's ownership.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Land at Netherhall Farm (also identified as 'GB1' throughout this report) is a 7.2ha site located on the south-eastern edge of the City, at approximately 4 kilometres from the City centre. The site currently consists of arable land and three fields of semi-improved grassland, one of these is the Netherhall Farm Meadow City and County Wildlife Site (CiWS and CWS respectively, from now on identified as CWS only). The site wraps around a small group of buildings which make up Netherhall Farm, separated from the application site by hedgerows, with low-lying vegetation between the western edge of the site and Netherhall Farm). Worts' Causeway (A1307) runs alongside the southern edge of the site with arable fields within Green Belt to the east and the existing urban edge to the west and north of the site.
- 1.2 The site is not situated within a conservation area, and there are no statutorily or locally listed buildings or structures within the site. The farmhouse and the barns forming the adjacent Netherhall Farm are Buildings of Local Interest (BLI), falling outside the application boundary.

- 1.3 A Tree Preservation Order (TPO) covers Netherhall Farm and associated land covering several beech, horse chestnut, sycamore, ash and elm trees within the curtilage of Netherhall Farm. The TPO area also includes the Netherhall Farm Meadow CWS and part of the arable fields immediately east of the CWS.
- 1.4 To the north and west of the site is a large residential area in Queen Edith's Ward, mainly constituted of one and two-storey residential properties between Queen Edith's Way, Fendon Road and Worts' Causeway, with the Nightingale Recreation Ground as the area's main open and recreational space, located to the east of Fendon Road.
- 1.5 The main link for sustainable travel into the City is Babraham Road, with an existing shared cycle and footway and main bus services operating along the road. There are no pavements on either side of this part of Worts' Causeway. A bus gate is operated from the south-western corner of the site, and bus routes run along Worts' Causeway and mainly through Babraham Road, with the closest bus stop at 650m west of the site. Along Babraham Road, the Park and Ride (P&R) provides for the Linton to Cambridge bus route, and Addenbrooke's bus station to many other destinations within the Cambridge City area.
- 1.6 Wulfstan Way is the closest retail / shopping area from the development, at approximately 2 kilometre north of GB1, with larger supermarkets at Fulbourn and Trumpington. A smaller convenience stores area is at approximately 1.1 kilometre from the site, within the Addenbrookes complex and local facilities are proposed to be implemented in the GB2 site.

2.0 THE PROPOSAL

- 2.1 The submitted information seeks to discharge condition 35 of planning permission 20/01972/OUT for the Outline application (all matters reserved except for means of Access) for the erection of up to 200 residential dwellings, with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space and landscape.

2.2 Condition 35 states:

Prior to development commencing, details of the work undertaken to seek a link to Almoners' Avenue or Beaumont Road shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Cambridgeshire County Council, to determine the feasibility of implementing such link and improve pedestrian and cyclist connectivity.

Reason: To mitigate the impact of the development and in support of the sustainable access to the development, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

3.0 SITE HISTORY

Reference	Description	Outcome
20/01972/OUT	Outline application (all matters reserved except for means of Access) for the erection of up to 200 residential dwellings, with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space and landscape.	Approved (07/01/2022)

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	No
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	80 – Supporting sustainable access

Plan 2018	<p>to development, in particular 80 b.2.</p> <p>Conveniently linking the development with the surrounding walking, cycling and public transport networks</p> <p>81 – Mitigating the transport impact of development, in particular 81 c.</p> <p>Reasonable and proportionate financial contributions/mitigation measures where necessary to make the transport impact of the development acceptable.</p>
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework 2021</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Transport Assessment Team)

6.1 These comments are no objection comments in relation to the discharge of condition application in relation to condition 35. This condition requires the applicant to review the potential for connecting the development of GB1 to Almoners Avenue and Beaumont Road.

The applicant has undertaken work to highlight the appropriate route for any such connections, has engaged with the relevant land owners, and has undertaken all reasonable work to seek any opportunities for the creation of links.

The conclusion of this work is that it is not possible to create links to either Almoners Avenue or Beaumont Road. This is accepted.

7.0 REPRESENTATIONS

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

- 39 and 39a Almoners Avenue

7.2 The representations can be summarised as follows:

The owners/occupiers wish to object to the construction of a pedestrian and cycle access way through their private gardens on the grounds of residential amenity, design, and that the land is not within the developers' control. Plans were submitted showing indicative service corridors, and driveway visibility/access concerns by the residents.

7.3 The following representations have been made by City Councillor Sam Davies, and County Councillor Alex Becket. These can be summarised as follows:

It is critical for the sustainability of GB1 that a northern connection route should be delivered; that the intent of the Planning Committee in mandating Condition 35 has not been achieved; and that Planning Committee should have the opportunity to discuss the submitted feasibility report to ensure best efforts have been made, and to discuss the consequences of this and their implications for the compliance of GB1 with Policy 80.

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. Background
2. Feasibility
3. Third party representations

Background

- 8.2 The outline planning permission (20/01972/OUT) originally included condition 35. This was later excluded in its entirety as evidence was submitted to demonstrate that all reasonable efforts had been made to improve pedestrian and cyclist connectivity. This condition was later re-instated after planning committee in consultation with the Chair and Spokes. The intention of this was to ensure that sufficient efforts were taken by the applicants to secure a northern access.
- 8.3 This application has been called into committee by City Councillor Sam Davies, and County Councillor Alex Becket.

Feasibility

- 8.4 The wording of condition 35 required the applicant to detail the work undertaken to seek a northern link for the approved site (20/01972/OUT), prior to commencement of the development. It is the responsibility of the Local Planning Authority, in consultation with the Cambridgeshire County Council, to determine the feasibility of implementation. Whilst the condition requires the applicant to seek the feasibility of pedestrian and cycle link to the North of the site, there is no requirement for the applicant to implement such link should it be considered feasible.
- 8.5 The applicant has submitted a feasibility statement which explored 3 potential options for a northern access route. This included a methodology to identify and approach landowners utilising Sustrans (walking, wheeling and cycling charity, and the custodian of the National Cycle Network) framework for engaging with landowners to create a traffic-free route affecting their land.
- 8.6 Route 1 – Almoner’s Avenue. This proposed a combined cycle/pedestrian link to the Northwest of the site, consisting of a 3metre wide path. This would traverse land parcels at Almoners Avenue (39, and 39A). The applicant engaged directly with landowners (as seen in Appendix 4 of the Feasibility Statement – dated 7th February 2022). The affected landowners expressed strong opposition to the proposed path. The applicant poses that the only potential solution would be for the Council to

consider a public path creation order under S26 of the Highways Act 1980.

- 8.7 Route 2 – Beaumont Road. This proposed a combined cycle/pedestrian link to the Northeast of the site, along the edge of the playing fields of the adjoining Netherhall School, consisting of a 3metre wide path. This would traverse land in the ownership of Netherhall School (long term tenant, with Peterhouse College as the freeholder). The effected landowners (as seen in Appendix 6 of the Feasibility Statement – dated 7th February 2022) were contacted and expressed that they were unable to support the development of any link as this would pose a potential safeguarding issue. The applicant poses that the only potential solution would be for the Council to consider a public path creation order under S26 of the Highways Act 1980.
- 8.8 The applicant also considers the implications on the Green Belt which this land would sit in. This would require a separate planning permission and consideration of Green Belt policies.
- 8.9 Route 3 – The introduction of a link directly from the northern edge of the site through to Beaumont Road. This option was ruled out by the applicant as it would involve the acquisition of at least one existing dwelling, and due to there being no sufficient space between the properties, a partial or full demolition of that dwelling would then be required to accommodate a path. This was not considered a proportionate approach.
- 8.10 The feasibility statement has been considered and reviewed in consultation with the County Council Transport Assessment Team. It is considered that it would not be feasible to implement a northern pedestrian and cycle link by the applicant. As suggested a potential solution would be for the Council to consider a public path creation order under S26 of the Highways Act 1980. This is a county highways matter and fall outside the requirements of this application to discharge condition 35.
- 8.11 Officers are in agreement with the conclusions of the submitted feasibility statement. The adjoining landowners strongly oppose

the implementation of a link to Almoners' Avenue or Beaumont Road and are not willing to sell their land to the applicants to implement such a path.

Third Party Representations

- 8.12 The representations from 39 and 39a Almoners Avenue are acknowledged. Although the above residents have submitted objections to the implementation of the Almoners Avenue Link, this is the same as the officer recommendation. This is because it is not considered feasible to implement a link to Almoners Avenue.
- 8.13 The representations made by City Councillor Sam Davies, and County Councillor Alex Becket have expressed the need for the northern link and have called for the planning committee to discuss the submitted feasibility report to determine whether best efforts have been made (and to discuss the consequences of this and the implications for the compliance of GB1 with Policy 80).
- 8.14 Whilst these concerns are understood, the requirement of the condition only seeks the submission of a feasibility study for a northern link. There is no requirement for the applicant to implement such a link should it not be considered feasible.

9.0 CONCLUSION

- 9.0 It is considered that all reasonable endeavors have been undertaken by the applicant to explore the feasibility of implementing a link to Almoners Avenue or Beaumont Road and officers are in agreement with the submitted feasibility statement that concludes that implementing a link is not feasible.

10.0 RECOMMENDATION

APPROVE

1. Feasibility Statement - dated 7th February 2022 (By Litchfields)

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Application Number	22/00621/FUL	Agenda Item	
Date Received	10th February 2022	Officer	Laurence Moore
Target Date	7th April 2022		
Ward	Kings Hedges		
Site	49 College Fields Cambridge		
Proposal	Change of use from a small HMO (Use Class C4) to a 9 bed Large House in Multiple Occupation (use class sui generis) (re-submission of 21/04425/FUL)		
Applicant	c/o agent (Carter Jonas) One Station Square CB1 2GA		

SUMMARY	<p>The development accords with the Development Plan for the following reason:</p> <p>The application proposes a change of use to a large HMO. Plans show sufficient internal living arrangements with regards to communal areas and bedrooms which meet space standards. The current application has addressed previous concerns, with larger internal communal areas alleviating the pressure of use on the rear garden, reducing the impact on neighbours.</p> <p>The property will be equipped with sufficient bin/bike stores to serve all tenants and is within close proximity to local shops and community facilities such as the public house. The property is situated within close proximity to sufficient public transport connections and active travel arrangements, supporting the reduced need for car parking. The property draws power from the existing solar PV, which is supported.</p> <p>Overall, the application (subject to</p>
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	condition) will lead to 3 extra persons at the property, which is considered a marginal increase in use.
RECOMMENDATION	APPROVE (subject to conditions)

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is situated within College Fields, a residential development consisting of 2 ½ storey dwellings accessible via Woodhead Drive from Milton Road. The application site has been an established 6 person HMO for a considerable length of time.

1.2 The immediate context consists of large family homes within a spacious setting and areas of public open space adjacent the site. North of the site consists of residential dwellings along College Fields, whereas further north consists of Downhams Lane. East of the site consists of an area of open green space, and Woodhead drive. South of the site consists of residential dwellings, and further south consists of Milton Road and the Milton Arms public house. West of the site is a residential development, adjacent to the North Cambridge Academy playing fields. The Woodlands Care Centre is situated northwest of the site. The site is not situated within a conservation area, the site is not situated within the controlled parking zone.

2.0 THE PROPOSAL

2.1 This full planning application is for “*Change of use from a small HMO (use class C4) to a 9 bed Large House in Multiple Occupation (use class sui generis) (re-submission of 21/04425/FUL).*”

2.2 The application proposes a change of use to a 9 bed, large HMO. There are no external changes other than the addition of bin/cycle stores.

2.3 The application is accompanied by the following:

- Planning Statement
- Covering Letter
- Existing and Proposed Plans

- Existing and Proposed site plans
- Proposed Cycle Store Elevations

3.0 SITE HISTORY

Reference	Description	Outcome
21/04425/FUL	Change of use from a small HMO (use class C4) to a 9-bed large house in multiple occupation (use class sui generis).	Refused
20/01399/HFUL	Single storey rear extension, garage conversion, installation of roof dormer window to rear elevation and erection of bin and bike store in the garden area	Approved

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	48, 50
	55, 56, 58, 59
	80, 81, 82

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

Central Government Guidance	National Planning Policy Framework July 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Supplementary Planning Documents	Sustainable Design and Construction (2020)
Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008) Arboricultural Strategy (2004) Cambridge City Council Draft Air Quality Action Plan 2018-2023 Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 “The proposal is for nine residential units with one number off street car parking space, as the streets in the vicinity provide uncontrolled parking, and as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets, this demand is likely to appear on-street in competition with existing residential uses. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.”

Environmental Health

- 6.2 “The proposed floorplans indicate limited internal amenity space for occupants habiting 9 bedrooms. It is important to note that the increase in occupiers at the application site due to the

change to a 9-bed HMO would far surpass the likely occupation numbers of the current use and is therefore a significant intensification of use at the site. The development proposed is acceptable.”

7.0 REPRESENTATIONS

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

18, 28, 31, 45, 48 College Fields
2A Chalk Lane
85 Bishops Road

The objections can be summarised as follows:

- Internal living arrangements are too small
- Parking
- Noise
- Odour
- Rear amenity space too small for future tenants
- Character of Neighbourhood
- Overdevelopment
- Garage Wall insufficient for living accommodation
- Smoke
- Covenants
- Infrastructure is not adequate for increased occupancy
- Bins/sewage
- Saturation of use (too many HMOs)
- Bathroom facilities for future tenants
- Breach of Planning

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Highway safety

5. Car and cycle parking

Principle of Development

- 8.2 The application proposes a change of use to a 9 bed, large HMO. The Planning Statement accompanying the proposal confirms that the 9 bedrooms will serve 9 persons. Policy 48 of the Cambridge Local Plan 2018 supports applications for the development of HMOs where they:
- a. do not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;
 - b. the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas;
 - and c. will be accessible to sustainable modes of transport, shops and other local services.
- 8.3 Parts a, b and c of the policy above will be addressed within the following sections of this report.

Context of site, design and external spaces

Response to context

- 8.4 The application is for a change of use from a small HMO (6 persons) to a large, 9-bedroom (9 persons) HMO (sui generis use). The application includes proposed changes to internal arrangements for tenants and does not include plans to further develop the site with regards to internal floorspace.
- 8.5 The immediate context of the site consists of a residential area, primarily comprising of 2 ½ storey, family homes and areas of open green space.
- 8.6 Concerns have been raised regarding the large HMO aspect of the development, with commenting neighbours stating that the large HMO would be out of character with the family orientated residential area of College Fields. Comments from neighbouring

occupiers have also highlighted that the addition of an HMO within the area would lead to an over-concentration of HMOs.

- 8.7 There is an example of a large HMO within the area, with the property 8 College Fields, serving as a large HMO since approval was gained in 2015.
- 8.8 There are several small HMOs within the surrounding area, and one large HMO situated along College Fields. The exact number of small HMOs cannot be determined, as a change of use to small HMO does not require planning permission by virtue of *Schedule 2, Part 3, Appendix L* of the GPDO 2015 (as amended).
- 8.9 Given the property is already in HMO use, it is difficult to resist the principle of the proposed development because there would be no loss of a C3 dwellinghouse use. The proposal is compliant with policy 48 part a of the Cambridge local Plan 2018.

Residential Amenity

Amenity of Future occupiers

- 8.10 The impact on the amenity of future occupiers is to be considered below.
- 8.11 The previous application, 21/04425/FUL, was refused on the grounds that the internal living arrangements, regarding bedrooms and communal living spaces, were too small for the proposed use of the property for 9 individuals.
- 8.12 Paragraph 130 part f of the National planning Policy Framework states that decisions should “*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*”
- 8.13 This secondary application has adequately addressed the previous concerns, with the current proposals showing a larger communal living area with a floorspace of 27.2sqm, and a larger kitchen area equating to 20.1sqm of floorspace. The plans have

been amended through the progress of this application, and the agent has adequately addressed the concerns raised within the previous application, with regards to the size of internal communal living areas.

8.14 The proposed development will provide adequate living facilities for future tenants, in line with the HMO licensing agreement set by Cambridge City Council.

8.15 Concerns were raised with the previous application with regards to the limited size of bedrooms. The current application has addressed these concerns and all bedrooms within the proposed development will exceed the national minimum space standards, as outlined in policy 50 of the Cambridge local plan 2018. The size of each individual bedroom is outlined below:

Unit	Number of bed spaces (persons)	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	1	7.5	11.6	+4.1
2	1	7.5	9.88	+2.38
3	1	7.5	11.7	+4.2
4	1	7.5	11.2	+3.7
5	1	7.5	13.4	+5.9
6	1	7.5	9.9	+2.4
7	1	7.5	9.5	+2
8	1	7.5	Awaiting section from agent to confirm height of bedroom	-
9	1	7.5	Awaiting section from agent	-

			to confirm height of bedroom	
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8.16 Policy 50, paragraph 6.34 of the Cambridge Local Plan 2018 states:

External amenity space should be sufficient to accommodate:

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

8.17 The application includes plans for an adequate amount of external amenity space for future tenants. The total amount of garden space equates to 59.9sqm, however, 13.84sqm of the proposed garden space will be utilised by the proposed bin and cycle stores, reducing the total amount of useable external amenity space to 46.06sqm, which is deemed a sufficient level of space for the maximum occupancy of the proposed development as outlined in Policy 50 paragraph 6.34 of the Cambridge local plan 2018.

8.18 Amended plans were requested by the officer, which have been received and have improved the level of outdoor residential amenity space available to future tenants, through the relocation of the proposed bin and cycle stores, to reduce the amount of un-usable amenity space present on site.

8.19 Concerns have been raised regarding the bathroom facilities included within the proposed development, with comments from neighbouring occupiers stating that there is an insufficient number of communal bathrooms for a property containing 9 individuals. The officer shares this view, and requested and has received amended plans from the applicant, showing the bathrooms to be accessible from corridors and hallways, as to provide adequate communal bathroom facilities for all tenants.

8.20 The internal living arrangements are considered suitable for the proposed 9-bedroom HMO and shall provide a high standard of amenity for future occupiers, and therefore the proposals are compliant with policies 48b, 50 and 56 of the Cambridge local plan 2018 and paragraph 130 part f of the NPPF.

Impact on amenity of Neighbouring Occupiers

8.21 Concerns have been raised regarding the ongoing concerns with noise at the property during its current use, and that the addition of 3 bedrooms will exacerbate the issues with noise witnessed by neighbouring occupiers.

8.22 Policy 48 of the Cambridge Local Plan (2018) states: *“appropriate management arrangements should be put in place in order to monitor and minimise antisocial behaviour and adverse impact on local residents. A condition to this effect may be applied to any planning consent.”*

8.23 The previous application was refused on the grounds that the internal living arrangements were small, potentially forcing future tenants to over-use the garden, putting residents in closer proximity to neighbouring occupiers. The current application has addressed the concerns with interior living arrangements, and the larger internal spaces will allow for less dependency on the garden space, reducing the negative impacts on neighbours.

8.24 Furthermore, the development will have to accord with Cambridge City Council’s licensing regime for HMOs which sets out mitigation measures for when complaints are received regarding noise and disturbance, allowing for formal warnings or eviction notices to be issued following the involvement of Environmental Health when a formal complaint is received. However, to further guarantee the amenity of neighbours will be protected, a management/maintenance plan will be required by condition, which must be submitted to and agreed in writing by the LPA prior to the occupation of the seventh bedroom. The Management Plan shall include arrangements for the management of all external areas, including bikes, bins, external parking and garden spaces and include daytime contact details for a manager / management company responsible for the property. The Management Plan shall be implemented in accordance with the approved details and

remain in force for as long as the property continues in HMO use.

- 8.25 Concerns have been raised regarding the cumulative impacts of the proposed development on waste management and drainage/sewage. The outcome of this application does not forgo the need for the development to meet building regulations with regards to drainage and sewage implications, and so these concerns will not be discussed further within this report. With regards to the concerns raised regarding the impacts on waste management, the applicant has provided a suitable enclosure for bin storage, which is situated less than 20 meters from the public highway. For the avoidance of issues arising from the increased waste management facilities required on site, a condition will be added to the decision notice, ensuring that the applicant provides a suitable Waste management strategy for the bin collection, to be submitted to and agreed in writing prior to the occupation of the development.
- 8.26 A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal, and in the absence of any external development, the proposals are unlikely to give rise to any significant amenity impacts in terms of overlooking, overshadowing, enclosure or overbearing.
- 8.27 The proposal is compliant with Local Plan policies 48b, 55, 56 and 58 (subject to condition(s) as appropriate).

Highway Safety

- 8.28 No objections have been received from the Local Highway Authority (LHA) on the grounds of highway safety.
- 8.29 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.30 The application includes proposals for the provision of no. 1 parking space. Concerns have been raised from neighbouring occupiers, and the Local Highways Department, regarding the likely cumulative impacts of extra cars being parked along College Fields.

- 8.31 The site is within close proximity to Milton Road, which is subject to adequate public transport opportunities and active travel arrangements leading to-and-from the City Centre. Furthermore, the applicant has provided details of the proposed cycle store, which will provide sufficient space to host no. 10 bicycles for future tenants and guests. For this reason, the future occupiers of the development are not considered to be dependent on the use of cars for travel, and so the development is considered compliant with policies 80, 81 and 82 of the Cambridge Local Plan 2018.
- 8.32 As stated above, the application site is within close proximity to the Milton Road-Kings Hedges Road junction, which is not only subject to the ample public transport connections and active travel arrangements which serve the site, but also shops and adequate community facilities such as the Golden Hind Public House. For this reason, the proposals adequately address the points included within policy 48-part c, requiring HMOs be accessible to sustainable modes of transport, shops, and other local services.
- 8.33 The proposals are compliant with policies 48c, 80, 81 and 82 of the Cambridge Local Plan 2018 and paragraph 130-part f of the National Planning Policy Framework (NPPF).

Other Matters

- 8.34 Concerns have been raised regarding the emittance of odour from the current site, with comments directed at the disruptive smells, such as smoke, which have been witnessed by neighbouring occupiers. The emittance of odours from tenants cannot be addressed by the LPA, as it is an environmental health concern. The LPA cannot comment on the likelihood of tenants to be smoking within the property, and/or within proximity to neighbouring occupiers, and complaints or concerns with regards to smoke and odour being emitted by tenants must be dealt with by Environmental Health.

9.0 CONCLUSION

- 9.1 It is considered that the principle of this application is acceptable as it meets the criteria outlined in Policy 48 of the Cambridge Local Plan 2018.

- 9.2 The proposed 9-bedroom HMO will be equipped with suitable living arrangements and facilities for a 9-bedroom property, with large internal communal areas, adequate external amenity space, bedrooms which meet space standards and a suitable number of communal bathrooms which are easily accessible.
- 9.3 The previous application was refused on the grounds that the small internal living arrangements would put excess pressure on the use of the garden, resulting in adverse impacts with noise and disturbance to the amenity of neighbouring occupiers. The new application has addressed these concerns, and the potential impacts on neighbouring occupiers has been significantly reduced.
- 9.4 The property is in close proximity to shops and community facilities and is appropriately located within proximity to sufficient public transport connections and active travel arrangements, supporting the developments reduced dependency on car use. Conditions are proposed in relation to the management of the property and the provision of bike and bins stores together with a cap on the number of occupants limiting it to 9.
- 9.5 The proposed development is therefore considered compliant with policies 28, 48, 50, 56, 58, 80, 81 and 82 of the Cambridge Local Plan 2018 and paragraph 130 part f of the NPPF, and is recommended by officers for approval.

10.0 RECOMMENDATION

APPROVE (subject to conditions)

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

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

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

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

3. Prior to the occupation of the 7th bedroom a scheme for the on-site storage facilities for domestic waste, including waste for recycling must be submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

4. The property within the site edged red, known as 49 College Fields shall have no more than 9 people residing at any one time.

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

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

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

6. Prior to the occupation of the building for the proposed use, a Management Plan shall be submitted to and approved in writing by the local planning authority. The Management Plan shall include arrangements for the management of all external areas, including bikes, bins, external parking and garden spaces and include daytime contact details for a manager / management company responsible for the property. The Management Plan

shall be implemented in accordance with the approved details and remain in force for as long as the property continues in HMO use.

Reason: To protect the amenity of neighbouring occupiers. (Cambridge Local Plan (2018) policies 35, 48, 50).

7. The bin and bike stores associated with the proposed development shall be provided prior to the proposed use and in accordance with the approved layout plan and shall be retained thereafter.

Reason: To ensure provision of facilities for future occupiers (Cambridge Local Plan, 2018 policies 48, 82).

INFORMATIVES

1. Management of Houses in Multiple Occupation (HMOs)

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

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

2. Licensing

The Housing Act 2004 introduced Mandatory Licensing for Houses in Multiple Occupation (HMOs) across all of England. This applies to all HMOs occupied by five or more persons forming more than one household and a person managing or

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PLANNING COMMITTEE

20th April 2022

Application	21/1539/TTPO	Agenda Item	
Date Received	16 th April 2021	Officer	Joanna Davies
Ward	Queen Ediths		
Site	Homerton College, Hills Road		
Proposal	T1 Lime, fell as tree in decline		
Applicant	Homerton College c/o Agent		

Application brought to Committee because: Objections to the proposed removal have been received from residents of Harrison Drive.

Executive Summary

1. A tree work application has been received to fell a Lime tree located at Homerton College, adjacent to Harrison Drive.
2. The Council may deal with this application in one of three ways:
 - (1) Refuse permission for the works proposed
 - (2) Grant consent for the works proposed, or
 - (3) Grant consent for the works proposed, subject to condition.
3. Officer recommendation is to grant consent for the works proposed, subject to replacement planting conditions.

Relevant planning history

17/2265/FUL - Demolition of existing conference reception building and construction of a new Dining Hall, buttry area, kitchens and associated facilities and new areas of hard and soft landscaping.

PERM

17/1855/FUL - Construction of small infill extension on Biology Block and demolition of existing Lecture Theatre & Dance Studio buildings.

New hard standing for cycle storage and new accessible path to link extension to car park and footpath on Harrison Drive. PERM

21/0702/TTPO - T1: Lime - Fell. (not the subject Lime). TREFU

Legislation and Policy

4. Town and Country Planning Act 1990 Part VIII Chapter I and Town and Country Planning (Tree Preservation)(England) Regulations

2012

Tree Preservation Order number 24/2018

Consultation

5. Ward Councillors and neighbours were consulted on the application and a Site Notice was issued for display.

6. Comments have been received from a number of Harrison Drive Residents. These can be viewed in full via Public Access using the reference 21/1539/TTPO. Objections are summarised in the below table and a response provided.

Comment	Officer Response
Three trees in a line of 8 have already been felled to accommodate building works	The removal of two category C trees were approved to be removed as part of 17/1855/FUL. A replacement tree will be planted as part of relandscaping. The removal of one category B tree was approved to be removed as part of 17/2265/FUL. Tree was located under canopy of larger London Plane therefore replacement

	planting not required.
High Court Agreement dated 15 October 2018 which in the settlement terms state that Homerton College should use best endeavours to avoid the need to fell the trees which includes the lime tree T1. Residents only agreed to withdraw objections to the development on this basis.	Any agreement reached between the college and residents does not impact the Town and Country Planning Act 1990 or the 2012 Regulations (The Act). As such the local planning authority is required to assess tree works applications based on the justification presented within the submissions. Any permission for tree works given by the lpa in accordance with The Act does not remove any other protection provided by a Civil or High Court Agreement. The lpa has no authority however to act in relation to such agreements.
There are inconsistencies in the tree report therefore the recommendation to fell T1 is based on incomplete and incorrect information	The subject tree is described as being in poor physiological condition but also as having high vitality and well-developed buttressing. Physiological condition relates to the trees overall condition, it is described as poor because of the high % of dead wood/dieback. Typical of Lime the tree is showing prolific adventitious growth which explains the vitality. Well-developed buttressing suggests structural integrity at the base.
The report does not highlight any safety concerns	Agreed
Attempts should be made to revitalise the tree despite the report stating that this would be impractical	Given the extent of construction and hard landscaping around the tree it is agreed that soil amelioration is impractical. Officers are also of the opinion that damage cause by construction activity within the RPA will have damaged significant roots and compromised the tree's long-term retention and

	that its removal and replacement is therefore the most suitable option.
The college should be required to amend site plans to preserve the tree	Redevelopment of the area around the tree has full planning permission. The college may choose to amend its plans, subject to planning permission, but the lpa has no authority to enforce this. The subject tree was originally approved to be removed and replaced because of its proximity to the new buildings. Its retention was included following an agreement with neighbours.
The report states that the area adjacent to the tree will become a main thoroughfare. This is incorrect as the main thoroughfare is the main entrance.	New cycle storage is located to the south and east of the tree. Pedestrian access to the buildings and through from Harrison Drive to the car park is expected to be moderate.

The site and its surroundings

7. The subject tree is located close to the northern boundary of the college, adjacent to Harrison Drive. To the south is the college grounds and buildings and to north, is the tennis centre and residential properties.

The proposal

8. It is proposed to remove a Lime tree opposite 8 Harrison Drive because of its declining condition.

Planning considerations

9. Amenity - Does the tree still make a significant contribution to the character and appearance of the area?
10. Condition/Nuisance – Are the works proposed excepted from the requirement to apply for permission in accordance with 14 and 15 of

the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

11. Justification for Tree Works - Are there sound practical or arboricultural reasons to carry out tree works?
 - i. What is the justification
 - ii. Is there a financial consideration
 - iii. Is there a health and safety consideration
 - iv. Does the nuisance out way the benefit of retention

Officer's Assessment of application

Amenity

12. The tree contributes to the verdant character of Harrison Drive but its declining condition is having a negative impact on that contribution.

Condition/Nuisance

13. The tree has a high percentage of dead wood/die back.

Justification for Works

14. Officers are generally in agreement with the arboricultural report in that the tree's overall poor condition and its proximity to recent development justifies its removal, subject to replacement planting. A replacement tree could be located slightly to the north and east to maximise clearance to the adjacent building. A replacement tree would be expected to adapt well to the rooting environment and ensure a long-term contribution to verdant amenity. Damage caused to the existing tree has resulted in significant decline and is expected to have compromised the tree's healthy retention in the long-term.
15. Damage cause by construction activity is sufficient for officers to consider the enforcement of Condition 34 of 17/2265/FUL.

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.

In such instances it is common to request a replacement tree that will offset some immediate impact. If the application is approved therefore it is recommended that the replacement tree be of sufficient size to make an instant impact.

Recommendation

16. Officers recommend that Planning Committee grant consent for the tree's removal subject to replacement planting conditions.

Conditions

17. 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. 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.

18. Trees will be planted in accordance with the approved planting proposal so as to ensure establishment and independence. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed, damaged, 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.

Appendices

Appendix A: Photographs

Appendix B: Location Plan

Report Author:

Joanna Davies – Tree Officer

Telephone: 01223458522

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Appendix 1



Photographs indicating decline.

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Appendix 2

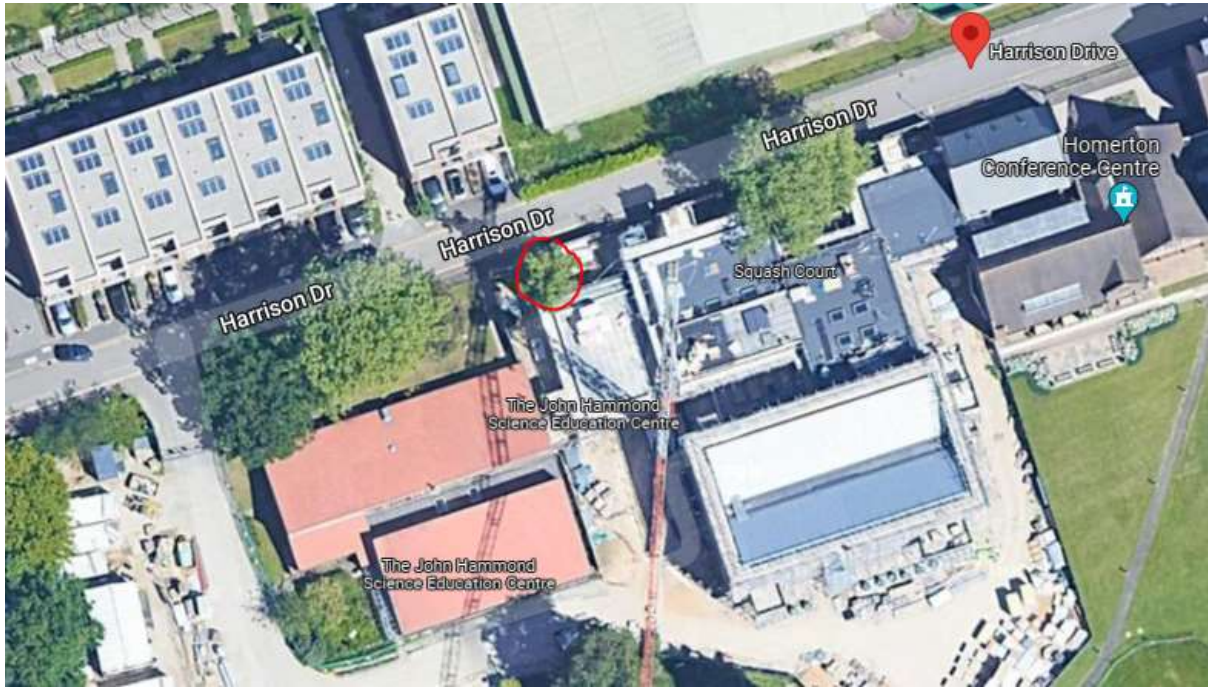


Image showing subject tree circled

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REPORT TO: Planning Committee

April 2022

LEAD OFFICER: Joint Director of Planning and Economic Development

Enforcement Report

Executive Summary

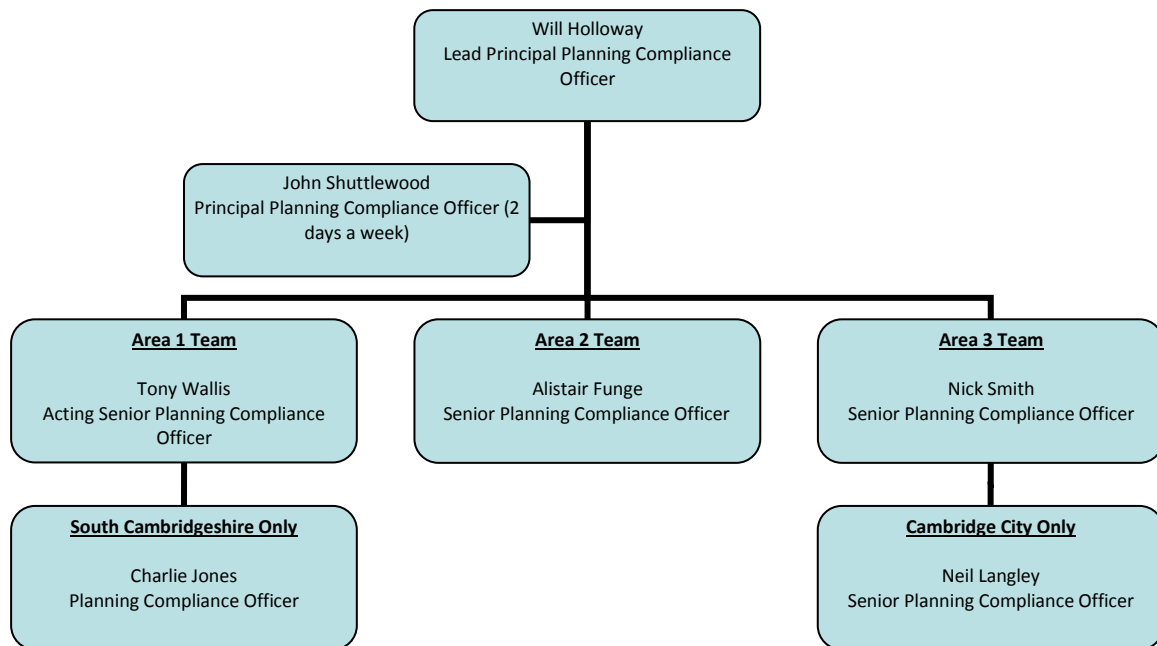
1. On 28th February 2022 there were 161 open cases, including 61 Short Term Visitor Accommodation investigations. In January 2022, 20 new cases were opened and 20 investigations were closed. In February 2022, 16 new cases were opened and 44 investigations were closed
2. Statistical data is contained in Appendices 1 and 2 to this report.

Updates to Service Delivery

Due to ongoing improvements within the service delivery of some changes will come into effect within the Team from 4th April 2022.

John Shuttlewood, Principal Planning Compliance Officer, has been seconded to the Cambridge Investment Partnership and the South Cambridgeshire Investment Partnership for three days a week. He will still be with us for two days a week but on a limited availability. Will Holloway has therefore been made Lead Principal Planning Compliance Officer for the Greater Cambridge Shared Planning Service.

The Planning Compliance Team will also now mirror the Development Management side of the Greater Cambridge Shared Planning Service and I have attached below an organisational chart for your information.



We have made huge strides to improving the service delivery recently including the reduction of officer case load, ensuring that those cases that require formal action to be taken are done so as a priority, that speed in decision making of cases has improved by adopting certain checks and also updating members in a more timely manner.

I hope that you can already see and feel the improvements being made to the service and we are continuing to make changes behind the scenes to ensure the best service delivery.

Updates to significant cases

Should Members wish for specific updates to be added to the Enforcement Report then please request these from the Lead Principal Planning Compliance Officer and they will be added to the next available Planning Committee.

On a further note, if members would like further information to be submitted as part of this report moving forward then please contact the Lead Principal Planning Compliance Officer.

Updates are as follows:

8 Kelsey Crescent, Cherry Hinton.

Following the refusal of retrospective planning permission, a Breach of Condition Enforcement Notice was served on 14th January 2022 requiring a habitable outbuilding be reduced in size to those dimensions shown in plans passed under planning ref. 19/0838/FUL. An appeal has been received and deemed to be valid by the national Planning Inspectorate against the refusal of the retrospective planning application ref. 21/01125/HFUL as well as the service of the Enforcement Notice. Members are reminded that any representations are to be made to the Planning Inspectorate.

Train wash Cambridge Rail Station

Ward members will be aware that a number of complaints have been made as a result of the lighting in the area surrounding the train wash and the track in the adjacent area affecting local residents at night. Whilst it is considered that there are no breaches of planning control, Environmental Health Officers have been working with Network Rail contractors to try and improve the situation on an informal basis, and continue to monitor the issue.

2 Godesdone Rd and 211-213 Newmarket Rd site

Ward members will be aware that local parties have reported recent activity on site. This has been determined to be works to replace scaffolding and move the site hoarding as well as assess and carry out any requirements of covering the exposed side flank wall of 4 Godesdone Rd with a waterproof membrane. There is an ongoing investigation concerning the demolition of no.2 Godesdone Rd but these works do not prejudice this investigation.

Lockton House, Clarendon Rd

Several complaints have been made regarding allegations of breaches of conditions regarding the demolition of the site in the past few weeks in the high winds. Council officers have visited the site and spoken with project managers whilst assessing if any breaches of conditions discharged have arisen and identified these to the site to rectify. The monitoring of the site will continue, and officers will offer to facilitate contact between the site and residents.

Background Papers

Planning Enforcement Register.
Statistical Analysis of Uniform Planning Enforcement Software Program.

Appendices

Appendix 1: Enforcement Cases Received and Closed.
Appendix 2: Notices Served.

Report Author:

Will Holloway – Lead Principal Planning Compliance Officer

Date: 29/03/2022

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Enforcement Cases Received and Closed

Month – 2022	Received	Closed			
		No Breach	Resolved	Not Expedient	Application Approved
January 2022	20	15	3	4	2
February 2022	16	21	6	17	1
1 st Qtr. 2022	36	36	9	21	3

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Notices Served

1. Notices Served in February 2022

Type of Notice	Period	Calendar Year to date
	February 2022	2022
Enforcement	0	0
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	0	1
S215 – Amenity Notice	0	0
Planning Contravention Notice	1	1
Injunctions	0	0
High Hedge Remedial Notice	0	0

2. Details of Notices served in February 2022

Ref. no.	Village	Address	Notice issued
EN/00023/22	Market	Olive Grove, 100 Regent Street, Cambridge	Planning Contravention Notice

Date: 29/03/22

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