



Cambridge City Council Planning

Date: Wednesday, 6 December 2023

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

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

Agenda

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a three part agenda and will be considered in the following order:

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

There will be a forty-five 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 whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes

(Pages 5 - 54)

Part 1: Major Planning Applications

- 5 23/00064/FUL Church Hall, 6A Chapel Street (Pages 55 - 100)
- 6 23/02696/FUL Fossdene, Whinside, The Gables, The Knott, Mount Pleasant (Pages 101 - 176)

Part 2: Minor/Other Planning Applications

- 7 23/01579/FUL Land Adjacent The Ship Pub (Pages 177 - 206)
- 8 22/05556/FUL 198 Queen Edith's Way (Pages 207 - 242)
- 9 23/03417/FUL 184 Thoday Street (Pages 243 - 256)
- 10 22/04926/S106A Land at 315-349 Mill Road (Pages 257 - 264)
- 11 23/03405/S106A Netherhall Farm, Worts Causeway (Pages 265 - 272)

Part 3: General and Enforcement Items

- 12 Appeals 1 Jan 23 to 27 Nov 23 (Pages 273 - 284)

Planning Members: Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Dryden, Levien, Porrer and Thornburrow

Alternates: Flaubert, Gilderdale, Howard, Nestor and Nethsingha

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- Email: democratic.services@cambridge.gov.uk
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Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

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PLANNING6 September 2023
10.00 am - 7.15 pm**Present:****Planning Committee Members:** Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Dryden, Porrer, Thornburrow and Flaubert

Councillor Flaubert left after the vote on item 23/85/Plan.

Councillor Dryden left after the vote on item 23/86/Plan.

Councillor Baigent left after the vote on item 23/90/Plan.

Councillor Carling withdrew from the Committee for item 23/88/Plan and spoke as Ward Councillor for this item.

Officers present in person:

Delivery Manager: Toby Williams

Senior Planner: Tom Chenery

Senior Planning Officer: James Truett

Senior Planner: Nick Yager

Senior Planner: Alice Young

Legal Adviser: Keith Barber

Committee Manager: Sarah Steed

Meeting Producer: Claire Tunnicliffe

Officer present virtually:

Principal Planner: Tom Gray

Principal Planner: Michael Hammond

Senior Planner: Mary Collins

FOR THE INFORMATION OF THE COUNCIL**23/80/Plan Apologies**

Apologies were received from Councillor Levien, Councillor Flaubert attended as alternate.

23/81/Plan Declarations of Interest

Name	Item	Interest
Councillor Carling	23/88/Plan	Would speak as Ward Councillor and not take part in debate or

		decision.
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Bennett	23/88/Plan	Personal: Had responded to an email sent from an objector but had copied email to officers. Discretion unfettered.
Councillor Bennett	23/91/Plan	Personal: Had involvement with Landlord. Discretion unfettered.
Councillor Flaubert	23/83/Plan and 23/84/Plan	Personal: The application fell within their ward. Discretion unfettered.
Councillor Baigent	23/83/Plan and 23/84/Plan	Personal: Had attending a wedding at Anstey Hall.
Councillor Carling	23/86/Plan	Personal: Was a student at Cambridge University but had no involvement with the application as attended a different college.

23/82/Plan Minutes

The minutes of the meeting held on 5 July 2023 were approved as a correct record and signed by the Chair.

23/83/Plan 20-01426-FUL Anstey Hall

The Committee received an application for full planning permission.

The application sought approval for the:

- i. Construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom apartments.
- ii. Change of use of land to public open space. Change of use of Anstey Hall to mixed uses including ancillary use on the lower ground, ground and first floor to serve the residential retirement community; 5x staff accommodation on the second floor; a C3 private flatted dwelling on the second floor; and 7x short -term guest accommodation on the ground and first floor.

- iii. Demolition of greenhouses and flat-roof building and erection of Orangery to house an ancillary restaurant and swimming pool connected to the hall by an existing link, provision of pedestrian access onto Maris Lane and reconfiguration of wall, hard and soft landscaping, car parking and pedestrian access onto Old Mills Road.

The Principal Planner updated their report by referring to the amendments contained within the Amendment Sheet advising a formal Committee Member site visit had been undertaken on 30 August. The reasons for refusal 7 and 8 had been amended to the following:

- i. Reason for refusal 7 - insufficient information was submitted in regard to an energy strategy for the site that followed the energy hierarchy. In addition, the proposed layout of the retirement accommodation blocks lacked cross-ventilation to satisfy an adequate overheating strategy being in place therefore, the proposal failed to be in accordance with Policy 28 of the Cambridge Local Plan 2018 and Greater Cambridge Sustainable Design and Construction SPD (2020).
- ii. Corrected a typographical error in reason for refusal 8 – should state ‘refuse’ strategy and not ‘refuge’.

Mr John Adrian de Bruyne (Applicant) addressed the Committee in support of the application.

The Committee received a representation in objection to the application from a resident of Piper Road.

The representations covered the following issues:

- i. Did not have any objections to the proposal in principle and would accept the proposal for retirement homes.
- ii. Was concerned about the proximity of certain parts of the development to Piper Road.
- iii. The north-west corner of Block C showed a part of the building which came out close to the boundary of Piper Road. Page 50 of the agenda, section 9.146 stated the distance to the nearest property was 42 metres. However, our measurement on the plan was 18 metres.
- iv. The applicant had since said that they could remove the corner part of the building design which would be acceptable.
- v. The access road to Block C was shown on the plans as being very closer to Piper Road, which would destroy several trees. The applicant has said that this would not be case, hoped this statement was correct.

- vi. Expressed concern regarding the height of the blocks and whether this would have a negative effect on the visual impact of the surrounding environment.

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

- i. There were a variety of views among Trumpington residents about the general purpose of the application. Some local businesses have submitted statements in support of it. The plan to open the grounds of Anstey Hall to the public was welcomed by many.
- ii. Would like to highlight several concerns from local residents about the possible impact of this development on their neighbourhoods in particular, to the Anstey Hall Barns and Trumpington Meadows areas, both during construction and after completion of the building works.
- iii. A big concern was access to the development, mainly in terms of the construction traffic, but also in the longer term.
- iv. The applicant had told the residents of Anstey Hall Barns that all of the traffic (both construction and ongoing) would use the road to the east of Anstey Hall, i.e. up the side of the Waitrose site (Old Mills Road), and not along the western access road that was shared with Anstey Hall Barns, and that access to the western wing of the development would be via a road going through the development site and across the Park area. However, this change of access arrangements was not reflected in the documentation on the planning portal and not referred to in the amendments to the scheme listed section 2.0 Clarification and Amendments to the Scheme in the Planning, Design and Access Statement (Planning Statement Nov. 2022 Including DAS dated 20 Dec 2022). The planning application and site plan clearly show access points from the east and west of the development site from Maris Lane (see the document entitled Existing Site Plan 20 Dec 2022), whilst some of the documentation submitted by the applicant in support of the planning application also refers to access points to both the east and west of Anstey Hall (together with a new access point from Maris Lane opposite the entrance to Anstey Hall itself).
- v. An access point to the west of the development site would present the residents of Anstey Hall Barns with a significant problem. The access road to Anstey Hall has not been built to a standard which would take the weight of construction traffic or, subsequently waste, removal, or large delivery vehicles. Part of the road has already had to be completely rebuilt because of subsidence, which was hugely disruptive to residents. They are particularly concerned that they do not have to undertake such an exercise again.

- vi. A related problem was the issue of access to the site by waste disposal vehicles. The access road to Anstey Hall Barns was still unable to take the weight of waste disposal vehicles (up to 32 tonnes). Residents take their bins down the access road and onto Maris Lane for collection.
- vii. All traffic to and from the site, particularly construction traffic, waste disposal vehicles, removal and delivery vehicles, should be required to enter the site via Old Mills Road into the site and not via the shared access road with Anstey Hall Barns.
- viii. Residents were concerned about the parking arrangements, both during the development phase and once the development has been completed. The parking provision near to the retirement flats is significantly insufficient for the residents themselves. The applicant had referred to several local amenities (including the restaurant and swimming pool within the development site itself, the local Waitrose and Sainsbury's supermarkets, the Park and Ride facilities, and the bus stops on Trumpington Road) and suggests that the proximity of these mitigates the need for residents of the retirement village to own and use their own cars. However, access to all of these would require quite lengthy walks, yet many of the residents are likely to have limited mobility.
- ix. It seemed inevitable that the limited parking provision would have a significant impact on local areas, including Maris Lane, Grantchester Road and Trumpington Meadows, as well as the Anstey Hall Barns site.
- x. Adequate parking provision must be ensured within the retirement village, both in terms of residents' parking and visitors' parking.
- xi. The document entitled Planning, Design and Access Statement (Planning Statement Nov. 2022 Including DAS dated 20 Dec 2022) suggests that an area of land shown hatched blue (which falls within the Anstey Hall Barns development is owned by the applicant's company, Trumpington Investments Limited) can be designated as alternative protected open space (pp.91 and 125). Given the loss of protected open space within the development site itself, this land should be designated as alternative protected open space. This area of land had a rich biodiversity with over seventy different species of wildflowers (evidence can be provided, if required) and is home to various bird and other wildlife (including bats). There were ecological conditions and orders made by Cambridge City Council on the planning discharge 14/10159/ Condition 14 with legal documentation. Giving this land the status of protected open space would be beneficial to plants and wildlife and would provide valuable drainage.
- xii. The hatched blue area of land within the Anstey Hall Barns development should be designated as protected open space.

- xiii. The residents are aware that Anstey Hall is a Grade 2* listed building (downgraded from Grade 1). However, they remain concerned that the development of 87 apartments in two three-storey buildings may be too intensive for this location and may be intrusive on the setting of Anstey Hall itself and on adjacent homes. The visual impact on the surrounding skyline could be overbearing.
- xiv. The height of the residential buildings should be taken into serious consideration.

County Councillor Philippa Slatter addressed the Committee with the following points:

- i. When the City Council designed the 2006 Local Plan it recognised the need for more housing in the city and identified Trumpington for a new urban extension.
- ii. Greenbelt land was taken at Clay Farm, Glebe Farm and the former Plant Breeding Institute (PBI), resulting in three large residential developments to the east, south and west of the earlier village, with the provision of new schools, health and community buildings for all.
- iii. The older historical buildings of Trumpington continue to create a good sense of place visually and socially.
- iv. There was no purpose-built provision for older residents as part of the 2006 local plan. Since 2006 five of the six local supported living homes had been lost.
- v. In the 1980's Anstey Hall was a dark and decaying building hidden from public view. When the applicant brought the hall he talked in terms of eventually creating a retirement home in the grounds while the resurrection of the Hall continued. Residents would periodically be invited to attend community events.
- vi. When Waitrose was developed there was an opportunity to view Anstey Hall from the side expanded by the development of Trumpington Meadows.
- vii. Trumpington, a multicultural village, made good use of the heritage of its building and modern community facilities. Anstey Hall as a retirement village could add to community life as well as creating new homes for older people.
- viii. There was public access to the grounds, the historic building, the swimming pool and café area offering mutual benefits for new residents and the rest of Trumpington. Residents of Anstey Hall would be welcome to join local community projects.
- ix. Asked the Committee to go against Officer recommendation and approve the application.

The Committee:

Councillor Porrer proposed that the second reason for refusal (paragraph 9.191) should be spilt so that the material considerations are clearer with the specific wording delegated to Officers. This was carried nem con.

Councillor Bennett proposed to defer the application in order to secure further information for Members to consider, which was seconded by Councillor Flaubert.

The proposal was lost by 2 votes in favour to 6 against.

Resolved (by 6 votes to 1) to refuse the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report and the Amendment Sheet and with delegated authority to Officers, in consultation with Chair, Vice Chair and Spokes to further consider the second reason for refusal with a view to amending it to accord with the Committee's resolution concerning its phrasing.

23/84/Plan 20-01427-LBC Anstey Hall

The Development Management and Planning Compliance Manager advised the Committee this item concerned only the listed building matters pertinent to the previous application.

The Committee received an application for Listed Building Consent.

The application sought approval for the demolition of greenhouses and flat-roof building and the erection of an orangery to house an ancillary restaurant and swimming pool connected to the hall by an existing link. Reconfiguration of wall to restore historic access onto Maris Lane.

The Amendment Sheet contained amendments to the Officer's report.

John Adrian de Bruyne (Applicant) addressed the Committee in support of the application.

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

- i. Disagreed with the Case Officer that there was a lack of public benefit from the application. Benefit had been felt with the transformation of the Hall made by the current owner.

- ii. Noted a form of agreement regarding community access had been mentioned but considered that this needed to be spelt out.

The Committee:

Resolved (by 5 votes to 0) to refuse the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report and the Amendment Sheet.

23/85/Plan 22-05304-FUL 286 Cherry Hinton Road

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing dwelling and the erection of 1 no. replacement two storey dwelling.

The Senior Planning Officer updated the report by referring to the Amendment Sheet in relation to alterations to several paragraphs within the Officer report.

The Committee received a representation in objection to the application from 294 and 282 Cherry Hinton Road.

The representation covered the following:

- i. Supported development on the site but objected to the design.
- ii. The kitchen / diner window of 294 Cherry Hinton faced 220 degrees southwest to the development and would be overshadowed.
- iii. The BRE assessment of internal light, distribution of daylight measured by the skyline view, as concluded by the base energy report submitted, proved that there would be a reduction of light by 31% in the kitchen diner of 294 Cherry Hinton Road. This would cause loss of light within the room and failed BRE guidance.
- iv. Near by doors would not allow direct light into the kitchen or light from a southwest direction. These areas would be unchanged adjacent to the kitchen and could not compensate for the 31% loss of daylight distribution. This would reduce the amenity of the kitchen diner, which was contrary to Local Plan policy 57.
- v. It was inappropriate to assume that a formal dining room previously used as an accessible bedroom could always be for dining. The room did not compensate for the loss of light in the kitchen diner.
- vi. With regards to 282 Cherry Hinton Road, the Officer's report incorrectly stated that the kitchen windows of the habitable kitchen were directly adjacent to the current house. Only one window was overshadowed, the

- other provided light to the rear of the habitable kitchen. This rear window of the habitable room did not pass the 45-degree angle test which was not shown on the current plans. It was unlikely to pass BRE guidance, yet unlike for 294 Cherry Hinton Road, the applicants had not provided a day light study.
- vii. The Officer's report also incorrectly stated that the proposal would be no closer to 282 Cherry Hinton at ground floor. Currently just one small bay window was 1.7metres from 282 Cherry Hinton Road's boundary.
 - viii. The plan showed the building would be 1.1metres from the ground floor boundary and 1.6 metres at first floor, a length of 15 metres approximately overbearing and overshadowing both kitchen windows, reducing the amenity of habitable rooms in 282 Cherry Hinton Road, which was not in accordance with Local Plan policy 57.
 - ix. Welcomed the condition of obscured glass to all east and west facing windows.
 - x. The application would reduce the amenity of the adjacent properties, which was contrary to Local Plan policy 57.
 - xi. Light studies had not been carried out for 282 Cherry Hinton Road's habitable kitchen.
 - xii. The design failed BRE guidance for the habitable kitchen of 294 Cherry Hinton Road's habitable kitchen.
 - xiii. Asked the Committee not to approve the application until the design was reduced in size so that the kitchen windows of 282 Cherry Hinton Road passed BRE guidance.
 - xiv. The first floor should be reduced to be more in keeping with the rear extent of the adjacent properties alleviating overbearing and loss of light. All of which could be achieved without loss of amenity to the application site as believed there was an excessively large non-habitable hallway and gallery plan which could be reduced.
 - xv. A good person should treat their neighbour as they wished to be treated. Sunlight was needed for residents.
 - xvi. The proposed design would overshadow and steal light from the neighbouring properties; yet the applicant advised that the double storey would not pass the original house.
 - xvii. Had a right to sunlight.

Mr Michael Fleming, MKE Architecture and Mr Paul Giesberg (Agent) addressed the Committee in support of the application.

Councillor Griffin (Coleridge Ward Councillor) addressed the Committee about the application:

- i. Was pleased that a derelict building would be replaced with a well-designed, modern, sustainable house.
- ii. Had visited both of the objectors properties and considered that the objectors had legitimate concerns regarding light and asked the Committee to take this into consideration when making their decision.

Councillor Porrer proposed and Councillor Bennett seconded the proposal that an additional condition be added to any planning permission restricting permitted development to the new build, Classes A, B and C

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 as amended within the Amendment Sheet subject to:

- i. the planning conditions set out in the Officer's report with delegated authority to Officers to make minor amendments to the conditions as drafted; and
- ii. an additional condition to remove permitted development rights in respect of Classes A, B and C with delegated authority to Officers to draft the wording of the condition.

23/86/Plan 22-04976-FUL 26 Barton Road

Councillor Flaubert left the meeting before the consideration of this item.

The Committee received an application for full planning permission for the change of use from student accommodation (Class C2) to a children's nursery (Class E(f)) and minor external works.

The Committee received a representation in objection to the application:

- i. The top floor of 2 Grange Road did not only consist of bedrooms.
- ii. Their property was bounded on two sides by Barton Road. Their boundary was threatened by the application.
- iii. The application would cause a significant impact of noise. Referred to the Sweco noise report where noise recordings had been taken outside Owlstone Croft when eight children were playing outside and twelve children were playing under cover. Noise impact was unacceptable.
- iv. Questioned how the outdoor area would be able to be restricted to eight children.

- v. There would be a significant adverse effect if the development went ahead.

Robert Griggs (Applicant's Representative) addressed the Committee in support of the application.

The Development Management and Planning Compliance Manager advised Members that conditions 1 and 2 were the same in the Officer's report and that condition 1 should be altered to the standard 3-year commencement condition.

The Committee:

Resolved (by 4 votes to 3) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to condition 1 identified by the Development Management and Planning Compliance Manager resulting in applying the standard 3-year commencement condition.

23/87/Plan 22-04891-HFUL 25 Devonshire Road

Councillor Dryden left the meeting before the consideration of this item.

The Committee received an application for a householder planning application.

The application sought approval for a single storey rear extension, first floor rear extension and the addition of rooflights.

The Senior Planner updated the report by referring to additional third-party representations which had been received on 5/9/23 and 6/9/23. It was noted that one of the representations received on 5/9/23 had been included on the Amendment Sheet and the Planning Officer read this out to the Committee. The Planning Officer verbally updated the Committee regarding the second and third, third-party representations received on the 5/9/23 and 6/9/23. The second representation critiqued the Officer's report on the basis that it lacked assessment of material considerations. It raised concerns regarding the proposal's impact on the character of the area, the conservation area which is a designated heritage asset, ecology and handling of the application by the Local Planning Authority. By the third representation the objector wished to talk to visual materials when exercising their speaking rights.

The Committee received a representation in objection to the application:

- i. Was not against sympathetic policy compliant extension to 25 Devonshire Road. Extensions should sit behind established building line. Avoiding harm to neighbouring amenity and adverse impacts on the Conservation Area.
- ii. Referred to other extensions by neighbouring properties and that these were built behind the building line.
- iii. Disagreed with the Officer's statement of the planning balance.
- iv. Considered the application should be refused due to poor quality and non-contextual design which caused unacceptable harm to neighbouring amenity and Conservation Area. Absence of public benefit as required by the NPPF.
- v. Noted cumulative impact of two extensions on the next door property in terms of height, bulk, mass, scale and design. These were overbearing, failed to be subservient and had a visually dominating impact on neighbouring properties.
- vi. Afternoon and evening light would be blocked all year round.
- vii. Noted there was only one rear first floor extension in the road which had been approved in 2015.
- viii. Development was contrary to Local Plan policies 58 and 61.

Elizabeth Banks (Applicant) addressed the Committee in support of the application.

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

- i. Referred to the presentation / photographs / drawings the objector asked to show the Committee.
- ii. Application proposed extension to ground floor and first floor level. At ground floor this would project another 2.25m into the garden. The height of the extension was 2.7m however the ground was lower at 24 Devonshire Road so this would have more of a dominant effect on them, taking light from them.
- iii. Noted the glass structure at first floor level was constructed without planning permission but as this was largely constructed out of glass it allowed more light through it.
- iv. The effect of the proposed first floor structure being constructed out of brick would reduce the light going into the garden of 24 Devonshire Road.

- v. The proposed extension would be outside of the building line and detrimental to the Conservation Area.
- vi. Gardens at Devonshire Road were short, did not think such a large extension should be permitted.
- vii. Noted that no drawings accompanied the daylight assessment report.
- viii. Considered the application failed to comply with Local Plan Policy 58. The extension was too large; the light study was inadequate, and a site visit should have been carried out.

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 with delegated authority to Officers to make minor amendments to the conditions as drafted.

23/88/Plan 23-01039-FUL 45 Highworth Avenue

Councillor Carling withdrew from the Committee and spoke as Ward Councillor for this item.

The Committee received an application for full planning permission.

The application sought approval for residential redevelopment comprising two detached dwellings to the rear with garages on the site frontage along with cycle parking and associated infrastructure following demolition of existing buildings on site. The application was a resubmission of application number 22/05407/FUL.

The Planning Officer updated the report by referring to amendments contained within the Amendment Sheet. This included the removal of paragraph 9.2 of the Officer's report; an amendment to condition 18; an additional permitted development rights removal condition. An additional representation from the owner/occupier of 6 Hurst Park Avenue was detailed.

The Committee received two representations in objection to the application. The representations covered the following issues:

- i. Noted the Committee had previously refused an application on this site with a subsequent appeal having been dismissed. Questioned why a Statement of Case was not submitted by the Council.

- ii. The current application had a greater footprint for the dwellings. An increase from 312sqm to 390 sqm.
- iii. Queried assumptions used for the biodiversity baseline.
- iv. Advised that the new proposal would have an even greater impact on the six houses whose amenity would be affected by the overbearing nature of the two houses.
- v. The proposed design was ugly and out of character with the surrounding street which is predominantly 1920's and 30's houses. The angled roof pitches make the proposed buildings extremely tall compared to the existing dwelling.
- vi. The previous two planning applications were refused by Committee on the basis that they were starkly out of keeping with the verdant rear garden environment and that the scale bulk and form was inappropriate. Considered the current application did nothing to mitigate that judgement and had made the situation worse.
- vii. Noted three of the reasons the previous application was refused and advised why these were relevant now.
 - a. Firstly the proposed scale, bulk and form of the dwellings at the rear of the site would appear as inappropriate back-land development, The proposal would be out of keeping with the character of the surrounding area contrary to Local Plan policies 52, 55 and 57.
 - b. Secondly, the excessive length, height, form and bulk of the northwest facing elevation and its return would result in a significant overbearing impact upon the rear garden of No.51 contrary to Local Plan policies 52, 55, 56 and 57.
 - c. Thirdly, due to the limited gap between the rear gardens of 43 and 47 Highworth Avenue and the proposed dwellings, and by virtue of the proposed scale, bulk and form of the dwellings, the proposal would result in an unacceptable sense of overbearing upon the rear gardens of 43 and 47 Highworth Avenue. Contrary to the above policies.
- viii. These reasons were still relevant because the developer proposed to increase the footprint of the buildings by a further 25%.
- ix. The most concerning issue was the matter of ingress and egress faced by the emergency services due to the construction of a garage/office block at the front of the site. Building Regulations fire safety policy 13.1 stated that "access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse". It was almost 60 metres to the rear of the dwellings while emergency vehicle access would be restricted to the roadside. The extra time needed by the fire and rescue

service to deploy extension hoses meant an increased risk of loss of life, despite any provision of mitigation measures.

- x. Asked the Committee to refuse the application.

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

Councillor Carling (West Chesterton Ward Councillor) addressed the Committee about the application:

- i. The application was overdevelopment of the site at the expense of local residents.
- ii. Felt previous reasons for refusal which were not upheld by the Planning Inspector should not be cast aside as the current application was so different to the previous application.
- iii. The footprint of the application had increased by 25%. The proposed new dwellings were out of character compared to the existing dwellings in the street and obliterated the current green space on the site.
- iv. The application was contrary to Local Plan policies 52, 57 and 55.
- v. Referred to clearance of vegetation on site before the application was submitted which would affect the calculation for biodiversity.
- vi. Referred to previous reason for refusal five which centred around biodiversity. Noted the garden provided a biodiversity corridor. Asked the Committee to note that the size of the dwellings had increased. Removal of the vegetation had not been considered. Eighty-two residents had objected to the application.

The Committee:

A vote was taken on the Officer's recommendation to grant planning permission for the reasons set out in the Officer's report as amended by the Amendment Sheet with delegated authority to Officers for minor amendments to conditions.

The vote on the Officer's recommendation was lost by 1 vote in favour to 3 against with 1 abstention.

The Development Management and Planning Compliance Manager provided Members with a draft reason for refusal reflecting the concerns expressed by Members in debate for rejecting the Officer's recommendation, viz

- i. The proposed scale, bulk, excessive footprint and form of the dwellings at the rear of the site would be over and above the dismissed appeal scheme 21/01476/FUL and would appear as inappropriate back-land

development, starkly out of keeping with the verdant rear garden environment in which the properties would be located. Additionally, the front garage and office block would represent poor design and fail to assimilate successfully into the street scene. The proposal would be out of keeping with the character of the surrounding area and therefore contrary to Policies 52, 55 and 57 of the Cambridge Local Plan 2018.

The Committee approved the reason for refusal by 4 votes in favour, 0 against and 1 abstention and delegated authority to Officers to finalise the wording of the reason for refusal with the Chair, Vice-Chair and Spokes.

23/89/Plan 22-05070-FUL Land to the Rear of 208 and 210 Queen Edith's Way

The Committee received an application for full planning permission.

The application sought approval for the erection of eight new homes, car parking, landscaping, bin and bike stores and associated works.

The Planner updated the Officer report by referring to updated wording for condition 30 as set out in the Amendment Sheet and a further representation requesting clarification on the width of the access.

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 as updated within the Amendment Sheet.

23/90/Plan 22-05599-FUL 132 Hobart Road

The Committee received an application for full planning permission for the change of use from Class C4 (HMO) to sui generis large (HMO) (7no. bedrooms - 7no. occupants) and the erection of an outbuilding in the rear yard.

The Committee:

Resolved (by 5 votes to 1) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report and subject to the conditions recommended by the Officer with delegated authority to Officers to make minor amendments to the conditions as

drafted including an amendment to condition 9 to ensure that the resident of the outbuilding had unrestricted access at all times to the communal spaces of the main building.

23/91/Plan 23-00600-S73 Calverley's Brewery, 23A Unit 1, Hooper Street

Councillor Baigent left the meeting before the consideration of this item.

The Committee received a S73 application to vary conditions 2 (noise management plan) and 3 (external areas) of ref: 20/02619/S73 (S73 to vary condition 5 of ref: 19/0902/FUL (Change of use from existing automobile repair shop (vacant unit) to a mixed use Class B2 (micro-brewery) and Class A4 (drinking establishment) and installation of cycle storage facilities) to vary condition no.2 to read as: "Operation of the premises to be carried out in strict accordance with the submitted/approved Noise Management Plan" and to vary condition no.3 to read as: The external seating area for patrons shall be strictly limited to the 17.5sq m seating area as shown by the blue line within approved drawing number P101, including accessing this seating area from inside. This external seating area shall only be used by patrons during the following hours: Tuesday to Thursday: 16:00-21:00, Friday: 16:00-22:00 and Saturday: 12:00-22:00"

Sam Calverley (Applicant) addressed the Committee in support of the application.

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

- i. Noted the Committee had deferred the application to see whether a condition regarding noise was appropriate and could be agreed but was aware this was not possible.
- ii. Noted residents had attended the previous Committee some exercising their speaking rights raising concerns about noise if patrons were able to sit outside.

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 with delegated authority to Officers to make minor amendments to the conditions as drafted.

The meeting ended at 7.15 pm

CHAIR

Public Document Pack

Planning

Plan/1

Wednesday, 4 October 2023

PLANNING

4 October 2023

10.00 am - 6.00 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Dryden, Levien, Porrer and Thornburrow

Councillor Dryden left after the vote on item 23/97/Plan.

Councillor Bennett left after the vote on item 23/102/Plan.

Also present Councillors: Bick and Davies

Officers:

Delivery Manager: Toby Williams

Historic Environment Team Leader: Christian Brady

Principal Conservation Officer: Susan Smith

Principal Urban Designer: Jonathan Brookes

Principal Planner: Dean Scrivener

Senior Planner: Phoebe Carter

Senior Planner: Charlotte Peet

Planning Officer: Rachel Brightwell

Planning Officer: John McAteer

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Chris Connor

FOR THE INFORMATION OF THE COUNCIL

23/92/Plan Apologies

No apologies were received.

23/93/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridgeshire Cycling

		Campaign.
Councillor Bennett	23/96/Plan	Personal: Lived near application site which was in her ward. Discretion unfettered.
Councillor Thornburrow	23/96/Plan	Personal: The Drainage Strategy in Condition 10 was prepared by CAR Ltd. She was an associate of CAR Ltd. Not involved in this item so discretion unfettered.
Councillor Smart (for Committee)	23/97/Plan	The Council received a rental income from the proposed facility.
Councillor Carling	23/97/Plan	Personal and Prejudicial: Would speak as Executive Councillor. Had responsibility for this item in his portfolio. Withdrew from discussion and did not vote.
Councillor Porrer	23/97/Plan and 23/99/Plan	Personal and Prejudicial: Would speak as Ward Councillor. Withdrew from discussion and did not vote.
Councillor Baigent	23/100/Plan	Personal and Prejudicial: Acquainted with an individual whom he believed stood to benefit from this application so did not think it appropriate to take part. Withdrew from discussion and did not vote.
Councillor Bennett	23/102/Plan	Personal and Prejudicial: A number of close friends lived in the area near the site so would withdraw from meeting. Withdrew from discussion and did not vote.

23/94/Plan Minutes

The minutes of the meeting held on 2 August 2023 were approved as a correct record and signed by the Chair.

23/95/Plan 23-01137-FUL The Varsity Hotel, Thompson's Lane

The Committee received an application for full planning permission.

The application sought approval for installation of a new all weather lightweight retractable roof canopy and associated works.

The Senior Planner updated her report by referring to the amendment sheet:

- i. Additional representations.
- ii. The Ministry of Defence had provided comments on the application. They had no objection to the application but sought a condition to secure construction details to ensure cranes and other equipment would not obstruct air traffic movements. Officers thought the addition of this condition was reasonable, this would be added to the recommendation.

The Committee received a representation in objection to the application from Magdalene College's Agent:

- i. The Applicant had submitted more images since the application was last considered by Committee. These confirmed the Objector's view that the application would have an impact on the central college area, including listed buildings.
- ii. The application would significantly impact on views from the college. This would affect visitor and staff etc perceptions of the college which would cause reputational damage to Magdalene College and the city. Furthermore would result in harm to the character of the Conservation Area and listed buildings.
- iii. The Planning (Listed Buildings and Conservation Areas) Act 1990 placed a statutory duty on decision makers to preserve the character of the Conservation Area and protect the setting of listed buildings. These planning considerations had great weight in the making of a decision and could only be outweighed by significant public benefits from an application, which were not present in this one.

The Committee received a representation in objection to the application from Objectors' Solicitor:

- i. The proposed canopy was lightweight, the support structure would not be. The steel structure was in effect another storey.
- ii. Statutory guidance states that only public benefits, not private benefits for the Applicant had to be considered when assessing which bits of legislation to consider when reviewing whether to give the application planning permission or not.
- iii. The benefits of the scheme did not outweigh the harm to heritage caused by the application.
- iv. Anything that detracted from the character of the area led to reputational damage to the city.
- v. The application was incongruous as a tall building. It would be visible from various points of the city. This would cause visual harm all year round. The level of harm would be higher than claimed by the Applicant.

Mr Davies (Applicant's Agent) and a resident of St John's Road addressed the Committee in support of the application.

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

- i. The Applicant's business added to the prosperity of the city. It had a good reputation as an employer. A lot of work had gone into the design of the application.
- ii. The decision was about the 'end product' not 'work along the way'.
- iii. Agreed with the Officer there was harm to the area ie important views:
 - a. Was most concerned about the impact on the view from Jesus Green.
 - b. Took issue with the opinion the retractable roof would mitigate the impact of the design.
 - c. The Trafalgar Hotel roof example referenced in the Officer's report was not the same as the one in the application.
- iv. Significant public benefit was needed to outweigh the additional height to the building from this application. Suggested there was not enough benefit to justify approval.
- v. If the application was complementary to the skyline, it would be acceptable, it was not.
- vi. Planning balance considerations:
 - a. The Varsity Hotel was a business. The application would help it.
 - b. The application would do harm to the character of the Conservation Area.

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

- i. Overall, would agree with the Officer's recommendation to approve the application. The economic benefits were important and likely to outweigh any visual harm, which would not be particularly more pronounced than the current situation with the unfinished building already a part of the skyline.
- ii. There had now been sufficient time for the Committee to consider this application so would be grateful if a decision could be made this week.

The Committee:

Resolved (by 4 votes to 3 with 1 abstention) to reject the Officer recommendation to approve the application.

Resolved (by 5 votes to 3) to refuse the application contrary to the Officer recommendation for the following reasons:

1. Policy 60 of the Cambridge Local Plan 2018 requires that any proposals for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form must demonstrate that the proposal would result in a high-quality addition to the Cambridge skyline, that complements the character of the surrounding area. The proposed development is considered to result in a permanent incongruous addition to the Cambridge skyline that would fail to positively respond to the existing delicate and historic features through its height, scale, bulk, appearance and lighting. As such, the proposed development fails to contribute positively to its surroundings and the Cambridge skyline and is therefore contrary to the National Planning Policy Framework (2023) and Cambridge Local Plan (2018) policies 55, 56, 58, 60.
2. The National Planning Policy Framework and policies 61 and 62 of the Cambridge Local Plan 2018 aim to ensure that heritage assets of the City are conserved in a manner appropriate to their significance, including their setting. By virtue of the proposed height, scale, bulk, appearance and lighting, the proposal would result in less than substantial harm to character and appearance of the Central Conservation Area and the setting of listed buildings and would adversely impact the unique, historic landscape of the River Cam. Furthermore, it would also harm the setting of buildings of local interest, which make a positive contribution to the character of the Central Conservation Area. The harm to heritage assets

is not outweighed by the public benefits. As such, the proposal fails to preserve or enhance the character and appearance of the Central Conservation Area and the setting of listed and buildings of local interest, contrary to the provisions of the Planning (LBCA) Act 1990, the National Planning Policy Framework (2023) and Cambridge Local Plan (2018) policies 7, 10, 61 and 62.

23/96/Plan 23-01457-FUL - Cheddars Lane

The Committee received an application for full planning permission.

The application sought approval for erection of building for commercial & business uses, associated infrastructure and works following demolition of existing buildings and structures.

The Committee received a representation in objection to the application from a resident of Cheddars Lane:

- i. The developer had tried to secure the eviction or buying out of residents in 1-7 Cheddars Lane.
- ii. The area had changed in the period he lived in it 1960s-ish to date.
- iii. Queried where to move (to) if move out from current abode.

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

Councillor Porrer proposed amendments to the Officer's recommendation:

- i. To include an air source heat pump noise mitigation informative.
- ii. Requesting safeguarding privacy for neighbours through either obscure glazing or louvres to those windows overlooking onto adjoining properties (specifically second floor window overlooking 7 Cheddars Lane).

The amendments were **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 (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. 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];
- 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 an additional condition seeking privacy for neighbours from the application proposal either through providing obscure glazing or louvres to overlooking windows (specifically second floor window overlooking 7 Cheddars Lane); and
- iv. include an informative on the planning permission in respect of air source heat pump noise mitigation.

23/97/Plan 23-03297-FUL Ice Rink, Parker's Piece

Councillors Carling and Porrer withdrew from the meeting for this item and did not participate in the discussion or decision making.

Councillor Dryden left the Committee before this item was considered and did not return.

The Committee received an application for full planning permission.

The application sought approval for the use of land at Parkers Piece for the holding of temporary Christmas event, including the annual installation of ice rink, food, drink and market stalls (including lodge bar), Ferris wheel, carousel, attractions, seating areas and associated fencing, works and structures for the period 1st November to 14th January the following year each year for the next 4 years (until period November 2027-January 2028).

The Senior Planner updated the Officer report by referring to the amendment sheet:

- i. Amended description of development.
- ii. Amended recommendation 3 in the Officer report to correct an error with dates and to accommodate a minor change to condition 3.
- iii. Replacement text for condition 11 (Energy Provision).
- iv. Amendment of condition 12 to clarify bio-fuel included bio-diesel.

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

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

- i. The application was received just 5 weeks before committee. Queried if it had been submitted too soon as the consultation period had not closed.
- ii. Ward Councillors were minded to support an appropriate winter fair.
- iii. Noted changes to the application such as bio diesel instead of diesel.
- iv. Requested a condition that employees would not park on site.
- v. Expressed concern about:
 - a. (Big) observation wheel location on site.
 - b. Height and lighting which could disturb nearby residents at night.
 - c. Noise.
 - d. The 'wheel' was described as a Ferris wheel in the application but was in fact an observation wheel ie bigger than described.
- vi. The benefits were not sufficient to approve the application in this case.

Councillor Carling (Executive Councillor for or Open Spaces and City Services) addressed the Committee about the application:

- i. The application would be a positive feature and provide a high quality event.
- ii. The application took into account concerns about events by the previous operator. Issues could be mitigated by conditions.

Councillor Bennett proposed an amendment to the Officer's recommendation that Christmas trees from the maze should be recycled eg donated to a local zoo.

This amendment was **carried by 5 votes to 0**.

The Committee:

Resolved (by 5 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendments to conditions set out in the amendment sheet and including the informative relating to recycling of Christmas trees.

23/98/Plan 23-01821-HFUL 30 Maids Causeway

The Committee received an application for full planning permission.

The application sought approval for the demolition of existing garage and erection of two storey double garage.

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

- i. Revised text in Planning Balance para. 8.36.
- ii. Revised condition 3 text.

The Committee received a representation in objection to the application from a resident of Maids Causeway:

- i. Suggested the application went against Local Plan Policy 61.
- ii. Lanes had a heritage interest.
- iii. The development was not similar in design to existing Salmon Lane buildings.
- iv. The proposal was bigger than other buildings in Salmon Lane.
- v. Requested a light assessment to review the impact on neighbours.

The Planner recommended an amendment to the Officer's recommendation to include a condition to control materials.

This amendment was **carried by 7 votes to 0**.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including a condition to control materials.

23/99/Plan 23-01554-FUL Land Adjacent to Grafton House, Maids Causeway

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

The Committee received an application for full planning permission.

The application sought approval for the erection of new office building (use Class E) and associated development, infrastructure and works.

The Senior Planner updated her report by referring to the following in her presentation:

- i. Second set of Conservation Team comments.
 - a. These comments follow-on from those previously made and you are referred to those for observations on the proposed new office development. The comments below relate to the revised proposals and additional information submitted regarding the two-storey brick wall on the western boundary.
 - b. Whereas the previous plan showed the removal of a central section of the wall from ground to top, the revised plan (3879-SK300-Rev. 1) now shows an opening being made within the wall to allow for the delivery of materials. This opening is to be 3m high and the text on the drawing gives the sequence of events to create and support the opening and the method for closing it again. This is an acceptable approach that looks to be achievable and is therefore supported in Conservation terms.
 - c. The proposed amendments to the exterior of the new development are acceptable in terms of their impact on the BLI and the conservation area.
- ii. Amendment to condition 19 (Ecology).
 - a. All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal at Grafton House Offices, Cambridge by Applied Ecology Ltd (April 2023). Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57)
 - b. Addition of nest boxes condition in line with Ecology Officer recommendation, to read:
 - c. No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. The development, hereby approved, shall not be occupied until nest boxes have been provided for that property in accordance with the approved scheme. Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

The Committee received a representation in objection to the application from a resident of Maids Causeway:

- i. At a height of 10 metres, the proposed office building was too close to residential properties in Maids Causeway (many Grade II listed fine terraces) as well as the 16 flats at Grafton House. This meant the office building would dominate, overshadow and overlook, with the associated loss of privacy. It was highly detrimental to the Building of Local Interest

site as well as the general Kite Conservation Area. It would completely undermine the character and setting of the area.

- a. The Applicant argued that the existence of two-storey coach houses in Salmon Lane justified and sets a precedent for the construction of a ten-metre-high office building, which would rise 4 metres above the Salmon Lane boundary wall. These coach houses are subservient to the four-storey main houses, which was not the case with the office development. Furthermore, the application did not note the significant drop in height as the road slopes downwards from the large wall, which made the proposed roof line considerably higher, much more prominent and overbearing.
- b. The application further stated that the proposed building would not act as a landmark feature along Salmon Lane. That was not true.
- ii. This application differed from the planning consent (now lapsed) obtained in February 2000 for nine flats (six subterranean and 3 single-storey above ground) and considerable landscaping - 19/0300/FUL, so it would represent a “volte-face” by Planning for this application to be supported.
- iii. There was no justification for more office space. Office space close-by in Newmarket Road had been vacant for some time. More affordable accommodation was what was needed, not more office space.
- iv. Very high risk of significant increase in unauthorised parking and traffic congestion in Salmon Lane and 64 Maids Causeway as well as damage to Salmon Lane itself.
 - a. Salmon Lane (a narrow lane which runs parallel with Maids Causeway) provides the sole access to/from garages of properties numbered 28 to 52 Maids Causeway. It was neither robust nor suitable for the passage of heavy construction vehicles cause serious damage to the Lane. Even dustbin lorries could not drive into Salmon Lane.
- v. Permanent heritage damage caused by part removal of boundary wall in Salmon Lane, could never be restored properly.
 - a. In 2020, the Conservation Team wanted to make clear that the construction of the units must be done from the site itself, and that we would not support the demolition of the tall wall at the end of Salmon Lane during the construction phase for site access. The

wall had a particular, albeit rebuilt, quality of its own which could be lost, even if it were reconstructed using the same bricks.”

- vi. The proposal did not meet a number of important policy requirements of the Cambridge Local Plan (2018) eg policy 60.

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

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

- i. Councillors Bick, Martinelli and Porrer objected to the application due to its scale, massing and materials.
- ii. Queried if the building height was acceptable.
- iii. The application would be visible from various viewpoints.
- iv. The application would be located near buildings of local interest. It did not match the character of the area.
- v. Expressed concern about:
 - a. Lack of amenity space for flats.
 - b. Demolition activity in Salmon Lane.
 - c. How the site would be accessed.
- vi. Queried if there would be a net gain in biodiversity.
- vii. If the application were approved, requested conditions regarding:
 - a. Construction traffic.
 - b. A traffic management plan.

Councillor Thornburrow proposed an amendment to the Officer’s recommendation to include weight and time limit provisions for construction traffic in Salmon Lane.

This amendment was **carried by 6 votes to 0**.

Councillor Smart proposed an amendment to the Officer’s recommendation that an informative be included concerning inclusion of a lift to make the first floor accessible to all.

This amendment was **carried by 6 votes to 0**.

The Committee:

Resolved (by 3 votes to 2 with 1 abstention) not to grant the application for planning permission in accordance with the Officer recommendation, for the

reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), 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 amend condition 4 to include both weight and time limit provisions for construction traffic in Salmon Lane;
- iii. include an informative requesting inclusion of a lift to make the first floor accessible to all.

A discussion ensued on 'minded to' reasons for refusal . Three reasons were considered by the Committee which ultimately resolved:

Resolved (by 4 votes to 0 with 2 abstentions) to accept as a reason for refusal:

1. The proposal by virtue of its scale, massing, form, inappropriate materials and overall appearance would result in an overly dominant, stark and simplistic building form which would fail to successfully contrast with its immediate context and would therefore be out of character with its surroundings. As a result, less than substantial harm would result to the setting of surrounding heritage assets, including nearby listed buildings, buildings of local interest and the conservation area. There are no public benefits which would outweigh this harm. The proposal is therefore contrary to Cambridge Local Plan (2018) policies 55, 56, 57, 61, 62 and the NPPF (2023) paragraph 202 and Section 66 and 72 of the Planning (LBCA) (1990).

Resolved (by 3 votes to 1 with 2 abstentions) not to accept as a reason for refusal:

2. The proposal fails to meet the principle of inclusive design, in particular of disabled people because of its failure to provide access to all parts of the building due to the absence of a lift to the first floor. The proposal is therefore contrary to Cambridge Local Plan (2018) policy 56 (criteria k) and 57 (criteria b).

Resolved (by 3 votes to 0 with 3 abstentions) not to accept as a reason for refusal:

3. The proposed construction access to the site would result in undue harm to adjacent residential neighbours because of the constrained nature of Salmon Lane resulting in noise, vibration, dust and disturbance, which could not adequately be mitigated. The proposal is therefore contrary to Cambridge Local Plan (2018) policy 35.

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

The proposal by virtue of its scale, massing, form, inappropriate materials and overall appearance would result in an overly dominant, stark and simplistic building form which would fail to successfully contrast with its immediate context and would therefore be out of character with its surroundings. As a result, less than substantial harm would result to the setting of surrounding heritage assets, including nearby listed buildings, buildings of local interest and the conservation area. There are no public benefits which would outweigh this harm. The proposal is therefore contrary to Cambridge Local Plan (2018) policies 55, 56, 57, 61, 62 and the NPPF (2023) paragraph 202 and Section 66 and 72 of the Planning (LBCA) (1990).

23/100/Plan23-02487-FUL - Land at 64 Cromwell Road

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

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing garage and creation of a new one bedroom dwelling including outdoor amenity space and pedestrian access from Cromwell Road.

The Senior Planner updated her report by referring to the amendment sheet.

- i. Removed reference to s106 contributions from text in para 8.31.
- ii. Revised para 8.58 wording.

Councillor Porrer proposed an amendment to the Officer's recommendation that reason 2 should include a reference to M42 regarding access width

This amendment was **carried by 6 votes to 0**.

The Committee:

Resolved (by 6 votes to 0) to refuse the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the officer report; with Officers to investigate if M4(2) (in relation to the width of the access to the property) should be included in reason 2, with delegated authority to Officers to insert and amend the text if appropriate.

23/101/Plan23-01790-FUL 10 Queen Ediths Way

The Committee received an application for change of use to allow short-term letting of the space above the garage.

The Planner updated his report by referring to the amendment sheet which set out an additional proposed condition 6 (ensure adequate cycle parking).

The Committee received a representation in objection to the application from a resident of Queen Ediths Way (written statement read by Committee Manager):

- i. Allowing the change of use would be contrary to the conditions of the planning permission granted on 15 March 2017 No. 17/0076/FUL.
- ii. The development was permitted on a condition that the space above the garage would not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 10 Queen Ediths Way, and would not be separately used, occupied or let. This was so that the amenity of the adjoining residential properties was protected. We and our neighbours in 8 Queen Ediths Way would like for the amenity of our residential properties to continue to be protected.
- iii. The Applicants had previously breached the conditions of the planning permission granted to them in 2017 and used the space above the garage (which was completed as a studio flat with a fitted kitchen) as a letting space, until a complaint was raised by neighbours to the Council. This demonstrated there was no effective way of enforcing the planning conditions in particular where the Applicants seemingly knowingly breach the conditions.
- iv. Granting permission for a change of use in the circumstances in question had the potential to create a precedent whereby a commercial use of ancillary accommodation was applied for post-factum seemingly making a mockery of the planning process. Therefore urged the Committee to reject the Application.

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

- i. Referred to 17/0076/FUL. Ancillary use of the property was clearly understood by the owners and neighbours. There would have been more objections from neighbours if not for the agreed ancillary use ie more lax usage terms would have attracted more objections to the original application.
- ii. Queried why the condition was being changed to allow short-term letting. This appeared to allow any applicant to change property use via the backdoor by applying for ancillary use then applying to remove the condition.
- iii. Expressed concern about the realism of conditions 3 and 5 as these were usually ignored and hard to enforce.
- iv. It was not appropriate to seek ancillary use then seek a change within 5 years.

Councillor Thornburrow proposed an amendment to the Officer's recommendation to investigate the appropriateness of a condition linking to access provision under M4(2) and building regulations.

This amendment was **carried by 7 votes to 0**.

The Committee:

Resolved (by 3 votes to 1 with 3 abstentions) 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 (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to condition 6 to ensure adequate cycle parking provision, and (with delegated authority to Officers) to investigate the appropriateness of a condition linking the access provision under M4(2) and building regulations.

The Committee voted to continue past 6pm.

23/102/Plan23-01570-FUL 4 Uphall Road

Councillor Bennett left the Committee before this item was considered and did not return.

The Committee received an application for full planning permission.

The application sought approval for a single storey rear extension and change of use (C4 to Sui Generis - large HMO).

The Planner updated her report by referring to the amendment sheet which revised condition 6 (“The dwelling, 4 Uphall Road, Cambridge, shall have no more than 7 people residing within it at any one time”).

The Committee Manager read a statement on behalf of the Applicant which addressed the Committee in support of the application.

Councillor Thornburrow proposed an amendment to the Officer’s recommendation to include an informative requesting a window or door to use as means of escape from the inner room.

This amendment was **carried by 6 votes to 0**.

Councillor Porrer proposed an amendment to the Officer’s recommendation to include a green or seeded roof.

This amendment was **carried by 6 votes to 0**.

The Committee:

Resolved (by 6 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer’s report (with delegated authority to Officers to make minor amendments to the conditions as drafted), 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 amend condition 3 to refer to a bio diverse roof;
- iii. an informative included on the planning permission requesting a window to escape from the inner room.

The meeting ended at 6.00 pm

CHAIR

PLANNING

1 November 2023

10.05 am - 3.45 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Dryden, Levien, Porrer and Thornburrow

Also present Councillors: Davey, Glasberg, Robertson and Smith.

Officers:

Delivery Manager: Toby Williams

Principal Planner: Cuma Ahmet

Principal Sustainability Officer: Emma Davies

Senior Arboricultural Officer: Matthew Magrath

Planning Officer: Adam Dzimidowicz

Arboricultural Officer: Joanna Davies

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Chris Connor

Other Officers Present:

Principal Engineer Major Developments: Tam Parry (Cambridgeshire County Council)

Local Highways Engineer: Jon Finney (Cambridgeshire County Council)

FOR THE INFORMATION OF THE COUNCIL

23/103/PlanApologies

No apologies were received.

23/104/PlanDeclarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Baigent	23/106/Plan	Personal: Had general discussion in person and by email about application. Discretion unfettered.

Councillor Bennett	23/106/Plan	<p>Personal and Prejudicial: Referenced legal advice on speaking. Green Party's letter (to the consultation process of the application) might be seen as indicative of the perception she was predetermined. Would speak as Ward Councillor.</p> <p>Withdrew from discussion and did not vote.</p>
Councillor Carling	23/106/Plan	<p>Personal: Was Executive Councillor for Open Spaces and City Services. Discretion unfettered.</p>
Councillor Thornburrow	23/106/Plan	<p>Personal and Prejudicial: Lives next to St Matthews Piece. Spoke on behalf of residents on the previous tree application. Predetermined in view when coming to committee so would speak as Ward Councillor.</p> <p>Withdrew from discussion and did not vote.</p>
Councillor Baigent	23/108/Plan	<p>Personal: Had general discussion in person and by email about application. Discretion unfettered.</p>
Councillor Bennett	23/108/Plan	<p>Personal: CAMRA member and had contact with the campaign to retain the Flying Pig. Also meet Rail Pen regularly in connection with the Beehive project in her ward. Discretion unfettered.</p>
Councillor Levien	23/108/Plan	<p>Personal: Made general enquiry about this application many years</p>

		ago. Discretion unfettered.
Councillor Thornburrow	23/108/Plan	Personal: Application in her Ward. Discretion unfettered.

23/105/PlanMinutes

No minutes were submitted for approval.

23/106/Plan23/0119/TTPO St Matthews Centre

Councillors Bennett and Thornburrow withdrew from the meeting for this item and did not participate in the discussion or decision making yet spoke as Ward Councillors.

In 2022 a tree work application was received to reduce the height by 5m and spread by 4m of three London Plane trees located within the grounds of St Matthews Centre opposite 193 Sturton Street. This application was refused at committee because of incomplete data supporting the application, the lack of a heave assessment and the lack of information regarding the installation of a root barrier.

The current application concerned the same three trees. The Committee received an application to remove (fell) to ground level and to treat stumps preventing regrowth.

The Tree Officer updated her report by referring to the amendment sheet:

- i. An additional representation received from Richard Buxton Solicitors dated 30/10/2023.
- ii. Pre-Committee amendments to the options provided to Members in the Officer report viz (i) grant consent; or (ii) grant consent subject to conditions; or (iii) refuse consent.

The Committee received a representation in objection to the application from the Friends of St Matthew's Piece:

- i. These 125-year old trees were integral to the unbroken treeline over the only park in the most densely housed ward in Cambridge.
- ii. They were planted 100 years before 193 Sturton Street was designed, built, bought, rented or insured.
- iii. The Council formally valued these trees at £200,000. Repair costs were quoted at less than one-tenth of this.

- iv. It was asserted that there was “tree-related clay-soil shrinkage subsidence”.
- v. Evaluate the evidence:
 - a. The applicant’s data on foundation movement shows the opposite of what should occur if that was taking place.
 - b. The applicant claimed the foundations moved most when the trees extracted maximum water.
 - c. Instead their data showed a doubling of movement in late December 2022 – an unusually cold month, with weeks of snow. The trees had no leaves, were dormant, so were taking up minimal water (if any).
 - d. Whatever caused that movement, it cannot have been the trees.
- vi. Furthermore:
 - a. The application had no information on whether or how the house was built to required standards.
 - b. It asserts but provides no evidence of current or ongoing damage.
- vii. The Case Officer cautions on 'Protected Trees', in her own website: "The onus is on the applicant to demonstrate that tree work is justified and the LPA is not obliged to approve unjustified works".
- viii. Legal input from Richard Buxton Solicitors of Cambridge sent to Members 30 October 2023 clarified there was no need to be bumped into an awful decision. It raised substantive questions and outlined matters that moderate any risk to the Council from continuing to protect these trees.
- ix. Refusal, followed by serious review and negotiation, minimised Council risks.
- x. By contrast, any vote to fell these protected, trees would be an irrevocable step that solidified severe risks:
 - a. No tree in Cambridge could be safe.
 - b. Cambridge would join Sheffield, Plymouth and Wellingborough Councils in negative publicity.

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

- i. Had used St Matthew’s Piece for 15 years.
- ii. Was alarmed to see the tree felling proposal due to their amenity value.
- iii. Could not see many benefits in felling. This would lead to a loss of canopy cover.

- iv. Expressed concern:
 - a. The trees provided significant amenity value. Their loss would cause significant harm to the appearance, biodiversity, ecology, history and character of the area.
 - b. Could not see the logic for felling the trees. They were in place before the development, so home-owners should have been aware of the risks before purchasing 193 Sturton Street.
- v. The application could set a dangerous precedent for felling trees protected by Tree Protection Orders due to new housing developments. Petersfield in particular had few trees so they should be protected.

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

- i. Referred to 193 Sturton Street. When cracks appeared in the rear of the property but not the front, the acacia tree in the garden was suspected to be responsible, not the three London Plane trees located within the grounds of St Matthew's Centre opposite 193 Sturton Street.
- ii. The acacia was removed with permission in 2021. Ground heave was suspected as a result of its removal.
- iii. Problems caused by the removal of the acacia would be exacerbated by the removal of the three London Plane trees.
- iv. Took issue with the Arboricultural Consultant's comments as they did not seem to note the impact of removing the three London Plane trees.
- v. Suggested all risks belonged to the property owner.

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

- i. Concerns of Friends of St Matthew's Piece had not been addressed.
- ii. The three London Plane trees were part of a group located in a park in the city centre.
- iii. The trees had significant amenity value, currently and historically.
- iv. There were biodiversity benefits in having trees of various ages.
- v. The trees helped to mitigate the effects of climate change.
- vi. Removing the trees would affect biodiversity, air temperature and air flow in the park as a whole; plus residents' amenity space.
- vii. There was a lack of evidence to support the removal of the trees.

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

- i. Understood the legal context under which this case needed to be heard today, but the proposed harm to the trees was absolutely unjustifiable. Something he had spoken about several times over the previous seven months.
- ii. Prior to the last meeting, he was deluged by emails from residents expressing their anger over the proposal. Their 'will' needed to be recognised.

Councillor Glasberg (Green & Independent (Spokes) for Communities; Open Spaces and City Services; Climate Action and Environment) addressed the Committee about the application:

- i. The Council had policies to protect trees and the environment.
- ii. Members would have seen a letter from Richard Buxton Solicitors, who were involved in a lot of similar cases. It seems helpful at this stage to summarise his key points:
 - a. The Council did not have enough information confirming costings of repair works or preventative measures (like a root barrier or underpinning) to make any sort of sensible decision here.
 - b. There was no information about other possible causes of damage, such as normal seasonal clay shrinkage, to allow compensation liability to be apportioned.
 - c. No claim had in fact been made.
 - d. It made no sense to do anything until a claim was made against the landowner and the Council then knows its position (the landowner would have some financial responsibility).
 - e. The alleged damage to the property was slight.
 - f. It was arguable that there was no liability at all where the property was built after the trees had reached maturity – which was plainly the case here.
 - g. Overall, the Council should refuse consent now, wait to see if a claim was made, and then deal with it robustly.

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

- i. Referred to points made by Richard Buxton, Solicitors of Cambridge.
- ii. If Planning Committee granted consent to fell the trees, the property owner (a Trust, separate to the Applicant) also needed to grant permission to remove the trees.
- iii. The Applicant could not proceed with tree felling without the tree owner's permission, so the City Council had no liability.

The Committee:

Resolved (6 votes to 0) to reject the application for tree felling and treatment of the stumps preventing regrowth at 193 Sturton Street.

The reason for refusal was **agreed by 6 votes to 0** with delegated authority to Officers in respect of minor modifications / grammatical errors etc.

Resolved (by 6 votes to 0) to refuse the application for the following reason:

The proposal requires the felling of three trees of outstanding and special value, both individually and as part of a group. These trees and the wider group of trees on St Matthew's Piece contribute significantly and positively to public amenity, the urban forest and to the character and appearance of the Mill Road Conservation Area, where special attention must be given to the desirability of preserving or enhancing its character and appearance. The damage associated with the retention of the trees is not considered to outweigh their amenity value (including but not limited to their visual, atmospheric, climate, biodiversity, historic and cultural benefits). A material loss of public amenity value including harm to the Conservation Area, the urban forest and to St Matthew's Piece - a highly valued protected open space in Petersfield ward which has very limited open space - would arise from their proposed removal. The proposal would therefore be contrary to Cambridge Local Plan policy 61, NPPF 2023 paras.131 and 174, NPPG guidance para. 090 Reference ID: 36-090-20140306 and para. 093 Reference ID: 36-093-20140306, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and other legislation, policies and guidance that seek safeguard the environment.

23/107/Plan23/0159/TTPO Howes Place

The Committee received an application to fell 5 lime stems from a group of pleached limes that contribute to the double avenue that borders Howes Place. The reason given as the need to fell them was clay shrinkage subsidence damage to 18 Howes Place.

The Committee received a representation in objection to the application from a resident of Howes Place (written statement read by Committee Manager):

- i. Suggested notable similarities between the Howes Place situation and the Sturton Street/St Matthews Piece, the Alexandra Gardens and the Beech tree on Hills Road situation.

- ii. Large areas of Cambridge were built on clay ground. In periods of hot weather, the clay would shrink, and in periods of wet weather, the clay would expand. Buildings constructed on the clay ground were likely to move and cracks appear.
- iii. As a result of climate change, more clay shrinkage and expansion - therefore more house cracking - was likely to occur. The very worst thing that we as a community could do was remove all our trees, as this would exacerbate climate change related problems.
- iv. Called on the local authority to act against the destruction of urban environments in Cambridge by tree removal due to the demands of insurance companies.
- v. Howes Place was recognised as a local heritage asset for the architectural interest of the buildings, the street scene value of the buildings set within formal landscaping and the importance of NIAB and Howes Place in the social and economic history of Cambridge.
- vi. In 2010 Officers of the local authority recognised Howes Place was an “area of special architectural and historic interest” and recommended designation as a Conservation Area to protect and enhance its special character.
- vii. The local authority was currently consulting on a draft Consultation Area Appraisal which encompasses the former NIAB HQ building and Howes Place. Within this appraisal it was recognized that “key groups of trees of importance include hedges and pleached lime trees which line Howes Place on the either side of the road and at the end of the road.”
- viii. The creator of NIAB and Howes Place, Sir Lawrence Weaver, collaborated closely with Gertrude Jekyll. Howes Place could be considered a historic and rare example of Arts and Crafts landscaping.
- ix. The four parallel rows of pleached lime trees in Howes Place were protected by a Tree Preservation Order because they provided an unusual and aesthetically pleasing avenue of trees which represented the most significant formal landscaping feature in Howes Place. Removing individual or small groups of trees would irrevocably destroy the overall coherence of the formal landscaping.
- x. The pleached lime trees in Howes Place were planted in the 1920s, 18 Howes Place was constructed in the 1940s, twenty years after the trees were planted. Both the trees and the house have co-existed for 80 years without issue.

- xi. The correlation between the cracks in 18 Howes Place and the presence of the pleached lime trees was unproven.
- xii. Other solutions, such as a root barrier system, should be installed before the felling of the mature pleached lime trees was considered. The Alexandra Gardens case proves this to be a viable solution.

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

- i. Referred to Planning Policy Guidance which should be considered when removing trees.
- ii. Tree Preservation Orders protected trees if their removal would do harm to the environment.
- iii. Howes Place trees had special amenity value as recognised in various strategies over the years.
- iv. The appraisal noted that although Howes Place was not a Conservation Area the trees were important to the character of the area. More Tree Preservation Orders were suggested for other Howes Place trees as they also had high amenity value.
- v. The 2018 Crawford Technical Report and 2022 Crawford Addendum Agricultural Report suggested poor foundations rather than the lime tree roots being the cause of damage to the property.
- vi. Referred to the consultant's report that recommended a second group of trees on the property be removed, this suggested all trees would be removed over time to mitigate (insurance) risk. The Applicant had not provided any evidence why the 5 lime trees or other ones should be removed. Reasonable steps such as a root barrier had not been implemented already.

The Committee:

Unanimously resolved to reject the application to fell 5 lime stems from a group of pleached limes which contribute to the double avenue that borders Howes Place.

The reason for refusal was **unanimously agreed as being:**

The application failed to justify with sufficient evidence that the removal of the trees is necessary and outweighs the contribution the trees make

to public amenity, which includes but is not limited to their visual, atmospheric, climate, biodiversity, historical and cultural benefits. The 5 trees are an important part of a pleached group with significant amenity, landscape and historic value, especially when considered as part of the wider groups of trees on Howes Place. The alleged damage associated with the retention of the trees is not considered to outweigh their public amenity value. A significant loss of public amenity to the Arts and Crafts character and appearance of Howes Place – which provides a cohesive and established landscaping design which centres around the positioning of the trees in combination with the historic design and layout of the properties - would arise from their proposed removal. The proposal would, therefore, be contrary to Cambridge Local Plan 2018 policies 61 and 62, NPPF 2023 paras.131 and 174, NPPG guidance para. 090 Reference ID: 36-090-20140306 and para. 093 Reference ID: 36-093-20140306 and other legislation, policies and guidance that seek to safeguard the environment.

Unanimously resolved:

- i. to refuse the application contrary to the Officer recommendation for the following reason:

The application failed to justify with sufficient evidence that the removal of the trees is necessary and outweighs the contribution the trees make to public amenity, which includes but is not limited to their visual, atmospheric, climate, biodiversity, historical and cultural benefits. The 5 trees are an important part of a pleached group with significant amenity, landscape and historic value, especially when considered as part of the wider groups of trees on Howes Place. The alleged damage associated with the retention of the trees is not considered to outweigh their public amenity value. A significant loss of public amenity to the Arts and Crafts character and appearance of Howes Place – which provides a cohesive and established landscaping design which centres around the positioning of the trees in combination with the historic design and layout of the properties - would arise from their proposed removal. The proposal would, therefore, be contrary to Cambridge Local Plan 2018 policies 61 and 62, NPPF 2023 paras.131 and 174, NPPG guidance para. 090 Reference ID: 36-090-20140306 and para. 093 Reference ID: 36-093-20140306 and other legislation, policies and guidance that seek to safeguard the environment.

- ii. with delegated authority to Officers in to carry through minor modifications / grammatical errors to the reason for refusal in consultation with the Chair, Vice Chair and Spokes.

23/108/Plan23/02071/S73 Botanic Place, 104-112 Hills Road

The Committee received a S73 planning application pursuant to ref.20/03429/FUL (original planning permission) for the following:

- i. Variation to condition 2 (approved drawings) to allow for the following amendments to the scheme: a) reduction in basement dig, b) a reduction in car parking spaces, c) improved cycle parking, d) relocation of servicing and loading to basement level, e) additional lower ground area for market hall, f) substitution of part roof plant enclosure for office space on both buildings, and g) improved quality of public realm and landscaping enhancements including additional mature tree planting.
- ii. Variation to effect discharge of planning conditions, 5 (Traffic Management Plan), 6 (Hydrogeological Matters), and 9 (Tree protection methodology).
- iii. Variation to revise condition 8 (Sustainable Urban Drainage) to allow demolition in advance of detailed SUDS information being provided.

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

- i. Text amendments.
- ii. Update to 'Recommendation' at para.10.1 (pg.78) removing request to delegate powers to Officers in respect of condition 6 (Hydrological/Hydrogeological matters). The Lead Local Flood Authority confirmed in letter dated 30/10/23 that it was now satisfied with the additional clarifications provided by the Applicant's consultant and accordingly recommends full discharge of condition 6. Condition 6 (including the reason) on pg. 82 should be included on any permission that may be given and read as per amendment sheet.
- iii. A late third party representation and request to speak at committee has been received despite not previously making a written representation within the statutory timescales.

The Committee received a representation in objection to the application from a resident of Vinter Terrace:

- i. Offices were obsolete post-covid, despite what market surveys (almost 2 years old) said. Sustainability required redesign for easy, low-carbon conversion to labs/flats.
- ii. Construction time should be minimised, too long a period of Hills Road disruption was proposed.
- iii. There was no parking on/near site. Requested a condition requiring contractors to provide compulsory Park&Ride shuttles for all personnel

and assist in parking enforcement in the immediate neighbourhood (5 mins walk). Illegal parking by Station Road contractors, sometimes with threats to residents, had been a major nuisance in Vinter Terrace.

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

Councillor Thornburrow proposed an amendment to the Officer's recommendation requesting a road safety audit to co-ordinate this scheme with others eg Hills Road.

This amendment was **carried unanimously**.

Councillor Bennett proposed an amendment to the Officer's recommendation requesting the Applicant made a 'Secure by Design' application.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the S73 planning application in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the planning conditions set out in the Officer's report and amendment sheet;
- ii. delegated power to Officers to resolve the outstanding road safety audit with the local highways authority before planning permission was issued;
- iii. a satisfactory conclusion to the outstanding Statement of Conformity and any issues raised therein relating to the effect of the amended development proposal such that it complies with the EIA Regulations 2017;
- iv. informatives included on the planning permission in respect of:
 - a. encouraging provision of a shuttlebus service for contractors;
 - b. commercial application for 'Secure by Design'.

23/109/Plan23/02094/FUL 5 Hinton Avenue

The Committee received an application for full planning permission.

The application sought approval for the erection of a detached dwelling with bicycle storage, shed and air source heat pump, and alterations to windows/doors and cantilevered 'bay window' to existing dwelling including a dropped kerb.

Mr Fleming (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 (with delegated authority to Officers to make minor amendments to the conditions as drafted).

The meeting ended at 3.45 pm

CHAIR

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Planning Committee Date	6 December 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/00064/FUL
Site	Church Hall, 6A Chapel Street, Cambridge
Ward / Parish	East Chesterton
Proposal	Refurbishment, reconfiguration and extension of the existing chapel building to create a multi-functional early years meeting space and 13 residential apartments (following the demolition of the existing rear two storey building and alterations of building of local interest comprising the demolition of existing rear lean-to, rear (southwest) elevation and roof), together with associated landscaping and infrastructure.
Applicant	SNAP! 4 Kids
Presenting Officer	Michael Hammond
Reason Reported to Committee	Third party representations Councillor Call In
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Impact on Heritage Assets3. Character/ Design3. Residential Amenity for future occupiers/ Noise4. Bin Storage and Cycle Parking
Recommendation	APPROVE subject to conditions & Section 106 Agreement

1.0 Executive Summary

1.1 This application seeks planning permission for the refurbishment, reconfiguration and extension of the existing chapel building to create a multi-functional early years meeting space and 13 residential apartments (following part demolition), together with associated landscaping and infrastructure.

1.2 The application follows a previous planning application on the site (21/01625/FUL) which was refused at Planning Committee on 2 March 2022 for the erection of 13 residential apartments. The previous application was refused for the following reasons:

1. The scale of the proposed building conversions and extensions overwhelms and out competes the original building and would sit uncomfortably against the prevailing scale and massing of existing properties on Chapel Street and Church Street. The height, and continual flat roof of the proposed extension, is excessively larger in bulk and mass than the front section of the retained building and is much larger than the surrounding fine grain context of the area. For the above reasons, the proposal would therefore adversely affect the character, special interest and the setting of the Building of Local Interest (BLI) Chapel building, harm the setting of the adjacent listed buildings including the Grade I Listed Chesterton Towers and harm the character and appearance of the Chesterton Conservation Area. The level of harm would be moderate, less than substantial. The public benefits arising from the scheme, which would include investment in the repair of the BLI and in helping to secure the retention of a viable nursery use on the site, do not outweigh the level of harm to the heritage assets identified. The proposal is therefore contrary to polices 55, 56, 58, 61 and 62 of the Cambridge Local Plan 2018 and paragraphs 199, 202 and 203 of the NPPF 2021.
2. Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. Units 4, 5, 8, 9, 12 & 13 which are accessed from the extension do not have direct access to an area of private external amenity space. Units 1, 2 & 3 would have a poor quality enclosed private external amenity space. The proposal therefore fails to provide direct access to a private amenity space for units 4, 5, 8, 9, 12 & 13 and fails to provide an acceptable private amenity space for units 1, 2 & 3 contrary to Policy 50 of the Cambridge Local Plan 2018.
3. Units 4, 5, 8, 9, 12 & 13 are accessed purely from the extension and it has not been demonstrated that it would be impracticable or unviable for the scheme to meet with the requirements of Part M4 (2) of the Building Regulations. As such, the proposal fails to provide accessible units contrary to Polices 50 and 51 of the Cambridge Local Plan 2018.
4. As the proposal fails to respect the surrounding heritage assets, provides poor future residential amenity standards for residents and would result in

access issues for future residents, it is considered the proposal constitutes an overdevelopment of the site contrary to policies 55, 57 and 58 of the Cambridge Local Plan 2018.

- 1.3 The proposal has been amended since the previously refused application.
- 1.4 The simplification of the form of the building and lowering of the scale and massing is considered to overcome the previous reason for refusal in terms of harm to heritage assets and only cause a low level of less than substantial harm to designated and non-designated heritage assets. This harm is judged to be outweighed by the public benefits that would accrue from the development, specifically the securement of the long-term conservation of the facades of the Building of Local Interest, the re-use of brownfield land, improved sustainability performance of the building, and financial contributions towards both infrastructure and affordable housing. This is considered to overcome former reason for refusal no.1.
- 1.5 The floorplans have been reconfigured to ensure that all units would have access to private amenity space. The spaces provided are considered to provide an acceptable living environment for future occupiers. Therefore, reason for refusal no.2 is considered to be addressed.
- 1.6 The proposal has been amended to include lift access with space for wheelchair turning. Reason for refusal no.3 has therefore been addressed.
- 1.7 In terms of reason for refusal no.4, it is considered that the addressing of reason nos.1-3 demonstrates that the development proposed would not constitute an overdevelopment of the site and is therefore acceptable.
- 1.8 Overall, the proposed development is considered to overcome the four previous reasons for refusal.
- 1.9 Officers have identified additional harm in the form of undesirable cycle parking arrangements for both the residential and non-residential elements of the proposed development. However, in consideration of the viability challenges of the scheme, the existing arrangements and the site context, it is considered that, on balance, this lack of strict conformity to Policy 82 of the Local Plan is acceptable in this instance.
- 1.10 When balancing the less than substantial harm to heritage assets and the lack of conformity to the cycle parking standards against other material planning considerations and public benefits that the scheme would deliver, it is considered that the proposal is acceptable. Other than Policy 82, it complies with relevant national and local planning policies.
- 1.11 Officers recommend that the Planning Committee approve the application subject to completion of a Section 106 Agreement and conditions as recommended.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1 (low risk)	x
Building of Local Interest	X	Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument	X	Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The site is no. 6A Chapel Street, a former Victorian Baptist Chapel (1842) situated on the western side of Chapel Street. It is a Building of Local Interest (BLI) and located within the Chesterton Conservation Area. Adjacent to the site, to the south, is Chesterton Tower which is a grade I Listed Building and a Scheduled Monument. The site to the north, 6 Chapel Street (Rose Cottage), is also a BLI and to the north east of Church Hall is 1 Chapel Street which is a grade II Listed Building as is 5 Chapel Street to the south east. The building has its main entrance from Chapel Street, but there are clear views of the side elevation from both that road, the High Street and the grounds of Chesterton Tower which contains a row of garages along the shared boundary with the site.

3.0 The Proposal

- 3.1 This application seeks planning permission for the refurbishment, reconfiguration and extension of the existing chapel building to create a multi-functional early years meeting space and 13 residential apartments (following part demolition), together with associated landscaping and infrastructure.
- 3.2 The proposal would retain the front-most section of the original building and then extend out to the rear at four-storeys. The extension would accommodate 13no. residential units and a multi-functional community space would be provided at ground-floor level at the front (east) of the building.
- 3.3 Cycle parking and bin storage for the residential units would be provided internally in the centre of the building and accessed from a gated entrance on Chapel Street. Bin and cycle storage for the multi-functional community space would be situated to the south of the multi-functional community space, also with direct access out to Chapel Street.

3.4 The application follows a previous planning application on the site (21/01625/FUL) which was refused at Planning Committee on 2 March 2022 for the erection of 13no. residential apartments.

4.0 Relevant Site History

Reference	Description	Outcome
21/01625/FUL	Refurbishment, reconfiguration and extension of the existing chapel building to create an improved day nursery facility with external play area and 13 residential apartments (following part demolition), together with associated landscaping and infrastructure	Refused 2 March 2022

5.0 Policy

5.1 National

National Planning Policy Framework 2023
 National Planning Practice Guidance
 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)
 Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)

5.2 Cambridge Local Plan 2018

- Policy 1: The presumption in favour of sustainable development
- Policy 3: Spatial strategy for the location of residential development
- Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood Risk
- Policy 33: Contaminated land
- Policy 34: Light Pollution Control
- Policy 35: Protection of human health from noise and vibration
- Policy 36: Air quality, odour and dust
- Policy 50: Residential space standards
- Policy 51: Accessible Homes
- Policy 53: Flat Conversions
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 58: Altering and extending existing buildings
- Policy 59: Designing landscape and the public realm
- Policy 61: Conservation and enhancement of Cambridge’s historic environment
- Policy 62: Local Heritage Assets

- Policy 70: Protection of priority species and habitats
- Policy 73: Community, sports and leisure facilities
- Policy 74: Education Facilities
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management
- Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.3 **Supplementary Planning Documents**

Cambridgeshire and Peterborough Flood and Water – Adopted 2018
 Greater Cambridge Biodiversity – Adopted February 2022

5.4 **Other Guidance**

Chesterton and Ferry Lane Conservation Area Appraisal (2022)
 Greater Cambridge Sustainable Design and Construction SPD (2020)
 Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
 Cambridgeshire Design Guide For Streets and Public Realm (2007)
 Cycle Parking Guide for New Residential Developments (2010)

6.0 **Consultations**

6.1 **Anglian Water – No objection**

6.2 No objection subject to surface water management strategy condition.

6.3 **Cambridgeshire County Council (Highways Development Control) – No objection**

6.4 No objection subject to Traffic Management Plan and HGV hours conditions. Traffic management plan informative recommended.

6.5 **Cambridgeshire County Council (Historic Environment Team) - Objection**

6.6 We support the objections of the Conservation Team and Historic England regarding the harm to heritage assets. In the event of approval, an archaeology condition is recommended.

6.7 **Cambridgeshire County Council (Planning and Sustainable Growth Service) – No Objection**

6.8 It is confirmed that there is enough capacity in the local schools and library to accommodate the children and population arising from the development and therefore no contributions towards education or library infrastructure are required.

6.9 **Cambridgeshire Constabulary Designing out Crime Officer – Objection**

6.10 The bin store should be separate from the cycle storage. They should never be placed together as it will only increase the risk of theft. Other comments raised in relation to:

- Apartment communal entrances front/ rear audio visual visitor entry system;
- Cycle store details;
- Boundary treatment gates;
- Bin storage details;
- Lift and stair cores;
- External lighting;
- CCTV;
- Secure mail delivery; and
- Landscaping.

6.11 **Cambridgeshire Fire & Rescue Service – No Objection**

6.12 No objection subject to fire hydrant condition or Section 106 wording.

6.13 **Conservation Team - Objection**

6.14 The scale of the proposed building conversions and extensions overwhelms and dominates the original building and would sit uncomfortably against the prevailing scale and massing of existing properties on Chapel Street and Church Street. The height, and continual roof of the proposed extension, including the substantial dormers, is excessively larger in bulk and mass than the front section of the retained building and is much larger than the surrounding fine grain context of the area.

6.15 For the above reasons, the proposal would therefore harm the significance of the Building of Local Interest (BLI) Chapel building, harm the setting and significance of the adjacent listed buildings including the Grade I Listed Chesterton Towers and harm the character and appearance of the Chesterton Conservation Area. The proposal is therefore contrary to policies 55, 56, 58, 61 and 62 of the Cambridge Local Plan 2018 and paragraphs 199, 202 and 203 of the NPPF 2021.

6.16 **Ecology Team – No objection**

Original Comments (20 February 2023)

6.17 Confirmation that the further nocturnal surveys in 2022 have been undertaken sought as set out in the preliminary ecological appraisal. No objection subject to biodiversity net gain, landscaping and bird and bat box conditions.

Comments on Additional Information (26/10/2023)

- 6.18 It is best practice for all protected species surveys to be undertaken and submitted to the LPA prior to determination, in case any subsequently discovered constraints and mitigation requirements make the approved application undeliverable. However, given the previous 2020 dawn and dusk surveys established that no bat roost were present and the 2022 internal and external inspection recorded no evidence of roosting bats, I accept the risk for a new roost to have established is low.
- 6.19 Therefore I would be content with conditioning the dawn / dusk surveys, in line with Bat Conservation Trust best practice survey season, prior to any demolition, refurbishment or construction works. I would suggest the LPA see written confirmation of the survey to discharge this condition.
- 6.20 **Environmental Health Team – No Objection**
- 6.21 Following the submission of additional information there is no objection. Conditions recommended as follows:
- Construction/ demolition hours;
 - Construction/ demolition collections/ deliveries;
 - Dust;
 - External lighting;
 - Noise insulation scheme compliance condition;
 - Noise insulation scheme post construction completion, commissioning and testing report;
 - Music/ limiter control scheme;
 - Ventilation condition; and
 - SPD informative.
- 6.22 **Housing Strategy Team – No Objection**
- 6.23 The RLV is -£154,002 meaning that this amount would need to be recovered before any surplus takes effect (and again at that point any surplus is shared). Practically this means that either sales would need to improve, or costs reduce, by £174,002 (£13k per unit) to achieve a commuted sum of £10k and this is not likely. Therefore, it is recommended that the £10,000 fee is sought.
- 6.24 **Historic England – Objection**
- 6.25 Historic England consider that the proposed development would result in harm to the significance of the ‘Chesterton Abbey’ scheduled monument / grade I listed building through adverse impact on its setting. The scale, design and materials of the proposed development would be overbearing and would visually compete with the scheduled monument / grade I listed building. This would further erode the setting of this designated heritage asset and adversely affect the way in which it can be appreciated. We consider that the level of harm to the scheduled monument arising from the proposed development would be a medium level of ‘less than substantial harm’ in NPPF terms. We do not consider that there is sufficient justification for this level of

harm or that it can be weighed against any public benefits of the proposals as required by NPPF paragraphs 200 and 202.

6.26 Landscape Team – Objection

6.27 Request the following further information prior to determination:

- Access and level gradients and widths;
- External private amenity space schedule;
- Cycle parking strategy and revising proposal to separate bin store and cycle parking rooms;
- Bin store and refuse strategy;
- A townscape and visual impact assessment (TVIA) may help inform the proposals;
- Survey and protection measures of existing boundary treatments and vegetation.

6.28 In the event of approval a hard and soft landscaping condition should be applied.

6.29 Lead Local Flood Authority – No objection

6.30 No objection subject to surface water drainage and construction run off conditions.

6.31 Section 106 Team – No Objection

Original Comments (24 January 2023)

6.32 Recommended the following contributions:

- £16,328 (plus indexation) requested towards the provision of and / or improvement of the facilities and / or equipment at Browns Field Community Centre, Green End Road, Cambridge;
- £6,052.50 (plus indexation) requested towards the provision of and/or improvement of, and/or upgrading of equipment and/or access to, indoor sports facilities to include improvements and upgrading of the sports hall, gym and changing rooms at Chesterton Sports Centre, Gilbert Road;
- £5,335 (plus indexation) requested towards the provision of and / or improvements to sports pitch facilities (including artificial pitches for football and cricket) at North Cambridge Academy, Arbury Rd;
- £5,445 (plus indexation) towards the provision of and / or improvements to the informal open space facilities at Scotland Road Recreation Ground;
- £3,7926 (plus indexation) towards the provision of and / or improvements to the play area equipment and facilities at Scotland Road Recreation Ground play area; and

- £2,200 towards the monitoring and administration of the section 106 agreement plus a further additional fee of £500 for each instance where the Council is required to provide written confirmation of an obligation.

Comments on additional viability information (15 August 2023)

- 6.33 BNP Paribas have been commissioned by the Greater Cambridge Shared Planning Service to assess the viability of the application.
- 6.34 The Cambridge Local Plan requires developments of between 11 and 14 dwellings to provide 25% of the units as affordable housing (Policy 45). The supporting text states “Where a developer considers that meeting the affordable housing target percentage will be unviable, robust evidence of this must be provided in the form of an independent viability appraisal. Negotiations between the Council and the developer will need to take place to ensure clarity about the particular circumstances which have given rise to the development’s reduced viability or non-viability, either on an open book valuation or involving an independently commissioned assessment using the Homes and Communities Agency’s Development Appraisal Tool or other equivalent tools agreed with the Council in advance of assessment”.
- 6.35 An application for a similar scheme (ref 21/01625/FUL) comprising an improved day nursery facility with external play area and 13 residential apartment was refused by the City Council in March 2022. In response to that application the City Council (through the Shared Planning Service) obtained development viability advice from BNP Paribas Real Estate (BNPPRE) who concluded that (without any other section 106 contributions) the affordable housing commuted sum should be £34,225. In April 2023, the City Council commissioned BNPPRE to assess the viability of the latest redevelopment proposals.
- 6.36 BNPPRE have used Argus (a commercially available development appraisal cash-flow model) to appraise the development proposals. There are effectively two components to development viability assessments. Firstly, the gross development value (GDV) of the completed development is assessed having regard to sales values and rent. Secondly, the development costs are calculated, including profit margin and section 106 requirements. The difference between the total development value and total costs equates to the residual land value (RLV).
- 6.37 In order to assess whether a development scheme can be regarded as being economically viable it is necessary to compare the RLV that is produced with a benchmark land value. Benchmark land value should be based on EUV plus a site-specific premium or an Alternative Use Value, in line with the requirements of the Planning Practice Guidance. If the Development generates a RLV that is higher than the benchmark it can be regarded as being economically viable and therefore capable of providing additional affordable housing. However, if the Development generates a RLV that is lower than the benchmark it should be deemed economically unviable and the

quantum of affordable housing should be reduced until viability is achieved. The applicant and BNPPRE have agreed that the viability benchmark should be set at £0.

- 6.38 A section 106 contribution of £39,172.50 (comprising £5,355 for outdoor sports, £6,052.50 for indoor sports, £3,792 for children and teenage play, £5,445 for informal open space, £16,328 for community facilities and £2,200 for monitoring) has been included as a development cost.
- 6.39 BNPPRE have concluded that the proposed development comprising 100% private housing generates a RLV of - £154,002 providing a deficit of - £154,002 against the viability benchmark. They further advise that the profit against the gross development value would need to be 14.28% to return a positive RLV. BNPPRE recommend that the Council include both early and late stage review mechanisms within the Section 106 Agreement assessing changes in the GDV for both the dwellings and the associated multi-functional early years meeting space. Alternatively, the applicant may wish to consider offering a guaranteed affordable housing commuted sum payment to negate the need for a post development review.
- 6.40 **Sustainability Team – No objection**
- 6.41 No objection subject to details of the external roller blind proposed as part of the overheating mitigation strategy in the Energy and Sustainability Statement being provided. Conditions relating to carbon reduction and water efficiency recommended.
- 6.42 **Sustainable Drainage Officer – No Objection**
- 6.43 No objection subject to surface water and foul water drainage conditions.
- 6.44 **Urban Design Team – Objection**
- 6.45 The proposals introduce a bulky form within a finer grain context, and the proposed scale and massing is not supported in design terms. The proposals introduce a large, continual form with a footprint that spans approximately 40m at a height of four storeys (approximately 11m) and is excessively larger in bulk and mass than the surrounding fine grain context of the area.
- 6.46 The horizontal boxed dormers proposed along the roofline are substantial in size, and introduce a large element of flat roof, that overwhelms the pitched roof form, and outcompetes the front section of the retained building. A well-considered contemporary form could provide an acceptable extension to the building. Whilst there are elements that are successful around the materials palette and pitched element of the roof form, the concern around the proposed volume on the site remains.

6.47 A scheme that retains the prominence of the existing building frontage and reads as secondary to the original chapel would be considered acceptable in Urban Design terms. It is likely that a reduction in units is needed to achieve this. A review of the proposed unit typologies may also be a mechanism for addressing this. The proposal is therefore contrary to policies 55, 56 and 57 of the Cambridge Local Plan (2018).

6.48 In addition, functional design requirements of the scheme including refuse and cycle storage have not been adequately resolved and cannot be supported in design terms. The proposal is therefore contrary to Policies 56, 57 and 82 of the Cambridge Local Plan (2018) in this respect.

7.0 Third Party Representations

7.1 13no. representations have been received. 10no. object to the proposals and 3no. have been submitted as neutral representations.

7.2 The representations can be summarised as follows:

- The proposal is overbearing, intrusive and dominates the local skyline.
- Harm to character and appearance of area.
- Density of development too high.
- The existing building is quaint whereas the proposal is a block and has a massive panopticon-like character reinforced by a row of brooding balconies.
- The area has a rich heritage interest in terms of heritage assets.
- No car parking proposed and this will cause additional parking pressure in the area.
- A minimum of 26 people accessing via the extremely narrow passage will hinder free movement.
- Inability for emergency access.
- Not compliant with NPPF Paragraph 110 which requires 'safe and suitable access'.
- Highway safety concerns from additional deliveries and resident movements. Will also cause congestion on roads locally.
- The nearby church/ community hall and the newly refurbished Working Mens Club on the High Street already offers excellent and popular community facilities.
- Question need for early years centre given there are other facilities within close proximity.
- No application can be allowed on the basis of supposed commercial returns and a more modest development would still return sufficiently handsome profits.
- Proposal indicates that business will be open all day on a Saturday which is a more intensive use than existing.
- Insufficient cycle parking and no space for child carriers or disability bikes.
- Proposal does not meet the Cycle Parking Guide for New Residential Development specifications.
- Insufficient refuse space.

- Noise from heat pumps.
- Inaccuracies in the transport plan. Parking is worse than indicated in this document, particularly in terms of impact on Chapel Street because of businesses nearby.
- Disruption during construction process.
- Noise level from the neighbouring pub was monitored during lockdown when the pub wasn't at its usual capacity. Would pose a risk to operation of pub when in use due to additional noise complaints. Contrary to 'Agent of Change' principle set out in Paragraph 182 of the NPPF. A deed of easement permitting the pub to continue emitting noise at its present level should be set out as mitigation.
- The council needs to encourage more affordable housing.

7.3 There is also an objection from Camcycle. The objection raises the following points:

- The application does not meet the requirements of Appendix L of the 2018 Local Plan;
- Whilst the application talks of providing 24 spaces, in excess of the minimum requirement, the space allocated is not sufficient. Section L24 states "Cycle parking should accord with the Council's Cycle Parking Guide for New Residential Developments".
- As this is effectively a new development (other than basically the façade) Sheffield stands are required. This is not a "non-residential or large student development" under section L.19 and therefore the use of high-low or two-tier racks cannot be permitted under this policy. This is also not a change of use or refurbishment in the historic city core (L.18).
- 24 spaces would require two lines of 6 stands. These must be 1000mm apart and must be 600mm from the end walls. Therefore this requires 6200mm. The space shown on the drawing is 4200mm by 3800mm. The stands are shown against the walls and 225mm apart (300mm between centres, but the racks have width themselves). To put a single bike on each rack would mean putting one in the 120mm gap between rack and end wall. Most bicycles are more than 300mm across the width of the pedals, and have handlebars from approximately 400mm to 700mm wide. If bicycles were somehow wrestled into the spaces at the far end from the entrance, they would impede access to the electrical equipment room. Furthermore, the doors on the route to the cycle store are well below the minimum widths set out in the design guide. A total redesign will therefore be required.
- Going through the communal bin store to access the cycle store is also unpleasant.

The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the Council's website.

8.0 Assessment

8.1 Principle of Development

- 8.2 The site contains the existing Chapel building and is classed as previously developed (brownfield) land. Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.
- 8.3 The proposal would seek to reduce the amount of the existing early years education floorspace on the site. At present, the building provides 365sqm of floorspace. The proposed development would reduce this down to 83sqm, a net loss of 282sqm compared to the existing arrangement.
- 8.4 Policy 73 of the Local Plan states that the loss of a facility or site that was last in use as a community facility will only be permitted if it is demonstrated that:
- i) the facility/site can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. For leisure uses, it should satisfy peak period need; or
 - j) the facility/ site is no longer needed.
- 8.5 The site was last operated from by 'SNAP! 4 kids' (herein referred to as 'SNAP') who operated the site for just over 20 years from 2002 before closing the premises at Chapel Street in August 2022. A letter from the applicant has explained that this was due to challenges with the condition of the building and the unprecedented costs of heating such an energy inefficient space making the business untenable and not fit for purpose.
- 8.6 The applicant has also explained that in the final year of operation, the childcare provision had an average of 18 children attending morning sessions and 14 attending afternoon sessions. When the setting closed SNAP extended their other provision serving Cambridge city in Hauxton by 12 spaces (relocated a number of spaces) and, working closely with the Cambridgeshire County Council Early Years sufficiency team, found ample local childcare provision to support all the children who attended into alternative care. The applicant claims that this demonstrates that the Chesterton area did not have a childcare sufficiency challenge.
- 8.7 In response to this, officers have reached out to the Early Years and Childcare Team at Cambridge County Council to further understand what the need for early years facilities are in the Chesterton area. The Early Years and Childcare Team have corroborated the information provided by the applicant and have stated that there is not a need for this type of facility at the present time.
- 8.8 The applicant has stated that when the building is complete, they could make an application to register as an Ofsted Nursery for around 25 – 30 children if needed. This would be dependent on the demand and environment at the time of completion. The applicant is however of the view that it may be the

case that a more flexible multi-functional early years meeting space may be more appropriate than a traditional nursery. The applicant has pointed towards other creative cultural learning opportunities with companies such as a Cambridge version 'Chickenshed' based in the space.

8.9 Taking the above into consideration, whilst the proposal does result in a sizeable reduction in the quantum of early years education floorspace, it has been evidenced that there is not a demand for the original size of floorspace and that the consolidated and reconfigured arrangement would meet local need for this type of community facility. The principle of the multi-functional community space is therefore acceptable and accords with Local Plan (2018) policies 73 and 74.

8.10 **Character and Appearance and Heritage Impacts**

Policy background

8.11 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving or enhancing the character or appearance of that area.

8.12 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.

8.13 Policy 61 of the Local Plan sets out support for development proposals when they preserve or enhance the significance of heritage assets, including their settings and the wider townscape, including views into, within and out of conservation areas as appropriate to their significance and in accordance with the NPPF. In addition, it requires proposals to be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality.

8.14 Policy 62 of the Local Plan explains that where permission is required, proposals that impact local heritage assets (Buildings of Local Interest (BLIs)) will be permitted where they retain the significance, appearance, character or setting of a local heritage asset. The policy also reiterates the advice of Paragraph 203 of the NPPF (see below) where harm is identified.

8.15 Paragraph 199 of the NPPF (2023) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 8.16 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 8.17 Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 8.18 Policies 55, 56, 58 and 59 of the Local Plan seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

Consultation Responses

- 8.19 As set out in chapter 6 of this officer report, objections have been received from Historic England and the Conservation Team in terms of heritage impacts.
- 8.20 Historic England consider that the scale, design and materials of the proposed development would be overbearing and would visually compete with the scheduled monument / grade I listed building (Chesterton Towers). They consider this would further erode the setting of this designated heritage asset and adversely affect the way in which it can be appreciated. Historic England consider that this harm amounts to a moderate level of less than substantial harm.
- 8.21 For the same reasons as set out above, the Conservation Team is also of the view that the proposal would harm the setting and significance of the Grade I listed building adjacent. Furthermore, they also consider that the proposal would harm the significance of the Grade II Listed buildings of nos.1 and 5 Chapel Street nearby, the BLI Chapel building itself and harm the character and appearance of the Chesterton Conservation Area. The Conservation Team have assessed this level of less than substantial harm as being moderate.
- 8.22 The Urban Design Team have also objected to the proposal on the grounds of impact to the general character and appearance of the area as the proposals introduce a bulky form within a finer grain context and the proposed scale and massing is not supported in design terms. The Landscape Team have also requested further information regarding the landscaping arrangements proposed.

Officer Assessment of Harm

- 8.23 The concerns raised by Historic England, the Conservation Team and the Urban Design Team are acknowledged. These concerns are principally concerned with the overall scale and massing of the proposal and the subsequent impact that the proposal would have on the non-designated heritage asset of the BLI itself, nearby heritage assets and the character and appearance of the area generally.
- 8.24 The existing building is of a simple two-storey pitched roof form with the tallest section of the building being the frontage element (eastern end) onto Chapel Street before it then transitions down in height from east to west. The building construction is of yellow bricks with a traditional slate roof. The main architectural features of note are concentrated in the eastern façade of the building through its symmetrical evangelical appearance with long arched windows and doors set within layers of recessed brick and a round headed ornated window at the first-floor level. Along the side elevations are a series of further recessed arches although the pattern and order of these elevations is less coherent than the front due to certain modern interventions.
- 8.25 The proposal seeks to reincorporate the front façade and parts of the side elevations where they are capable of being restored. In their detailed comments, the Conservation Team has described the amount of demolition of the BLI as “regrettable” and that it is considered harmful to its significance. However, it is considered by officers that the features of highest importance and value of the original BLI would be successfully reincorporated into the proposed development and that in terms of demolition, the significance of the BLI would be retained and no harm in this regard would be caused to non-designated or designated heritage assets. The small one-and-a-half storey outbuilding to the rear that would be demolished is not considered to hold any heritage significance and its demolition therefore acceptable.
- 8.26 The Landscape Team have requested further information regarding boundary treatments along the site periphery but this can be dealt with by way of a soft and hard landscaping condition. This will also ensure that any soft and hard landscaping within the scheme is of a high quality.
- 8.27 The scale and massing of the proposed development would consist of a continuous three-and-a-half storey pitched roof extension to the rear of the facade which follows the existing ridge line, measuring circa 11.2m to the ridge and the overall building footprint extending out to approximately 41m, the entire length of the site plot. It is therefore clear the proposal would introduce a considerable level of additional scale and massing into the area compared to existing.
- 8.28 Whilst the proposal does introduce a long continuous mass into the area, it does include a degree of relief through the proposed façade treatment and

architectural language of the proposed extension. For example, the proposed use of standing seam zinc cladding and a zinc clad roof provides a break from the traditional brick façade. Furthermore, the intervention of the modern rectangular dormers and window design of the extension provides an interesting delineation between the original elements of the building and the new. Also, the proposed extension would be set back from the southern and northern side building lines to provide outdoor balcony space for future occupants at second-floor level which, again, helps to break up this massing.

8.29 Taking the above into consideration, it is clear that whilst parts of the original building are to be retained, the proposed development is purposefully designed to read as a modern intervention through its use of contemporary materials and untraditional dormer and window design. It is considered that this contrast is broadly successful and that the subsequent harm to the nearby heritage assets of the Scheduled Monument, Grade I Listed Building, Grade II Listed Buildings, Conservation Area, the BLI and general character and appearance of the area is less significant than consultees have stated. Overall, the officer opinion is that the proposal would cause less than substantial harm to designated and non-designated heritage assets but that this impact is on the lower end of this spectrum. Furthermore, the impact on the character and appearance of the area generally is considered to be limited.

8.30 In accordance with local and national policies, namely Paragraphs 202 and 203 of the NPPF (2023), this low level of less than substantial harm needs to be weighed against any public benefits that are considered to accrue from the proposal.

Public Benefits

8.31 Chapter 6 of the applicant's Planning Statement sets out what they consider the public benefits of the development to be, namely:

- Securing the future of the non-designated heritage asset and securing its optimum viable use;
- Reversing ad hoc alterations to the building that have impact on the appearance of the non-designated heritage asset and the conservation area;
- Enabling a community use to operate albeit in a reduced capacity but enabling the necessary investment in the building to be made by self-financing means. The existing building is unfit for purpose;
- Enhancement of the environmental/ sustainability performance of the building;
- NPPF support for encouraging mixed use schemes;
- Reuse of brownfield land for housing; and
- Supporting the overall development strategy of Cambridge by focussing new development in and around the urban area.

- 8.32 Officers have visited the site and it is clear that the existing building internally and externally is in a poor condition and in need of substantial refurbishment to be brought back into a viable use. This is supported by a Structural Survey Report (GAWN Associates) which also explains that the property is not fit for use as a nursery in terms of CQC requirements. Without significant investment it is clear that there is a risk of the non-designated heritage asset falling into a state of disrepair and this having a negative impact on both the non-designated heritage asset itself, and nearby heritage assets through the building's deterioration. As set out above, the proposal would retain what are considered to be the facades of greatest significance of the BLI and help secure its long-term conservation. The Planning Practice Guidance (Paragraph: 020 Reference ID: 18a-020-20190723) is clear that this is a heritage benefit. As such, this is considered to be afforded a high level of public benefit.
- 8.33 The reuse of brownfield land for a residential led mixed use redevelopment is also a public benefit of the scheme given that it aligns strongly with both the Local Plan spatial strategy (policy 3) and the aims and objectives of the NPPF. As such this is considered to be afforded moderate levels of public benefit. As no meaningful affordable housing contribution is provided at this stage (see affordable housing section of this report), this can only be afforded moderate weight.
- 8.34 The poor and outdated condition of the existing building has a poor sustainability performance. The Sustainability Officer has assessed the Energy and Sustainability Strategy and explained that the proposals "significantly exceeds" the requirements of Local Plan Policy 28 in terms of target emission rates. In addition, the Early Years element represents an "exemplary energy performance in a refurbishment". Water usage would also be just under 100 litres/person/day which is supported. Given the existing relatively poor sustainability performance of the building, the proposed redevelopment and improvement of this should be afforded moderate public benefit given the Local Plan and wider Council aims to address climate change and environmental performance.
- 8.35 An additional public benefit of financial contributions amounting to £39,172.50 towards outdoor sports, indoors sports, children and teenage play, informal open space, community facilities and monitoring would accrue if this development were to go ahead. Furthermore, a commuted sum of £10,000 towards affordable housing provision in Cambridge would arise too. These are discussed in the 'Affordable Housing, Section 106 and Viability' section of this report later. These would provide low to moderate levels of public benefits.
- 8.36 Whilst the other public benefits claimed by the applicant are noted, officers consider that only the above three outcomes identified by the applicant, and the additional financial public benefits identified by officers, are considered to amount to public benefits. Collectively, these are judged to amount to substantial levels of public benefit.

Conclusion

- 8.37 In applying the tests set out in paragraphs 202 and 203 of the NPPF, the public benefits identified above are considered to be substantial and outweigh the less than substantial harm to designated and non-designated heritage assets.
- 8.38 As less than substantial harm is identified to the Grade I Listed and Schedule Monument of Chesterton Towers, the Chapel BLI (non-designated), Chesterton Conservation Area and the Grade II Listed buildings of nos.1 and 5 Chapel Street nearby, the proposal would conflict with policies 61 and 62 of the Local Plan which requires new development to preserve and enhance the significance of heritage assets. However, in applying the NPPF tests in relation to less than substantial harm identified, the public benefits are considered to outweigh the harm identified. Similarly, the low level of harm to the character and appearance of the area generally will need to be weighed against the material planning considerations which is done later in the 'Planning Balance' chapter of this report.
- 8.39 **Amenity**
- 8.40 Policy 35, 50 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.41 Impact on amenity of neighbouring occupiers
- 8.42 The properties most affected by the development will be the occupiers of the Chesterton Towers flats to the south and 50a-50d and 52 High Street to the south-west and west. The buildings and spaces situated immediately to the north and north-west serve a surgery and public house respectively and therefore there will not be a residential amenity impact on these adjoining users.
- 8.43 Chesterton Towers flats
- 8.44 The flats of Chesterton Towers are situated to the south of the site. The proposed development would be located approximately 18m to the north of these neighbouring properties. Given this separation distance and the orientation of the development to the north of these neighbours, the proposal is not considered to result in significant harm to amenity in regard to overbearing impact and loss of light.
- 8.45 In regard to privacy, the proposal would have windows and balconies sited on the side (south) elevation at the upper-floor levels that face partly towards this neighboring site. However, these views would be limited and at 18m it is not

considered that the views would be such that they harmfully infringe upon the privacy of these neighbours.

8.46 50a – 50d High Street

8.47 The neighbouring properties at nos.50a-50d High Street consist of a series of 4no. 1-bedroom duplex dwellings situated approximately 11.5m to the south-west of the proposed development. The proposal would introduce a three and a half storey mass nearer to this neighbour boundary. However, at 11.5m away and orientated to the north-east of these neighbouring properties, it is not considered that the presence of this new development would adversely impact upon these neighbours in terms of loss of light or visual enclosure. There are no windows proposed on the side (south-west) gable end elevation of the proposed development and therefore the privacy of these neighbours would not be affected by the proposal.

8.48 52 High Street

8.49 The proposal will introduce a three and a half storey form adjacent to the side (east) boundary of this neighbour's garden. This proposed massing would however be sited at the very rear end of this neighbour's garden and therefore it is considered that while it would be visible, it would not result in a harmful enclosure or loss of light being experienced in this adjacent outdoor amenity space. The rear windows of this neighbour are circa 18m away from the north-west facing upper-floor windows of the proposed development. The garden of this neighbour would also be only obliquely visible from the upper-floor windows of the proposed development and it is therefore considered the privacy of these neighbours would be retained.

8.50 Noise and Disturbance

8.51 Concerns have been raised regarding construction impacts on existing residents. Conditions regarding construction hours, collection/ delivery hours and dust shall be added to any consent granted in accordance with advice from the Environmental Health Team.

8.52 It is noted that concerns have also been raised in relation to the potential noise from the air source heat pumps proposed. The Environmental Health Team also requested further information regarding the noise associated with this equipment. Following the submission of a revised noise impact assessment, it was clarified that the noise levels from this plant equipment would be below background levels (<33dB LAeq,T) at a distance of approximately 12m. The Environmental Health Team is now satisfied that the proposed plant equipment would not have an adverse impact on the amenity of nearby residential properties. They have recommended a condition that the plant is installed in accordance with the details set out in the noise impact assessment and this would be applied accordingly.

- 8.53 Limited information has been provided in terms of the operation of the multi-functional early years space. The Environmental Health Team has recommended a condition for a noise control scheme to be submitted and approved prior to first use of this space. The application form states that the hours of use would be 08:00 – 18:30 Monday to Friday and 09:00 – 17:00 on Saturdays with no operating on Sundays or Bank Holidays. These hours are considered reasonable given the existing established use of the site. However, as no end user has been identified, it is considered necessary and reasonable to require a management plan to be submitted prior to first use of the multi functional early years space by way of condition. This would ensure that the use is compatible with on-site and adjacent residential dwellings in terms of noise and disturbance.
- 8.54 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and subject to conditions is compliant with Cambridge Local Plan (2018) policies 56, 58 and 35.
- 8.55 Future Occupants
- 8.56 The residential amenity of the prospective occupiers must also be considered in terms of the quality of the living environment and provision of adequate amenity space.
- 8.57 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015). All of the proposed the units meet the space standards. In this regard, the units would provide a high quality internal living environment for the future occupants. The floor space of the proposed units is presented in the table below against the requirements of policy 50.
- 8.58 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	1	1	39	40	+1
2	1	1	1	37*	38	+1
3	1	1	1	37*	38	+1
4	1	1	1	39	42	+3
5	1	1	1	37*	38	+1
6	1	1	1	37*	38	+1
7	1	1	1	39	47	+8

8	2	3	1	61	66	+5
9	2	3	1	61	75	+14
10	2	3	1	61	67	+6
11	2	3	1	61	67	+6
12	2	3	1	61	71	+10
13	2	4	1	70	99	+29

*shower only

8.59 Size of external amenity space

8.60 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

8.61 The previously refused cited the lack of private external amenity space for some of the proposed units as a reason for refusal. It also referenced that Units 1, 2 and 3's private amenity space would be poor quality and enclosed.

8.62 In response to this reason for refusal, the proposed dwellings under this new application would each have direct access to south facing balconies at the upper-floor levels. The ground-floor spaces for the ground-floor units would be marginally larger than the spaces shown under the previous refusal. It is considered that cumulatively, this is sufficient to overcome the previous reason for refusal and provide acceptable external amenity areas for future occupants.

8.63 The proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

8.64 Accessible Homes

8.65 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with Policy 51 of the Cambridgeshire Local Plan 2018.

8.66 Noise levels within dwellings

8.67 The noise assessment submitted demonstrates that future occupants would not be subject to adverse levels of noise from the proposed air source heat pumps serving the development. This would be achieved by way of fixed shut glazing on the north-west elevation and mechanical ventilation. A condition is recommended to ensure compliance with these measures accordingly.

8.68 Objections have been raised in relation to the potential impact that the proposed future occupants could have on the operating of the Haymakers Public House to the north. This is known as the 'Agent of Change' principle which was introduced into national planning policy through the 2018 NPPF and subsequent revisions. Paragraph 187 of the NPPF (2023) states that:

“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.”

8.69 The Noise Assessment submitted demonstrates that using the scenario where all pub patrons are in pairs and one person per pair is speaking at once at a level between normal and raised (65dBA), the noise level at the nearest façade of the development would be approximately 53-55dB LAeq,T, as shown in the modelling results. An allowance for noise levels to be 3dB higher than those predicted from the noise modelling results has been incorporated, hence noise levels are predicted to be up to 58dB LAeq,T. The Noise Assessment calculates that with the north-west façade windows fixed-shut, noise levels from the public house garden would fall below the British Standard BS8233 recommended internal noise levels in the habitable rooms. Again, this will be secured by way of condition.

8.70 The proposal adequately respects the amenity of its neighbours, would not undermine the continued operation of the public house and provides an acceptable living environment for future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 56 and 58 and NPPF (2023) Paragraph 187.

8.71 **Affordable Housing, Section 106 Obligations and Viability**

8.72 Affordable Housing

8.73 The proposal seeks planning permission for 13no. dwellings. Policy 45 of the Cambridge Local Plan (2018) states that residential developments of 11 – 14no. dwellings will need to be provided a minimum of 25% affordable housing. This would equate to 3no. dwellings in this case.

8.74 The supporting text to this Local Plan policy states at paragraph 6.4 that:

“Where a developer considers that meeting the affordable housing target percentage will be unviable, robust evidence of this must be provided in the form of an independent viability appraisal. Negotiations between the Council

and the developer will need to take place to ensure clarity about the particular circumstances which have given rise to the development's reduced viability or non-viability, either on an open book valuation or involving an independently commissioned assessment using the Homes and Communities Agency's Development Appraisal Tool or other equivalent tools agreed with the Council in advance of assessment."

8.75 Paragraph 58 of the NPPF (2023) states that:

"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available."

8.76 The application as submitted was supported by a Financial Viability Statement (Savills, January 2023). The Council then commissioned BNP Paribas to undertake a review of this viability statement in April 2023. This review found that with 100% private housing and a developers profit of 20% of gross development value (GDV) the proposed development generates a deficit of -£44,895. However, with a developers profit of 10.88%, a surplus of £257,855 would be generated. These results all include Section 106 contributions as expected development costs. BNP Paribas have set out that for a scheme of this risk, a profit level of 17.5% of GDV for the residential element and 15% of GDV for the commercial element is reasonable.

8.77 In response to this the BNP Paribas review, the applicant then prepared a rebuttal (Savills, June 2023) to some of the inputs used by BNP Paribas in their review. These related to a lower GDV of the early years space, higher construction costs and profit levels.

8.78 BNP Paribas then considered the three points of rebuttal from the applicant. In response to this, BNP Paribas findings were updated (July 2023) and subsequently concluded that the viability position was worse than originally reviewed. The proposed development with 100% private housing and 20% developers profit generates a deficit of -£154,002 against the viability benchmark. However, with a developers profit of 10.88%, a surplus of £157,067 would be generated. In order to return a positive Residual Land Value (RLV) and provide a viable scheme, a developers profit of 14.28% would need to be set.

8.79 The above outcomes demonstrate that the proposed development would not be viable if it were to include affordable housing. This is not disputed by the

Affordable Housing Team nor the Section 106 Officer based on the advice provided by BNP Paribas. BNP Paribas did however recommend that the Council include both early and late stage review mechanisms within the Section 106 Agreement assessing changes in the GDV for both the dwellings and the associated multi-functional early years meeting space.

8.80 In the alternative of a review mechanism, the applicant has offered to commit to a £10,000 commuted sum towards affordable housing provided that the review mechanism is not included in any Section 106 Agreement. Officers have consulted with the Affordable Housing Team who have expressed a preference for the guaranteed £10,000 sum given the findings of the BNP Paribas review and the uncertainties surrounding market returns and build costs in the future associated with the proposed development.

8.81 In terms of affordable housing, it is considered that the applicant has adequately demonstrated that the scheme is not capable of delivering the required levels of affordable housing and is compliant with Local Plan (2018) Policy 45 and paragraph 57 of the NPPF (2023) subject to securing a commuted sum of £10,000 towards affordable housing through a Section 106 Agreement.

8.82 Section 106 Obligations

8.83 Section 106 contributions amounting to £39,172.50 have been sought by the Section 106 Team. These contributions sought consist of:

- £5,355 (plus indexation for outdoor sports is requested towards the provision of and / or improvements to sports pitch facilities (including artificial pitches for football and cricket) at North Cambridge Academy, Arbury Road;
- £6,052.50 (plus indexation) for indoor sports is requested towards the provision of and/or improvement of, and/or upgrading of equipment and/or access to, indoor sports facilities to include improvements and upgrading of the sports hall, gym and changing rooms at Chesterton Sports Centre, Gilbert Road;
- £3,792 (plus indexation) for children and teenage play is requested towards the provision of and / or improvements to the play area equipment and facilities at Scotland Road Recreation Ground play area.
- £5,445 (plus indexation) for informal open space is requested towards the provision of and / or improvements to the informal open space facilities at Scotland Road Recreation Ground
- £16,328 for community facilities (plus indexation) is requested towards the provision of and / or improvement of the facilities and / or equipment at Browns Field Community Centre, Green End Road; and
- £2,200 for monitoring and administration of the Section 106 Agreement.

- 8.84 As stated earlier, these contributions have been factored into the viability assessment and reviews as development costs. The inclusion of these as a policy requirement is therefore not disputed.
- 8.85 Subject to the prior completion of a Section 106 Agreement to secure these contributions, it is considered that the proposal accords with Cambridge Local Plan (2018) Policy 85 and the Planning Obligation Strategy 2010. Delegated powers are sought to deal with the details of the S106 agreement.
- 8.86 It is considered that the planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligations passes the tests set by the Community Infrastructure Levy Regulations 2010.
- 8.87 **Carbon Reduction and Sustainable Design**
- 8.88 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.89 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.90 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.91 The proposal details an all electric approach, the use of air source heat pumps and a low temperature ambient loop system to heat the building as a whole. This is anticipated to result in a carbon reduction of between 54.9% and 63.% in dwellings emission rates over target emission rates depending on the Unit. Water efficiency of no more than 100 litres per person per day is also targeted. Deployable external shades (roller blinds integrated into the window detail) are proposed to reduce overheating risk.
- 8.92 The application has been subject to formal consultation with the Council's Sustainability Officer who commented on proposal and raised no objections subject to recommended conditions in regard to carbon reduction and water efficiency.

- 8.93 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.94 **Biodiversity**
- 8.95 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 8.96 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Preliminary Ecological Appraisal.
- 8.97 The application has been subject to formal consultation with the Council's Ecology Officer who commented that the submitted appraisal is acceptable. The surveys demonstrate that there is no evidence of roosting bats in the building. The Ecology Officer is content that the site biodiversity net gain baseline is set at 0 due to the sealed, artificial surfaces and built form. Therefore, any landscaping will automatically result in a 100% gain for the site. It is recommended that the limited levels of landscaping are of native, pollinator friendly species to maximise biodiversity value and the Ecology Officer has suggested this is incorporated into the standard landscaping condition. The provision of bird and bat boxes is also supported by the Ecology Officer and a condition is recommended to secure this.
- 8.98 The Ecology Officer had sought confirmation that the 2022 bat roost surveys had been undertaken. This has been raised with the agent who has explained that the survey dates prescribed in the ecology report were based on a view of when the application was likely to be submitted and when a consent may reasonably have been expected, and work on the building commenced. However, the application was not submitted until January 2023 and it has taken longer than anticipated to be determined and they will not now be in a position to commence works until May 2024.
- 8.99 In response to the above, the Ecology Officer has explained that it is best practice for all protected species surveys to be undertaken and submitted to the LPA prior to determination, in case any subsequently discovered constraints and mitigation requirements make the approved application undeliverable. However, given the previous 2020 dawn and dusk surveys established that no bat roost were present and the 2022 internal and external inspection recorded

no evidence of roosting bats, it is accepted the risk for a new roost to have established is low. Therefore the Ecology Officer would be content with conditioning the dawn / dusk surveys, in line with Bat Conservation Trust best practice survey season, prior to any demolition, refurbishment or construction works. This condition has been recommended accordingly.

8.100 Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, subject to conditions, the proposal is compliant with Policies 69 and 70 of the Cambridge Local Plan (2018).

8.101 Water Management and Flood Risk

8.102 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

8.103 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

8.104 The Council's Sustainable Drainage Engineer and the Lead Local Flood Authority have recommended conditions in regard to surface water scheme, the long term maintenance arrangements for surface water drainage, foul water drainage details and mitigation measures against the risk of flooding from all sources.

8.105 It is considered that subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.106 Highway Safety and Transport Impacts

8.107 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

8.108 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.109 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who have commented on the proposal and raise no objections on highway safety grounds. Conditions regarding the management of the demolition and construction process by way of delivery hours and a traffic management plan have been recommended.

8.110 The proposal accords with the objectives of Policies 80 and 81 of the Local Plan (2018) and is compliant with NPPF advice.

8.111 **Cycle and Car Parking Provision**

8.112 Cycle Parking

8.113 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.114 The proposal would provide 8 no. Sheffield stands within an internal store and 3no. wall mounted Sheffield bars under a glazed canopy over the external corridor on the north-western side of the building for the 13no. residential apartments. Collectively this would provide 19no. spaces, equating to 1no. space for each bedroom which accords with the amounts sought under the Council's Cycle Parking Guide for New Residential Developments SPD (2010).

8.115 It is acknowledged that concerns have been raised by Cam Cycle and the Council's Urban Design Team regarding the arrangement of having to go through the residential bin store to access the cycle parking spaces. While it is agreed that this is not a desirable arrangement, functionally, the internal floorplans demonstrate that the cycles can be accessed without undermining the functionality of the bin store and vice versa. In addition, the Urban Design Team have highlighted that no provision for 'off-gauge' and non-standard bikes has been made, neither is it feasible due to the limited floorspace available. Paragraph 1.9 of the Cycle Parking Guide for New Residential Developments SPD states that; *"in circumstances where cycle parking is to be provided as the consequence of the re-development of an existing building, for example conversion of a large house into separate flats, discretion may be exercised by this authority."* Given the constraints of the site, it is considered in this case that the less than desirable route to the cycle store and absence of dedicated non-standard cycle storage is, on balance, acceptable.

8.116 The Urban Design Team have also questioned the provision of cycle parking for the non-residential element. The proposal includes 2no. Sheffield stands within the site adjacent to the southern boundary which appear capable of accommodating 4no. spaces. The standards within Appendix L of the Local Plan (2018) state that for a nursery/ creche type of use there should be 2 spaces for every 5 members of staff, 1 visitor space per 5 children and an area to be provided for the parking of cargo bicycles/ trailers. Although an end user has not been identified at this stage, the application information indicates that the proposal is anticipated to generate 2 members of staff and up to 25 –

30 children. Therefore, whilst the proposal would cater fully for staff, it would be noticeably short of the standards required for visitor spaces and cargo bicycles/ trailers as there is no space for this element.

- 8.117 Although the proposal does not meet the cycle parking standards in Policy 82 of the Local Plan (2018), there are other factors that need to be borne into consideration. As set out in the preceding paragraphs of this report, the applicant has demonstrated that the proposed development is marginally unviable. In order to accommodate the necessary cycle parking spaces to meet the standards set out above, a considerable amount of ground-floor space of the development would need to be repurposed for cycle storage. This would inevitably exacerbate the unviability of the scheme due to the loss of rental yield from any nursery and/or the loss of value from the likely loss of one of the ground-floor residential apartments. In addition, it also needs to be acknowledged that the existing nursery, which is over four times as large as the proposed multi-functional community space, does not have any dedicated cycle parking other than informal parking along the external boundary walls.
- 8.118 Notwithstanding the above, the applicant has expressed in their Transport Statement that they would be willing to contribute towards the provision of public cycle parking on the public highway if agreeable by the Local Highway Authority. This would likely take the form of approximately 2 – 3no. Sheffield stands although the precise details at this stage have not been agreed. The applicant has not objected to the inclusion of a Grampian condition, requiring it to be demonstrated that public cycle parking provision off-site on Chapel Street will be made prior to occupation of the multi-functional comminute space. This condition would partly address the issue and is considered reasonable.
- 8.119 Taking the above into consideration, whilst the proposed cycle parking arrangements for the non-residential element do not conform to the cycle parking standards of the Local Plan and are not ideal, it is considered that, in this site context, the viability deficit of the scheme, and the agreement to a Grampian condition for off-site public cycle parking, this arrangement is acceptable. A cycle parking condition will also be applied to demonstrate that the cycle spaces on-site can be accessed effectively and that the stands are of a high quality.
- 8.120 Car parking
- 8.121 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility

and the car-free status can be realistically enforced by planning obligations and/or on-street controls.

8.122 The proposal would provide no car parking on site. Neighbouring properties have raised concern about the lack of car parking for the proposed development noting it is a mixed use development. The site and the streets in the immediate vicinity of the site predominantly fall outside the controlled parking zone. Members should note that the nursery is an existing business on the site. The applicant has submitted a Transport Statement which states a parking beat survey was carried out. This showed that there were 68 spaces out of 112 available. The site is in a highly sustainable location within Chesterton. Therefore, it is officer's view that the proposal would not increase parking pressures on nearby streets to an unacceptable degree and would not therefore be detrimental to the amenity of nearby residents.

8.123 The proposal is compliant with Cambridge Local Plan (2018) Policy 82 and the Greater Cambridge Sustainable Design and Construction SPD.

8.124 **Archaeology**

8.125 The site lies in an area of archaeological potential, namely due to its close physical relationship to the Scheduled Monument of Chesterton Tower to the south.

8.126 The application has been subject to formal consultation with the Cambridgeshire County Council Archaeology Officer who comments that they are supportive of the consultee objections from Historic England and the Council's Conservation Team in terms of impact to heritage assets nearby. These matters are addressed above in the report and the reading of the Archaeology Officer's comments indicates that there is not an objection in terms of disturbance to below ground assets. In the event of approval, they have recommended an archaeological condition and informative.

8.127 The proposal would accord with Policy 62 of the Cambridge Local Plan 2018 subject to condition.

8.128 **Waste**

8.129 Bin storage provision is to be provided within an internal store accessed from the north-western elevation walkway with bins then wheeled out onto Chapel Street for collection. A smaller store is provided for the non-residential element on the south-eastern boundary with the same arrangement out onto Chapel Street. The proposals appear to show that bins are capable of being dragged out to the public highway for collection and work functionally but a condition has been recommended to ensure this.

8.130 The proposals would be in accordance with the RECAP waste guidelines and would be compliant with the Cambridge Local Plan 2018 policy 58 subject to condition.

8.131 **Response to Third Party Representations**

8.132 The relevant sections of the officer assessment have addressed many of the third party representations raised. Those not addressed in other sections of this assessment are addressed below.

8.133 In terms of the movement of 26 people via the passageway, it is not considered this would hinder the free movement of people on the public highway. The Local Highway Authority have raised no objection.

8.134 It is noted there are other churches and community halls in the surrounding area. There is no in principle objection to the retention of some form of community use on this site and the principle of development complies with Local Plan policy. The site is in use as a nursery use and the potential re-provision of this site is required by Local Plan policy.

8.135 The concern regarding the Saturday use of the community facility are noted and any management plan would need to ensure that the hours of use respect the amenities of on-site and nearby residential properties.

8.136 Disruption during the construction process would be controlled and managed by way of the Traffic Management Plan recommended by the Local Highway Authority and the construction/ demolition conditions recommended by Environmental Health.

8.137 It is noted that a concern has been raised regarding emergency access to the site. Cambridgeshire Fire and Rescue Service have been consulted and raised no objection subject to a fire hydrant condition which has been recommended accordingly. The building is not a 'relevant building' for the purposes of the Health and Safety Executive's standing advice and therefore a fire strategy is not required for this application.

8.138 The Designing Out Crime Officer has made several recommendations with regards to the detailed design of the building and access arrangements. These have been brought to the applicant's attention by way of an informative.

8.139 **Planning Balance**

8.140 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

- 8.141 The principle of the development of the redevelopment of the site to a mixed-use residential development of 13no. flats and multi-functional early years meeting space use is acceptable in policy terms.
- 8.142 The proposed development has been identified as causing less than substantial harm to designated and non-designated heritage assets both on and off the site. This harm is considered to be on the lower level of the less than substantial harm spectrum. In addition to harm to heritage assets, the proposed cycle parking arrangement is considered to not be policy compliant and a degree of conflict arises from this element.
- 8.143 The harm identified above is judged to be outweighed by the public benefits that would accrue from the development, specifically the securement of the long-term conservation of the facades of the Building of Local Interest, the re-use of brownfield land, improved sustainability performance of the building, and financial contributions towards infrastructure and towards affordable housing.
- 8.144 The proposal would provide an acceptable living environment for future occupiers whilst no significant neighbour amenity or highway safety harm has been identified. The applicant has demonstrated that the scheme is not viable with affordable housing provision and this has been verified by the Council's appointed viability consultant.
- 8.145 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers; and

- Completion of a Section 106 Agreement with drafting and terms delegated to officers.

10.0 Planning 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 demolition/development (apart from internal stripping out, and site investigation) shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological historic building recording that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. the statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme; and
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2023).

4. 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).

5. No development including any demolition shall commence until dawn and dusk bat roost surveys have been submitted to and approved in writing by the local planning authority. The bat roost surveys shall be carried out in accordance with the Bat Conservation Trust 'Bat Surveys for Professional Ecologists: Good Practice Guidelines: 4th Edition (2023). In the event of evidence of bat roosting being recorded as a result of the bat roost surveys, a mitigation strategy shall be submitted to and approved in writing by the local planning authority.

Reason: To prevent injury or death to bats which may roost on the site in accordance with Policy 70 of the Cambridge Local Plan 2018.

6. The multi-functional community space shall be fully finished and capable of use by a future occupier and the local planning authority notified of such prior to the occupation of the 7th dwelling unless a phasing plan for its provision is otherwise submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the occupation trigger or approved phasing plan trigger as applicable.

Reason: To ensure that the development provides an acceptable replacement community facility in accordance with Cambridge Local Plan (2018) Policies 73 and 74.

7. Prior to the commencement of works above ground level, details of an alternative ventilation scheme for the habitable rooms with windows on the northern elevation to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system. The scheme shall be installed before the use of identified flats for such a scheme hereby permitted is commenced and shall be fully retained thereafter.

Reason: To ensure that the proposal provides an acceptable living environment for future occupiers in accordance with Cambridge Local Plan (2018) Policies 35, 56 and 58.

8. No above ground works shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Proposed Drainage Scheme prepared by Gawn Associates (ref: 220/0059/02) dated July 2021 and shall also include (unless suitable alternative restrictions are otherwise agreed in writing):
- a) Full calculations detailing the existing surface water 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
 - c) Full details of the maintenance/adoption of the surface water drainage system;

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

Reason: To ensure surface water is managed appropriately during the lifetime of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself in accordance with Cambridge Local Plan (2018) Policies 31 and 32.

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

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, preserves or enhances the character, appearance and special interest of designated and non-designated heritage assets. (Cambridge Local Plan 2018 policies 55, 58, 61 and 62)

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

a) proposed finished levels, pedestrian access and circulation areas; hard surfacing materials; structures (e.g. refuse or other storage units, signs, lighting, and CCTV installations); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

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

All hard and soft landscape works shall be carried out and maintained 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 with the Local Planning Authority. 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, 58, 59 and 69).

11. No development above ground level shall commence until a scheme for the provision of swift and bat nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 70).

12. No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use (Cambridge Local Plan (2018) Policy 85).

13. Prior to first occupation, details shall be submitted in writing for approval by the Local Planning Authority of the noise limiting control / device within the multi-functional community space set to the satisfaction of the Local Planning Authority in order to minimise the level of noise emanating from the premises. The noise control scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To ensure that the amenity of future occupiers and neighbours are not harmed and that the functioning of the multi-functional early years meeting space is not jeopardised in terms of noise emanating from it. (Cambridge Local Plan 2018 Policies 35 and 56 and National Planning Policy Framework 2023 Paragraph 187)

14. 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, 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 by condition no.22 of this permission) 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 certification to the satisfaction of the LPA will be required.

Reason: To ensure that the amenity of future occupiers and neighbours are not harmed and that the functioning of the adjacent public house is not jeopardised in terms of noise emanating from the public house. (Cambridge Local Plan 2018 Policies 35 and 56 and National Planning Policy Framework 2023 Paragraph 187)

15. 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 (Cambridge Local Plan (2018) Policies 31 and 32).

16. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been provided in full in accordance with the approved details and retained as such thereafter.

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

17. No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in the document titled '6a Chapel Street, Cambridge, Energy and Sustainability Statement, Joel Gustafson Consulting, 1 November 2022, Revision E' has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational 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 approach to meeting the required reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any dwelling.

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).

18. Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28).

19. The multi-functional community space hereby permitted, shall not be occupied, nor the use commenced, until a management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to:

- a) travel arrangements for staff and visitors including pick up and drop off;
- b) numbers of staff and visitors;
- c) hours of use;
- d) details of amplified noise (if any);
- e) details of intended use;
- d) the management of deliveries;
- e) waste management; and
- f) the external display of contact information for on-site management and emergencies.

The development shall thereafter be managed in accordance with the approved management plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 56).

20. The multi-functional community space hereby permitted, shall not be occupied, nor the use commenced, until details have been submitted to and approved in writing by the Local Planning Authority to confirm that additional public cycle parking provision on Chapel Street has been provided, unless otherwise agreed in writing by the Local Planning Authority.

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

21. No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried as approved and shall be retained as such.

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

22. The noise insulation scheme, glazing performance, plant and associated equipment as stated within the Cass Allen “noise impact assessment” report dated 23rd May 2023 (rev 7 – report ref: RP01-20135) shall be fully implemented, maintained and not altered.

Reason: To ensure that the amenity of future occupiers and neighbours are not harmed and that the functioning of the adjacent public house is not jeopardised in terms of noise emanating from the public house. (Cambridge Local Plan 2018 Policies 35 and 56 and National Planning Policy Framework 2023 Paragraph 187)

23. Water efficiency measures for the scheme shall be implemented in accordance with the optional requirement as set out in Part G of the Building Regulations and the water efficiency specification set out in the 6a Chapel Street, Cambridge, Energy and Sustainability Statement, Joel Gustafson Consulting, 1 November 2022, Revision E, which sets out the proposals to achieve a design standard of water use of below 110 litres/person/day.

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

24. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service site only between the hours of 09.30hrs -15.30hrs, seven days a week.

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

25. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

26. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

27. All individual letter boxes for the proposed residential unit(s) shall be located and externally accessible from the street unless otherwise agreed in writing by the Local Planning Authority due to individual building layout constraints.

Reason: In the interests of good design and security (Cambridge Local Plan 2018 policy 55)

28. The ground-floor of the development hereby permitted, as labelled 'multi-functional community space' on drawing no.2574-20-110 Rev D, shall be strictly limited to uses defined in the Town and County Planning Use Classes Order 1987 (as amended) as Use Classes E(f), F1 and F2 only.

Reason: To ensure that a community and/or educational use on the site is retained in accordance with Cambridge Local Plan (2018) Policies 73 and 74.

Informatives:

1. To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:
 - 6: Requirements for Specific Lighting Schemes
 - 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
 - 8: Further technical guidance related to noise pollution

2. Partial discharge of the archaeology condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

3. Designing Out Crime Recommendations:

Apartment communal entrances (front/rear) Audio visual visitor entry system – It would be good to see what access control and visitor entry systems are being considered for the residents – our recommendation is audio/visual visitor entry to allow the residents to see and speak to visitors prior to allowing access. There should be no trade buttons or other electronic release mechanisms. Access control and compartmentalisation on each level should also be considered.

Cycle Storage - Our recommendations are that Sheffield stands are provided and fixed into a concrete subbase and security rated door set LPS1175 SR2 with a self-closer and thumb turn or push button for easy egress and access controlled for residents only and well lit. Please note: There should be no windows to allow people to see inside.

The bin store – Our recommendation is that this is separate from the cycle storage, they should never be placed together as it will only increase the risk of theft.

Boundary Treatments (gates) – (Residents only) The side gates for resident access should be dual access controlled and keypad for refuse collection (unless the bins are removed from the bin store prior to collection – see following comment). The same is required for the community Centre.

Bin Storage (Apartments / Community Centre) – Our recommendation is that it should be dual access controlled, fob for residents and keypad for refuse collection. Can you confirm if the community centre has their own bin storage location? Will there be a management plan where the bins are moved on collection day/s?

Lift and Stair cores – Our recommendation is that the lifts have audio/visual and be restricted to the desired floor only, and each stair core would need to be access controlled to prevent free flow through the whole apartment block

External lighting - There should be LED dusk to dawn wall mounted lights above each entrance/exit doors. Please note: Bollard lighting should be used as wayfinding

only and not as a main source of lighting. A qualified lighting engineer will be able to produce a lighting plan appropriate for the safety and security of the users..

CCTV - Apartments / Community Centre - While it is not a universal solution to security problems, it can help deter vandalism or burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. CCTV should meet BS EN 50132-7: 2012+A1:2013 CCTV surveillance systems for use in security applications. CCTV Signs should conform to the Information Commissioners Office regulations and placed in relevant areas around the building line, apartment lobby area and community centre.

Secure Mail delivery – there are increasing crime problems associated with letter plate apertures, such as identity theft, arson, hate crime, lock manipulation and ‘fishing’ for personal items (which may include post, vehicle and house keys, credit cards, etc). To address such problems SBD strongly recommends, where possible, mail delivery via a secure external letter box meeting the requirements of the Door and Hardware Federation standard Technical Standard 009 (TS 009 with restrictor) or delivery ‘through the wall’ into a secure area of the dwelling.

Landscaping - It is important to ensure that there is a management plan in place to ensure tree crowns are maintained and raised above 2m in height and ground planting and hedging is kept to a minimum of 1 – 1.2m in height, this will allow for ongoing natural surveillance across the development, open spaces, and footpaths and to reduce possible conflict with lighting.

4. TMP Informative: 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.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

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Agenda Item 6



Planning Committee Date	6 December 2023
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/02696/FUL
Site	Fossdene, Whinside, The Gables, The Knott, Mount Pleasant, Cambridge
Ward / Parish	Castle
Proposal	Demolition of 3 residential properties (known as Fossdene, Whinside and The Gables) and the erection of five residential buildings for postgraduate students as well as two storey and single storey extensions to The Knott for postgraduate accommodation and the provision of cycle and bin stores, landscaping and car parking including new boundary treatments.
Applicant	Tim Waters (St Johns College)
Presenting Officer	Tom Chenery
Reason Reported to Committee	Third party representations Application raises special planning policy or other considerations
Member Site Visit Date	4 th December 2023
Key Issues	1.Impact upon the Conservation Area 2.Impact upon Trees 3.Accessability
Recommendation	APPROVE subject to conditions / S106

1.0 Executive Summary

- 1.1 The application seeks to demolish three existing villas fronting Mount Pleasant, Cambridge, known as Fossdene, Whinside and The Gables and seeks to erect 5 new residential buildings within the site to be used as student accommodation. The proposal also seeks to erect two storey and single storey extensions to a property facing Lady Margarets Road known as The Knott.
- 1.2 The application site is located within the West Cambridge Conservation Area and on the border of the Castle and Victoria Road Conservation Area. The existing buildings to be demolished, as well as The Knott, are noted as positive unlisted buildings within the Conservation Area. The site is located in Flood Zone 1 and is not in an area at risk of surface water flooding.
- 1.3 There is a substantial number of mature trees and vegetation within the site, with a number of trees benefitting from Tree Preservation Orders and others benefitting from statutory protection by virtue of being located within a Conservation Area.
- 1.4 The proposal would provide 138 accessible student accommodation rooms across the 6 buildings and the scheme would provide a number of public benefits including: the release of 60 student rooms at other properties throughout the city back to the private housing market; biodiversity net gain; a highly sustainable form of accommodation and economic benefits due to the construction related activities and employment opportunities required to manage the site when complete.
- 1.5 The proposal is appropriately designed and would result in a high quality of development that would add to the overall quality of the area and is visually attractive.
- 1.6 The proposal is considered to cause less than substantial harm to the designated heritage assets which in this instance is the West Cambridge Conservation Area and the Castle and Victoria Road Conservation Area. This less than substantial harm is outweighed by the public benefits listed above.
- 1.7 The proposal would result in acceptable amenity impacts for neighbouring occupiers and future occupiers and would not result in any highways safety concerns.
- 1.8 The proposal would result in the loss protected trees within the site and an objection has been received by the Council's Tree Officer regarding the proposed impact the development would have on these trees.
- 1.9 It is considered that the public benefits as indicated above would outweigh the harm the proposal would have on Trees that are to be removed.

- 1.10 Officers recommend that the Planning Committee approve the application subject to a S106.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	X
Conservation Area	X	Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	X
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The site comprises 4 residential buildings and their associated garden space which are currently used as accommodation for students of Lucy Cavendish College. The site is situated between Lady Margaret Road with Lucy Cavendish College to the south, St Edmunds College to the north west and Storey's House and Edward House to the north east. Each building would have associated garden space as well as cycle and car parking
- 2.2 There are several listed buildings surrounding the site including End House South and End House North, to the west of the site which is Grade II Listed; to the north of the site are several Grade II Listed Buildings known as Storeys Almhouses (No.7-17 Mount Pleasant) and to the south east of the site is Westminster College Bounds which are Grade II Listed.
- 2.3 The aforementioned Lucy Cavendish College, St Edmunds College, Storeys House and Edward House are all institutional in appearance and are mainly student accommodation buildings.
- 2.4 The application site is located outside of the City Centre boundary but within the West Cambridge Conservation Area. There are several TPO's on site.
- 2.5 The site benefits from a significant number of mature trees on the site, many are sporadically located through the site and also bound the northern, southern and north western boundaries. The boundary treatment along Mount Pleasant consists of a 1.8m high timber fence.
- 2.6 The site is located in Flood Zone 1 (lowest fluvial flood risk) and at low risk of surface water flood risk.

2.7 Vehicular access is achieved from Lady Margarets Road and Lucy Cavendish Road to the south and south east, as well as from Mount Pleasant to the North east.

3.0 The Proposal

3.1 The proposed development would consist of the demolition of 3 student residential buildings known as Fossdene, Whinside and The Gables and seeks to erect 5 new residential buildings ranging between 2.5 and 3 storeys in height to be used as student accommodation. Fossdene would be replaced by AC01, Whinside replaced by AC02 and the Gables replaced by AC04. Blocks AC03 and AC 05 would be located in the rear garden space of Whinside/AC02 and The Gables/AC04. The proposal also seeks to erect a pair of 2/2.5 storey side extensions and a 1/1.5 storey side extension to the side of the existing building on site known as The Knott.

3.2 It is proposed that two of the new residential buildings will be located within the rear garden space of the existing properties known as Whinside and The Gables and they will be on a similar footprint but would be larger in scale and massing.

3.3 The existing buildings are used as student accommodation by Lucy Cavendish College. The proposed use would continue to be student accommodation but would be a postgraduate hub/campus for students of St Johns College.

3.4 Additional information has been provided throughout the lifetime of the application to overcome concerns raised through consultations. Necessary consultations have been undertaken throughout.

4.0 Relevant Site History

Property	Reference	Description	Outcome
The Knott	C/66/0445	Conversion of house into five flats	Approved
The Knott	C/66/0124	Conversion into four flats.	Approved
Whinside	C/87/0634	ALTERATIONS and ERECTION OF TWO STOREY SIDE EXTENSION TO EXISTING BUILDING HOUSE and CHANGE OF USE TO A TUTORIAL COLLEGE.	Refused
Whinside	C/88/0697	CONVERSION and EXTENSION OF HOUSE	Approved

		TO FORM 15 NO. FLATS. AMENDED BY LETTER AND PLAN DATED 13/09/88	
Whinside	C/90/0143	CHANGE OF USE FROM BUILDING HOUSE TO MULTIPLE STUDENT OCCUPATION (16 NO. GRADUATES)	Approved
Fossdene	C/82/0090	Change of use from single residential unit to multiple occupation.	Approved
Fossdene	C/94/0274	CHANGE OF USE OF GARAGE AND DERELICT CONSERVATORY TO 1 BEDROOM FLAT.	Approved

- 4.1 The applicants have engaged with the Local Council through a Planning Performance Agreement (PPA), to which the applicant and Council had a number of pre application meetings and discussions regarding the proposal.
- 4.2 Historical planning permission for the change of use of the properties to student accommodation has occurred for several the properties over a prolonged period of time. There is no other relevant history for this planning application.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018 (highlights are not in the report but are in the list)

Policy 1: The presumption in favour of sustainable development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 30: Energy-efficiency improvements in existing buildings
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 43: University development
Policy 46: Development of student housing
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting garden land and subdivision of building plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 63: Works to a heritage asset to address climate change
Policy 65: Visual pollution
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010

5.5 **Other Guidance**

Castle and Victoria Road Conservation area
West Cambridge Conservation area

6.0 **Consultations**

County Highways Development Management – No Objection

6.1 Planning Conditions Recommended

County Transport Team

6.2 No Response

Sustainable Drainage Officer

6.3 No Response

Lead Local Flood Authority – No Objection

6.4 Planning Conditions Recommended

Environment Agency

6.5 No Response

Anglian Water – No Objection

6.6 Planning Conditions Recommended

Urban Design and Conservation Team – No Objection

6.7 Subject to Recommended Conditions

Access Officer – No Objection

6.8 No Objection to the proposal

Conservation Officer – Object

6.9 The proposal fails to preserve the character and appearance of the West Cambridge conservation area.

6.10 In terms of the NPPF the proposal will lead to a moderate less than substantial harm to the significance of the heritage asset.

Historic England – No Objection

6.11 No Objection to the application on heritage grounds.

County Archaeology – No Objection

Planning Conditions Recommended

6.12 **Sustainability Officer – No Objection**

Planning Conditions Recommended

Landscape Officer – No Objection

6.13 No Objection, however, further Information required – Further information has been received and sent to the Landscape Officer

Ecology Officer – No Objection

6.14 No Objection Subject to Biodiversity Net Gain Condition

Tree Officer - Objection

6.15 The proposal requires the loss of 2 category A trees, 15 category B trees and one category B group. The planting will result in conflicts between trees and buildings and useable outside space.

6.16 Development density creates long-term conflicts with trees and leaves limited space for robust tree protection. Construction activity is expected to effect the long-term health retention of trees shown to be retained.

6.17 The application therefore is not supported arboriculturally.

Environmental Health – No Objection

6.18 Subject to recommended conditions

Police Architectural Liaison Officer – No Objection

6.19 Conditions Recommended

6.20 **S106 Officer – No Objection**

6.21 **The Gardens Trust – No Comment**

6.22 **Design Review Panel Meeting of 27th April 2023**

6.23 The panel accept the case for demolition of the three Villas and agreed the logic of retaining the best parts of The Knott and extending this. The panel

accepted that options for retention of all the buildings had been investigated. The Panel welcomed the proposal to build full certified Passivhaus standards and the initiative to try to reuse the existing building fabric. Garden spaces could become more particular to the buildings and off stronger relationships between the outside.

6.24 A copy of the review letter is attached in full at in the appendix.

7.0 Third Party Representations

7.1 4 representations have been received.

7.2 Those in objection have raised the following issues:

- Houses have historic significance and importance, significant local architecture.
- Harm to setting of listed buildings in vicinity of site.
- Environmental impacts of demolition and construction of new, larger buildings and loss of mature trees.
- Harm to the significance of the conservation area, as a result of the demolition of building which positively contribute.
- Loss of trees will cause harm to conversation areas by altering their character and setting.
- Conflict with the Council's statutory duty to pay special attention to the desirability of the preservation of the character and appearance of the conservation area, and great weight should be given to the protection of these buildings.
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, designated heritage assets will be harmed by these proposals.
- Does not deliver a high degree of public benefits and does not outweigh the need to preserve heritage assets.
- Unsustainable development
- Poor boundary treatment
- Proposal is poorly designed.

7.3 Those in support have raised cited the following reasons:

- The proposed development will provide St John's with a large, sustainable campus. The variety of gables, chimneys, brickwork, windows and doors gives an overall lively impression.
- Meets the needs of the College to expand, concentrate and upgrade its post-graduate accommodation.
- The development will not detract from the character of the West Cambridge conservation area. It does not impact adversely on the 1840s Storey's almshouses in the adjacent Castle conservation area.
- The existing trio of properties to be demolished are not of exceptional quality, suffer from unfortunate additions and are awkwardly orientated both towards each other and Mount Pleasant.

- The retention and refurbishment of The Knott on Lady Margaret Road will continue to recall the Victorian legacy.
- Mount Pleasant pavement should be widened to account for increase in usage.
- The existing trees along the Mount Pleasant boundary have not been well managed, thinning these would provide more light to the area.
- Concerns regarding student eligibility for parking permits

8.0 Member Representations

Not applicable

9.0 Local Interest Groups and Organisations / Petition

9.1 Cambridge Past, Present and Future has made a representation (objecting to) the application on the following grounds:

- Proposal will not preserve and enhance the Conservation Area
- Two buildings on site should be retained, not one.
- Whinside has the capacity to contribute to the proposed development.
- Subsidence is not evident and not a reason for demolition
- Providing better insulation is not a convincing argument
- More thought should be given to different types of postgraduate accommodation, not just single scholars.
- Should open up drive to properties on Mount Pleasant

9.2 The Victorian Society has made a representation (objecting to) the application on the following grounds:

- Considerable harm to the Knott and harm to the significance of the West Cambridge Conservation Area by the loss of historic buildings and intensified development of the site.
- More consideration should be given to a less ambitious set of thermal improvements
- The proposal does not comply with the NPPF regarding heritage.

9.3 Camcycle has made a representation (objecting to) the application on the following grounds:

- Existing Footpaths should be widened to provide a separate cycle facility that meets LTN1.20 standards
- Should provide a safe cycle route to and from Murray Edwards College.
- Do not promote the use of two tier stands
- Accessible cycle stores should be provided
- All bike parking for residents should be secure

9.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

10.2 The proposal seeks to create a new postgraduate campus which would comprise 138 accessible student rooms across 6 different properties following the demolition of 3 existing properties on the site, erection of 5 new hostels and the extension of one existing building. The properties are currently used as student accommodation.

10.3 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. It also states that in order to maintain housing provision, planning permission to change housing land or land in housing use to other uses will only be supported in exceptional circumstances. The policy clarifies that other uses includes student accommodation.

10.4 Policy 43 of the Cambridge Local Plan (2018) states that the development or redevelopment of University of Cambridge and Anglian Ruskin University will be supported where it meets certain criteria. These include making effective use of the land; helping to improve circulation for people movements and offering public realm improvements. The proposed development does not seek to include any facilities for faculty, research or administrative sites and as such Policy 43 is not engaged.

10.5 The development of student housing is supported through Policy 46 of the Local Plan. This states that new student accommodation will be permitted if it meets an identified need of an existing educational facility. Applications regarding this type of development must also comply with several criteria as set out in this policy. Each criteria will be assessed in turn below.

a. there being a proven need for student accommodation to serve the institution;

10.6 The application is supported with a planning statement which provides some detail on the needs of the college and the requirement for postgraduate student accommodation. The college currently has 489 postgraduate students which are currently housed in different parts of the city, some isolated, but largely in traditionally designed housing stock in the form of HMO's/hostels rather than specific university accommodation. Some of these types of accommodation are not in close proximity to St Johns College.

- 10.7 The College has indicated that a postgraduate campus would allow for postgraduate students to be in close proximity to St Johns College which is where the main facilities are located. The proposal would also allow for the accommodation to be in a cluster which would allow students to be part of the college community. The planning statement indicates that other clusters of postgraduate accommodation are more popular than individual accommodation. The aim of the College is to have numerous postgraduate clusters as indicated within the 2017 College Masterplan.
- 10.8 Given that a proportion of the postgraduate accommodation at present for St Johns College is sporadically located throughout the city, it is considered that the proposal would provide a betterment of the existing facilities and would be in close proximity to the facilities that students would require. As such it is considered that there is a proven need for student accommodation and the proposal would comply with this criteria.
- b. the development not resulting in the loss of existing market housing and affordable housing*
- 10.9 The existing properties on site at present are currently used as student accommodation by Lucy Cavendish College and not market housing. The supporting information as submitted indicates that the College can commit 60 rooms (approximately 18-22 buildings) which are currently used as student accommodation to be released back to the private rental market. The proposal would therefore result in a surplus of market housing and would comply with this criteria.
- c. it being in an appropriate location for the institution served;*
- 10.10 The proposal would be located in close proximity to St Johns College and would be an approximate 5 minute walk to campus. It is considered that the proposal is in an appropriate location for the institution served and would comply with this criteria.
- d. the location being well served by sustainable transport modes;*
- 10.11 The application site is in close proximity to St Johns College and the facilities that are required by students. These can either be accessed by walking or cycling. In addition to this, the site is in close proximity to the city centre of which there is a wide range of facilities and services, all of which can be accessed by walking, cycling or by bus. As there are a number of sustainable transport modes available, the proposal is considered to be well served by sustainable transport modes and would comply with this criteria.
- e. having appropriate management arrangements in place to discourage students from keeping cars in Cambridge;*
- 10.12 Within the submitted planning statement, it provides some details regarding the discouragement of parking for students. There are already a

number of designated parking areas for students within the existing site and the proposal would provide 11 total car parking spaces for students which includes 2 marked out disabled bays, 5 spaces suitable for disabled use and 4 standard spaces. The college operates a parking permit scheme which restricts students' availability of parking vehicles. The College have indicated that as a number of postgraduate students require their vehicles for placement such as medical students a limited number of parking spaces is required. As the number of parking spaces would not increase from the existing parking arrangements and the site benefits from a number of sustainable modes of transport, it is considered that parking would be discouraged and managed and would comply with this criteria.

f. rooms and facilities being of an appropriate size for living and studying;

- 10.13 There are no space standards for rooms to be provided for student accommodation. The rooms sizes provided for students are considered to be of a generous and appropriate size and design. All rooms will have an en-suite and there will be a good-sized kitchen on each floor for shared use. The proposed development also provides 2 new wheelchair accessible rooms on the ground floors of Blocks AC01 and AC02 and 5 other rooms within these blocks that are able to be adapted to suit requirements of other students with accessibility needs. In addition to this, all rooms and communal areas in the new buildings are accessible with full lifts in Blocks AC01, AC02 and AC03 with platform lifts in buildings AC04 and AC05. In light of the above, the proposal is considered to comply with this criteria.

g. minimising any potential for antisocial behaviour and, if appropriate, being warden-controlled.

- 10.14 The site is in close proximity to the new Porters Lodge on Northampton St some 200m away. The submitted planning statement states that due to the proximity, this would allow for frequent and necessary patrols of the site.
- 10.15 Having assessed the criteria set out in Policy 46 of the Local Plan which relates specifically to student accommodation, the proposal is in accordance with this policy and the principle of the development is acceptable.
- 10.16 **Design, Layout, Scale and Landscaping**
- 10.17 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

Site Context and Surroundings

- 10.18 The application site is located within the West Cambridge Conservation Area and on the border of the Castle and Victoria Road Conservation Area. The site at present comprises 4 detached Edwardian villa style buildings which are 2.5 storeys in height and are set within mature landscaped gardens with main frontages and vehicle access out onto Mount Pleasant. The sites topography falls across the site from north to south with several banks running down to sloping lawns. There are a large number of mature trees throughout. The buildings at present have a defined building lineage that mimics that of the topography of the site, running north west to south east.
- 10.19 The existing established character of the site consist of large villa style buildings with extensive linear gardens, each building being separated with informal boundary treatment of a significant amount of trees and hedging. The West Cambridge Conservation Area Appraisal identifies a sites such as this as being part of the character of the Conservation Area. It states that sites such with private gardens, open green spaces and woodlands has helped the area retain a less built up semi-rural character which contrasts with the city centre.
- 10.20 The current buildings are in a poor state of repair with evident external and internal cracking. The rear garden spaces are unmanaged which result in a woodland style area with no evident boundary treatments between buildings or useable lawned areas. The heritage statement submitted indicates there are some negative features of the existing buildings including plainer facades facing the road and the sites lack of visibility from the public realm.
- 10.21 To the north of the site is Storeys House and Edward House, which are two storey flat roof buildings used as student accommodation.
- 10.22 To the east of the site on Lady Margaret Rd are residential buildings which are two storeys in height including Westminster College Bounds which is Grade II Listed. To the southeast is Westminster and Cheshunt College which is Grade II Listed.
- 10.23 To the south of the site is Lucy Cavendish College which comprises of a number of different institutional style buildings as well as several villa style buildings including Marshall House which is a Grade II Listed building. The site gained planning permission (reference 20/03342/FUL) for the demolition of 1 building and the erection of a four-storey building to provide student accommodation, café and social learning space.
- 10.24 To the west and northwest of the site is St Edmunds College which comprises of several terraced three-storey student accommodation blocks.
- 10.25 The proposal seeks to demolish three of the existing villas on site known as Fossdene which is the most north-westerly on the site as well as

Whinside and The Gables, which are centrally located within the site. The proposal also seeks to demolish the existing cart lodge at the most south easterly property known as The Knott.

- 10.26 It is noted that comments have been raised from statutory consultees and interested parties regarding the impact the loss the existing villa properties would have on the site and wider character and appearance of the area. These comments are noted and are discussed in detail within Paragraphs 10.87 – 10.117 of this report relating to impact upon the Designated Heritage Assets.
- 10.27 Following the demolition of the 3 existing buildings, the proposal seeks to erect 5 new residential buildings within the site as well as a two storey extension with a single storey link to the building known as the Knott. The 5 new properties will be referenced in this report as AC01, AC02, AC03, AC04 and AC05.
- 10.28 Three of the new properties will be located on a similar footprint to the existing villas to be demolished, with AC01 replacing Fossdene to the north west of the site. AC02 and AC04, replacing Whinside and The Gables, which are located more centrally in the site. The two other new properties AC03 and AC05 are to be located within the rear garden space of existing properties Whinside and The Gables (to be AC02 and AC03). AC04 and AC05 will be further south within the site. The three buildings to be demolished are all noted as positive unlisted buildings within the Conservation Area.

Fossdene/AC01

- 10.29 As indicated above, Fossdene is situated to the north west of the site and is to be demolished with AC01 being erected on a similar footprint. The property is two and a half storeys in height and is L shaped with an apex gable frontage facing Mount Pleasant. It is also located on the corner of Mount Pleasant. This current property also benefits from a single storey outrigger extending east towards Whinside.
- 10.30 The new property known as AC01 will be located on a similar footprint to the existing building and will also be L shaped, however, the new property does extend significantly into the rear garden space of the site towards the south. The property would be broadly similar in appearance to the existing building being two and a half storeys in height with a villa style appearance. It would benefit from apex gable roof forms, dormer windows and chimneys, all architectural features that are noted from the existing building and other buildings within the locale.
- 10.31 The property would also benefit from a landscaped area on the south-eastern elevation and associated bike storage on the northern elevation.

- 10.32 The materials of the proposal would also be akin to the existing building as well as wider character and would be red brick. The building would appear modern and would use inset windows which allows for solar shading and for the building to comply with Passivhaus design standards.

Whinside/AC02

- 10.33 Whinside, is located more centrally within the site and is to be demolished with building AC02 to be located on a similar footprint.
- 10.34 The building, similar to Fossdene, is a villa style building with notable architectural features including bay windows, gable frontages, roof detailing and chimneys. The building is the smallest of those to be demolished. Whinside has an access from Mount Pleasant, however, the main architectural features associated with a principal elevation are located on the eastern/side elevation which faces The Gables to the North. This results in views of the building from public viewpoints being of a side elevation with limited detailing.
- 10.35 The proposed AC02 would be located further to the east into the existing parking bays with its orientation being altered in comparison to Whinside so that it would have a principal elevation which fronts Mount Pleasant. AC02 would benefit from large gable frontages which are three storeys in height but would echo design features of the existing building as well as the others within the site. The bike storage area would be attached to the northern elevation. The property would also benefit from a landscaped area to the rear which includes some seating area, banked lawns as well as a connection to AC03 located to the south/rear.
- 10.36 The overall design of the proposal is more square with inset windows similar to the other proposed buildings. This results in the building looking modern and is required for the property to comply with Passivhaus standards.

The Gables/AC04

- 10.37 The Gables is also located centrally in the site, but is located more south easterly to Fossdene and Whinside. The Gables benefits from 5 high pitched gables as well as a single storey outrigger. The property is a villa style building and is similar to those of Fossdene and Whinside being 2.5 storeys in height, and typical architectural features of villas style buildings. The proposed building would have a greater footprint and massing than the existing building.
- 10.38 The Gables also benefits from main architectural features associated with a principal elevation which area located on the western/side elevation with bay windows on rear and side elevations. The results in the property

appearing faces the south of the site and the adjacent building of Whinside, although access is gained from Mount Pleasant to the northeast, similarly to Whinside.

- 10.39 Building AC04 would be orientated so that its principal elevation would face on to Mount Pleasant and would be 2.5 storeys in height have a singular gable frontage with dormer windows. The bike storage area would be attached on the southern elevation with a landscaped area which connects to a landscaped/sitting out area for building AC03 to the south.
- 10.40 Similarly to the other proposed buildings, the overall design will appear more modern in order to comply with Passivhaus and sustainability standards.

Buildings AC03 and AC05

- 10.41 The proposal seeks to erect two new buildings in the rear garden space of the existing properties (Whinside and the Gables) and to the south of new buildings AC02 and AC04. Buildings AC03 and AC05 would be 2.5 storeys in height with architectural features similar to the original buildings on site as well as the other new buildings AC01, AC02, AC04 and The Knott.
- 10.42 Property AC03 would benefit from an apex gable on the northern and southern elevations with a frontage on to Lady Margaret Road to the South of the site. The proposal would have dormer windows within the roof slope and attached cycle storage on the north west elevation. AC03 would be of a similar scale to building AC02.
- 10.43 Property AC05 would be similar in scale to building AC04 and would be smaller in scale than the other new buildings but would still benefit from architectural features that are noted on the existing buildings to be demolished and the other new buildings although does not have any gables. The cycle storage area would be located on the south-eastern elevation and would be attached.

Character of New Buildings

- 10.44 As indicated within the principal of development section of this report, the college has identified a need to provide a cluster of postgraduate student accommodation. The College have indicated that the site would require a minimum number of students (circa 135 students) in order to ensure that the development meets the needs of the students and the College. The College have explored different options of being able to provide the amount of accommodation required including extensions to existing buildings and varying numbers of new buildings on the site. The submitted details indicate that in order to ensure that the number of students can be

achieved, that either larger buildings on the same footprint as the existing buildings are required or additional buildings in the rear garden of the site.

- 10.45 To preserve the character of the site and impact on the Conservation Area the proposal has opted for the erection of buildings similar in scale and appearance to the existing in the rear gardens of Whinside/AC02 and The Gables/AC04.
- 10.46 The introduction of buildings AC03 and AC05 within the historical rear garden space of the existing buildings would alter the existing historical character of the site. As indicated above, the Character of the Conservation Area is semi-rural plots which contrast with the city centre.
- 10.47 The applicants landscape assessment indicates that each building historically, would be a villa, with rear garden space loose mature trees and hedgerows forming informal boundary treatments. Each building currently has a discrete small entrance on to Mount Pleasant. There are also accesses and entranceways to the rear of the site from the Lucy Cavendish Access Road (Lady Margaret Way) but this is as a result of the use of student accommodation rather than a historical use/access.
- 10.48 Due to the number of trees on the site, some protected through Tree Protection Orders (TPO) and some due to the site being in a Conservation Area, this itself limits the location of the buildings without the loss of a significant number of trees and therefore impacting significantly on the character of the site and wider Conservation Area. This has been discussed at length and in detail with the applicants through the Pre-Application Process. The Design and Access statement, provides an overview of the location the potential location of buildings and how they would impact the sites overall character.
- 10.49 At present, the rear garden space of Whinside consists of a large area of hardstanding that is used as informal parking for students and others associated with the student accommodation on the site. There is also some residential paraphernalia associated with the use of student accommodation on the site. Due to the open space and hardstanding within this portion of the site as a result from the parking arrangements, the historical landscape and its context has been already altered and is more urban when compared against other parts of the site.
- 10.50 The rear garden space of the Gables/AC04 at present does not benefit from any hardstanding or residential paraphernalia and is semi-rural in character. The garden space does benefit from a wider area of open space in comparison to that at Fosdene and the and there is a lesser number of trees and hedging in the rear garden. This results in the rear garden space of The Gables to be a more desirable location to erect an additional building within the site.

- 10.51 The applicant's heritage statement identifies that there would be a negative impact on the Conservation Area due to the addition of buildings in the rear garden which would result in the loss of the garden character that is part of the established character of the Conservation Area as noted within the Conservation Area Appraisal.
- 10.52 As recognised by the Conservation Officer, several sites within the local which are similar to this have gradually been lost to other university uses. This is evident at other adjacent sites such as Lucy Cavendish College to the south, which originally benefitted from a more semi rural space within the central and southern portion of the site and St Edmunds College to the north west of the which also had a more semi rural appearance on its central, southern and western portion of the site.
- 10.53 Both of these sites above have benefited from new college accommodation under planning references 18/0892/S73 and 09/0154/FUL (St Edmunds College) and 20/03342/FUL (Lucy Cavendish College).
- 10.54 In addition to this, the overall pattern of development within the immediate locale is mixed with historical properties located to the North of Madingley Road (south of the site) set back significantly from the highway and properties benefitting from long drives as well as properties being set back significantly from Mount Pleasant and the Lucy Cavendish Access Road (Lady Margaret Way). As a result, there is no discernible pattern of development where there are evident greenways.
- 10.55 Although new buildings AC03 and AC05 are located in the rear garden spaces of the site, the buildings would be located in areas of which there is a degree of development and where they would not result in a significant loss of trees. This enables the development to retain much of the existing character and pattern of development with established rear garden spaces at Fosdene/AC01 and The Knott. The development of Lucy Cavendish College to the south is in close proximity and could be read as part of this development.
- 10.56 The site at present is unmanaged with a significant number of trees and vegetation. It is acknowledged that some trees would be lost due to the development, however, the proposal would be more formally landscaped which would be more akin to properties and developments within the locale. It is therefore considered that while the proposal would alter the character with the loss of historical gardens at Whinside/AC02 and The Gables/AC04, the addition of buildings AC03 and AC05 would retain the overall semi-rural character of the site and the pattern of development would be similar to that within the wider character and appearance of the area.

- 10.57 The applicant has provided some key views along Mount Pleasant indicating how the proposal would appear from these. The Urban Design Officer has commented on the scheme and indicated that due to the retention of the mature vegetation, views towards the buildings at the rear (AC03 and AC05) would be limited.

The Knott

- 10.58 The proposed development seeks to extend the south-eastern most building known as The Knott. The Knott benefits from a formal frontage on to Lady Margaret Road to the southeast with a 6ft high brick wall fronting the highway with an 'in and out' access. The property is the most visible of the existing properties on the site and is in the best condition as well as being the largest. The building is 2.5/3 storeys in height with red facing brick, a gable frontage as well as pitched dormer windows. The building was previously extended in the early 20th century and benefits from more modern features such as UPVC double glazed windows. To the rear of the building is a landscaped garden area.
- 10.59 As part of the proposal, the development seeks to demolish the existing single storey dual pitched outrigger on the north-eastern elevation and erect a 1.5 storey side and rear extension as well as a 2.5 storey rear/side extension which would create a north eastern wing.
- 10.60 The extension would benefit from existing prominent architectural features on The Knott as well as appearing similar in appearance to the proposed new buildings on the site (AC01-AC05). The topography of the site, as indicated, elevates from south east to north west, this results in the extension being on elevated ground in comparison to the host building. Although the levels on site elevate, the proposed extension would be similar in height to the existing Knott building, this allows for the proposal to appear as a subservient addition. In addition to this, the 1.5 storey link extension allows for the 2.5 storey extension to be more modern in appearance without detracting from the historical features and context of the host building. This aspect of the proposal is considered to relate acceptably to the host building and immediate site, and wider character and appearance of the area.

Materials and detailing

- 10.61 The application is supported with information regarding the proposed materials for each proposed unit. The Urban Design Officer has commented on the scheme and highlighted that the villas material palette helps define the character and quality of the site. As indicated, all properties would feature red/orange brick, with instances of varying detailed brickwork in order to provide character and detail to each building.
- 10.62 Windows would be triple glazed and inset with concealed triple glazed aluminium clad windows behind reconstituted stone window surrounds.

The materials are considered to be of high quality and would reflect that already existing on the site and as such would relate acceptable to the immediate site and wider character and appearance of the Conservation Area.

- 10.63 The Urban Design Officer has recommended several conditions regarding the submission of additional details of materials. In order to ensure the materials are high quality and would be acceptable, these conditions are considered necessary.

Landscaping, Boundary Treatment and Accesses

- 10.64 As part of the aim to provide a postgraduate hub/cluster, the proposal seeks to formally landscape the rear garden spaces throughout the site with a formal garden area to the rear of The Knott, smaller shared landscaped gardens and shared outdoor areas between buildings AC04 and AC05 as well as AC02 and AC03. There would also be a garden area similar to the existing Fossdene behind building AC01.
- 10.65 The existing vehicular access along Lucy Cavendish Road would be shifted further north, with new pedestrian access to be provided on this road as well.
- 10.66 The Urban Design Officer has indicated that a key characteristic of the site is the existing brick wall boundaries along Lady Margaret Road which resolve a threshold between the private and public realms. This boundary treatment as well as vehicular access would remain as existing on the south of the site along Lady Margaret Road. There would also be a new pedestrian access.
- 10.67 The vehicular access to the site would be altered on Mount Pleasant, with vehicular accesses to each building being removed and the introduction of an in and out access for vehicles. This access would remain on Mount Pleasant, but the entrance would be further south and exit further north. The existing designated vehicular accesses for each existing building would be altered to become pedestrian access. At present, the existing boundary treatment along Mount Pleasant consists of a 6ft/2m high close boarded fence which abuts the highway and front a significant belt of trees set back from the road. This current boundary treatment provides a harsh boundary treatment that isolates the site from the highway and public realm.
- 10.68 Along Mount Pleasant, the proposal would seek to provide a 2m close boarded fence along the southern portion of this boundary and then introduce a new 1.5m metal railing with oak posts which demarcate the pedestrian entrances. The majority of the mature trees and vegetation would be retained, however, some of this will be more formally landscaped to provide more cohesion between the site and the public realm.

- 10.69 Tree lines/belts would be retained/enhanced along the north eastern boundary along Mount Pleasant as well as the north western boundary with Benet House. The treeline/belt along the south western boundary along Lucy Cavendish Road would also be retained with a new 1.8m high chain link fence with hedgehog opening and oak posts at access points. The trees located on the southern boundary along Lady Margaret Road will also be retained with the existing brick wall to be retained.
- 10.70 New permeable hardstanding for vehicles will seek to be installed along the front of the Knott and extending up towards to the north of the site. Although there are pedestrian through-routes along the front of building parallel to Mount Pleasant, the proposal would introduce a new formal pathway which would also run parallel along Mount Pleasant. This hardstanding would also include formal parking bays for students with parking permits. This new access road would be set back from the highway and be partially obscured by the proposed new boundary treatment and existing mature vegetation which also forms the boundary treatment. The materials would be a mixture of Granite Sett and Resin Bound Gravel as to appear more informal and that which would be expected outside an independent building.
- 10.71 There are a number of informal pedestrian routes throughout the site at present and are not bound by any hardstanding. New footpaths would also be created throughout the site so occupants and visitors can move through the site. There would also be informal seating areas.
- 10.72 The proposal would retain tree lines/belts which run through the site that historically demarcate the boundary of the individual properties.

Design, Layout, Scale and Landscaping Conclusion

- 10.73 The existing buildings on site are in a poor state of repair and the site as a whole appears unmanaged. The proposed new properties (AC01, AC02, AC04) would be larger in scale than those they are seeking to replace whilst still trying to emulate the scale and design of the existing villas.
- 10.74 The new properties attempt to utilise many of the existing architectural features and detailing that are prevalent on the existing buildings as well as the wider site including the use of gables, patterned bricks and dormer windows. Although the scale of these buildings would be greater and would be more modern in appearance, this is in order to achieve higher sustainability standards.
- 10.75 Overall, the three replacement properties reflect the existing character of the site and the wider character and appearance of the area and relate acceptably.

- 10.76 The introduction of properties within the rear garden spaces of Whinside/AC02 and The Gables/AC04 do have a negative impact upon the historical and established character of the site. However, the properties would be located in an area of hardstanding and would continue the pattern of development which is prevalent within the locale. It is therefore considered that the addition of buildings within the rear of the site is acceptable. The Urban Design Officer has concluded that this aspect of the proposal would be acceptable in Urban Design terms. The extension and alterations to The Knott are also considered to be acceptable and would not detract from the building existing character.
- 10.77 The proposed amendments to landscaping throughout the site would provide a more formal and managed approach which would help retain the historical character of the site as well as its semi urban character.
- 10.78 Overall, for the reasons highlighted above, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

Heritage Assets

- 10.79 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.80 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification (Para 200).
- 10.81 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.82 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area.
- 10.83 The designated heritage asset in this instance is the West Cambridge Conservation Area. There are several listed buildings within the locale, but the proposal is not considered to impact their setting. The site also borders the Castle and Victoria Conservation Area. Fosdene, Whinside, The

Gables and The Knott are all identified as positive unlisted buildings in the West Cambridge Conservation Area Appraisal. The appraisal sets out that positive unlisted buildings within the Conservation Area are commonly good examples of unaltered buildings where their style, detailing and building materials provides the streetscape with interest.

10.84 As indicated within the Design, Layout, Scale and Landscaping section of this report, it is noted that the character of the site consists of large villa style buildings with historic rear gardens that are separated by informal mature vegetation as boundary treatments. The character of the site is noted within the Conservation Area Appraisal.

10.85 Aside from The Knott which fronts Lady Margaret Road, the buildings currently known as Fossdene, Whinside and The Gables are partially visible from public views along Mount Pleasant. This is in part due to the 6ft high close boarded timber fence that fronts the highway as well as the mature vegetation located along the north eastern boundary.

Demolition of existing buildings (Fossdene, Whinside, The Gables)

10.86 The proposal seeks to demolish the existing buildings (Fossdene, Whinside, The Gables) and erect 5 new buildings in their place which would be used as student accommodation. A number of concerns have been raised by local groups, objectors and the Conservation Officer regarding the demolition of the existing villas.

10.87 In line with Paragraph 200 of the NPPF, any harm to the designated heritage asset, which in this case is the West Cambridge Conservation Area and the buildings themselves as non-designated assets, must be clearly and convincingly justified.

10.88 The submitted Design and Access (DAS) statement provides details as to the justification of the demolition of the existing buildings. This statement indicates several reasons as to why the buildings in their current form are not suitable.

10.89 Firstly, there are structural deficiencies with the existing properties. Details have been provided regarding cracks within the existing structure of buildings including internal and external cracking. The details indicate that the reason for the deficiencies are due to the ground conditions, which are impacted by the high volume of trees on the site, as well as the original foundations of the buildings. A site visit confirmed that there are visible cracks and damage to buildings.

10.90 The submitted information provides further details of the remediations required in order to ensure the buildings are structurally sound. The

documents indicate that the best option to ensure the retention of the existing buildings is through underpinning the existing buildings. Due to the construction requirements of underpinning, there are concerns raised regarding the impact on the root protection areas of the existing trees and archaeology on the site. The submitted information indicates that temporary propping will be required in order to ensure the buildings are stable during the construction of this phase. A plan has been submitted which indicates the extent that trees would need to be removed and cut back in order to facilitate this development. The loss of these trees would likely cause harm to the character of the site. The DAS also indicated that only limited amounts of the existing fabric would be able to be retained should the buildings be made structurally sound.

- 10.91 The DAS also indicates that the current buildings, due to their historical construction are at a low standard of energy efficiency. The statement indicates that for the buildings to be of an acceptable energy efficiency for the properties to be habitable, significant external and internal alterations are required. These alterations would likely result in the loss of some of the historical features of the buildings. Further to this, the submitted documentation indicates that the internal alterations required in order for the proposal to be more energy efficient would also result in the habitable rooms becoming smaller and layouts needing to be altered.
- 10.92 The construction required to make the buildings more energy efficient would also result in the loss of trees surrounding the buildings.
- 10.93 Another point of justification raised is that due to the layout of the existing buildings as well as the number of trees on site which are in close proximity to the buildings, the internal accommodation is of a poor standard. The current rooms are heavily shaded and most of the rooms within all of the properties are below standard daylight levels required for living accommodation. In addition to this, the current rooms are also below the space standards required for student accommodation. The DAS also indicates that the buildings are not accessible for those with accessibility needs.
- 10.94 In order to overcome the issues surrounding living accommodation, the submitted information indicates that the extension of the existing buildings has been considered. This includes extensions to all buildings at two storey level. This option has not been considered further by the College as it would result in a significant loss of trees, restricted options regarding construction as to retain the existing fabric of the buildings as well as continued issues with poor standards of internal living accommodation.
- 10.95 The submitted information concludes by indicating that the only viable option to provide the College with the student accommodation it requires is to demolish the existing buildings and erect new buildings in their place.

- 10.96 The Conservation Officer has been consulted on the scheme and has concluded that in light of the structural issues as well as energy efficiency issues with the existing buildings which in turn would impact on the fabric of buildings and trees on the site, that the existing buildings are incompatible with the College's need on the site and that the only option would be for the redevelopment of the site.
- 10.97 Historic England have also been consulted on the proposal and has concluded that the case for demolition of the buildings has been adequately made in relation to their structural condition and their ability to achieve Passivhaus standards and as such have no objection to their demolition.
- 10.98 Following the consultee comments as well as the assessment of the submitted information it is acknowledged that significant works would be required in order to make the existing building structurally sound as well as ensuring that they are energy efficient and provide an acceptable standard of accommodation. It is also acknowledged that these significant works would result in the loss of the fabric of the existing buildings as well as resulting in the loss of a large number of trees. Overall, the principle of the demolition of Fossdene, Whinside and The Gables is considered to be acceptable.

Erection of new buildings

- 10.99 It has been established that the principle of the demolition of three of the existing villas and the erection of new buildings is acceptable. The Conservation Officer and Historic England have stated that replacement buildings should be appropriate, contextually and make a positive contribution to the Conservation Area.
- 10.100 The design of each new building has been assessed earlier in the report and as such it is necessary to assess whether the proposed new buildings would impact on the designated Heritage Assets.
- 10.101 They also conclude that due to the constraints of building to Passivhaus standards, there are constraints regarding the architectural detailing and that it is difficult to provide a similar level of architectural detailing than the existing buildings.
- 10.102 The proposed buildings (AC01-AC05) although are more 'square' than the original buildings, have taken materiality and inspiration from those they seek to replace, including gables, pitched roofs, plain tiled roofs as well as red and special bricks. The Conservation Officer has raised concern that the buildings do not fully reflect the domestic character of the existing buildings. They have also raised a concern regarding the introduction of two new buildings in the rear garden of Whinside/AC02 and The

Gables/AC04 as these buildings and the central court removes the sense of individual linear gardens and changes the character to a campus development.

- 10.103 As indicated within the report, it is considered that the erection of buildings within the rear garden space would not cause harm to the established pattern of development, however, it is acknowledged that this may cause harm to the Conservation Area. Both the Conservation Officer and Historic England have concluded that the development as a whole, would result in a moderate level of less than substantial harm to the special interest of the Conservation Area.
- 10.104 In line with Paragraph 202 of the NPPF, it is necessary weigh the harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.105 The site is currently used as student accommodation and the existing buildings on site are in student residential use. Given the historic use and character of the site, it is considered that residential development in this location would be the optimum viable use.
- 10.106 The main factors in the proposal resulting in a moderate level of less than substantial harm have been identified as the loss of the existing buildings and the erection of new buildings that do not reflect the existing buildings in scale or location.
- 10.107 The main public benefits of the scheme are considered to be:
- The release of 60 student rooms at other properties throughout the city back to the private housing market;
 - A highly sustainable form of accommodation
 - Biodiversity net gain;
 - Economic benefits due to the construction related activities and employment opportunities required to manage the site when complete.
- 10.108 The proposal would result in a more energy efficient and sustainable form of development within the city. The sustainability assessment of the proposal is considered in further detail within the Sustainability Section (Section 10.138) of this report.
- 10.109 The Sustainability Officer has been consulted on the scheme and has indicated that the proposal would aim to achieve Passivhaus Low Energy Building Standard; Fossil Free Development; Use Renewable and Low Carbon Energy Generation and achieving 4 BREEAM Credits for Water Efficiency.

- 10.110 The submitted DAS has indicated that the existing buildings provide a significantly higher amount of Carbon Emission per bedspace, in comparison to that of the new buildings. In light of the comments from the Sustainability Officer as well as the sustainability credentials of the proposal, the development is considered to provide a more sustainable form of development that would provide moderate public benefits through low energy use and the use of renewable energy generations.
- 10.111 In addition to this, the development would allow the release of 60 student rooms to the Private Housing Market. This would be secured via a Section 106 agreement. The submitted information indicates that the College can release The Whitehouse on Madingley Road, which comprises 26 Rooms (9x 2 Bed Flats, 4x 1 Bed Flats, a bed sit and 1 X 3 Bed Flat) as well as 36 rooms within the Thompson Lane area (Richmond Terrace or Park Parade). Due to the nature of the rooms to be released, the College at present, cannot confirm which properties, irrespective of this, the S106 agreement can sure than a minimum of 60 rooms/bedspaces which equates to approximately 18-22 individual properties.
- 10.112 Through the release of properties back on to the Private Rental Market, this allows more properties back into circulation and further properties to be used by the general public looking to rent a property within Cambridge. These properties are within the city and are served by good sustainable transport links including buses and cycling to the city centre. This public benefit is given substantial weight.
- 10.113 The proposal would also provide Biodiversity Net Gain on the site as well as economic benefits in the form of construction related activities and employment opportunities as a result of the management of the buildings. The economic benefits would be limited to the construction phase.
- 10.114 The proposal would also provide high quality student accommodation which would be a mixture of accessible and fully accessible.
- 10.115 The proposal is considered to result in a moderate level of less than substantial harm to the designated heritage asset and several public benefits have been put forward. It is considered that the public benefits identified above outweigh the less than substantial harm that has been identified.

Impact on adjacent Listed Buildings

- 10.116 There are several listed buildings surrounding the site including: Storeys Alms-houses (No.7-17 Mount Pleasant); End House South and End House North, to the west of the site; and to the south east of the site is Westminster College Bounds. All these properties Grade II Listed.

- 10.117 The boundary treatment along Mount Pleasant (which consists of 2m high fencing and mature trees) currently restricts views into the site and of the existing buildings. The proposal would partially open up the boundary treatment along the front of this site and therefore the buildings would be more visible than the existing arrangement. To the north of the site are several Grade II Listed Buildings known as Storeys Alms-houses (No.7-17 Mount Pleasant). These properties are located approximately 30m from the site and face west towards St Edmunds College. To the front of these existing buildings are a number of large trees which act as a tree belt to the front. When looking towards the site and to the south from Mount Pleasant (which is noted as a Key View), these trees act as a screen towards these Grade II Listed properties and are as such not highly visible. In addition to this, the proposed new buildings, although more modern, seek to retain the character of the existing buildings and attempt to respect the historical nature of the site. In light of these reasons, the proposal is not considered to impact the setting of the Grade II Listed Buildings known as Storeys Alms-houses (No.7-17 Mount Pleasant)
- 10.118 End House North and End House South (Grade II Listed) is located some 30m to the west of the site. The boundary treatment between these two properties consists of a significant number of mature trees which are some 20-30m in height. These trees at present currently restrict views from End House North and End House South to the site. The majority of these trees would remain and as such the proposal would not impact upon the setting of this Grade II Listed Building.
- 10.119 Westminster College Bounds is located some 17m to the south west of the site. This Grade II Listed Building directly faces the Knott. The property known as The Knott, is not being demolished, although is being altered through a part two storey part single storey extension. The two storey extension turns the corner from Lady Margaret Road and faces Mount Pleasant. Due to the scale, design, location and orientation of the proposed alterations to The Knott, they would not significantly alter existing views of Westminster College Bounds or from the Grade II Listed Building toward the site. The proposed alterations are considered to be in keeping with the existing scale and character of the site. As a result, the proposal is not considered to impact upon the setting of this Listed Building.

Conclusion

- 10.120 Overall, the proposal would result in less than substantial harm to the designated heritage assets. The principle of the demolition of the existing buildings on site has been assessed and is considered to be acceptable in principle with clear and convincing justification provided. In addition to this, the less than substantial harm is outweighed by the public benefits of the proposal and the site would continue in its optimum viable use. The proposal is not considered to impact the setting of any adjacent listed buildings. Historic England have not raised any objection to the proposal.

10.121 The proposal is therefore considered to comply Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework (specifically Paragraphs 199, 200 and 202) as well Policy 61 of the Cambridge Local Plan (2018).

Trees

10.122 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.

10.123 The application site currently benefits from many mature trees on the site. Several trees on the site benefit from Tree Protection Orders however, as the application site is located in a Conservation Area, trees on the site are afforded a blanket protection. The sites trees are considered to be significant and make a positive contribution to Mount Pleasant and the West Cambridge Conservation Area. As indicated, the semi rural character of the site is identified within the West Cambridge Conservation Area Appraisal.

10.124 The application is accompanied by an Arboricultural Impact Assessment as well as a Tree Strategy.

10.125 As indicated, the proposal would demolish 3 of the existing villa buildings and erect 5 new buildings on the site. This would result in the removal of approximately 36 individual/groups of trees. The removal would include the loss of 2 category A Trees, 15 Category B Trees, 13 Category C Trees and 6 Category U Trees.

10.126 The submitted Plan 817_01(DP)007 provides details on why trees require removal. The reasons include: Unsuitable for retention; relationship with other trees; health and safety; proximity to groundworks; proximity to proposed buildings and excavations; to thin out competing trees and within the footprint of the proposal.

10.127 The Council's Tree Officer has commented on the scheme and provided comment on the reasons for removal. They have not raised concern/comment regarding the loss of category U trees which are considered unsuitable for retention, nor has any concern been regarding trees needing to be cut back or removed due to relationships with other trees including grown characteristics and competing trees.

10.128 There are also a number of other factors as highlighted earlier in this report regarding the loss of trees within the site. These include, damage to existing structures, conflicts with the existing buildings, construction works required for the retention/retrofitting of the existing buildings and those in close proximity to the new proposed buildings. It has been assessed within

the report that several trees would require to be removed due to the underpinning of the existing structures and the retrofitting of the buildings to make them energy efficient. This in itself would result in a loss of trees which would be harmful to the character and appearance of the Conservation Area.

10.129 In addition to this, due to the number of trees on site, it is not possible to extend the existing buildings as these too would result in many trees to be removed, further impacting the character of the site.

10.130 The principle of the new building is established in terms of heritage impacts, and as highlighted within this report, the new buildings have been located where there is currently a more open space and would result in less impacts to trees on the site. Due to the number of trees on the site, the removal of some trees is inevitable.

10.131 The development proposes extensive replacement planting to compensate for the loss of the additional trees. The Tree Officer has raised concern with this tree planting, indicating that there is concern regarding the replacement trees being unable to mature due to the extent of new building on site.

10.132 In addition to this, concern has been raised regarding the construction impacts the proposal would have on the root protection area of the trees therefore causing harm. There is also concern raised regarding the relationship of proposed services and foul and surface water drainage would be, and that this would have a harmful impact upon the trees on the site. There is also concern that the level changes on the site and that this would also cause damage to the trees.

10.133 The Tree Officer has also noted that overall, although the proposed replacement planting is extensive, it is not considered to be sustainable and will result in conflicts between trees, buildings and useable outside space. The proposal will also cause long term conflicts with trees. They have indicated that the application is not supported arboriculturally.

10.134 Given the site constraints, a degree of tree loss is to be expected, however, the proposed replacement is still likely to cause a loss of trees on the site, which would cause harm to the character of the site as well as the wider character and appearance of the Conservation Area. The proposal is not considered to comply with Policies 59 and 71 in this regard.

10.135 **Carbon Reduction and Sustainable Design**

10.136 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to

minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

- 10.137 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 10.138 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 10.139 The application is supported by a sustainability statement.
- 10.140 The sustainability statement indicates that there are a number of drivers behind the requirement for the proposal to achieve high levels of sustainability. This includes the Colleges Environmental Policy that seeks for the college to reduce energy consumption, manage water use and efficiency as well as preserve and promote biodiversity.
- 10.141 The proposal attempts to achieve highly sustainable buildings through a number of means including, the biodiversity to be built into the design of the site, targeting 4 BREEAM Credits regarding water consumption; Sustainable Drainage Systems; Waste Management; Zero Carbon Strategies; the re-use of materials on site and the buildings to Passivhaus Standard.
- 10.142 The proposal would result in a postgraduate campus which would provide 138 student rooms across 6 buildings. At present, postgraduates are located in hostel style student accommodation across a number of different properties across the city. The proposal would result in a development that is close in proximity to St Johns College and would reduce the need for travel for postgraduate students across the city, whether that be by car, bus, cycling and walking. The site would also benefit from communal and amenity areas which students can use. This itself would reduce the travel of students and would be more sustainable.
- 10.143 The proposal also seeks to design biodiversity into the scheme. The proposal would provide green roofs on building stores, large areas of shrubs and planting, new sustainable drainage features, minimised hard paving as well as an enhancement to the existing mature vegetation/trees on site. The site would largely retain the semi-rural nature of the site and would be more sustainable than the existing buildings in terms of

biodiversity as the site would be managed rather than unmanaged as it currently exists.

- 10.144 In line with Policy 28, the proposal is required to ensure the development meets the highest standards of water management and efficiency which for non-residential development is 5 WAT01 BREEAM credits although the policy does state that should it be provided that it is not technically viable, a scheme can provide less than the 5 credits.
- 10.145 The existing buildings do not use any water efficiency methods. The sustainability statement indicates that the site is targeting 4 BREEAM water credits. This will be achieved using water efficient sanitaryware and application as well as rainwater harvesting. The proposal would also install flow restrictors and pressure reducing valves as well as leak detection systems. It is acknowledged that this is below the policy guidance of 5 credits.
- 10.146 The sustainability statement and water consumption note indicates that 5 credits is not technically viable due to the proposals design and construction as there is limited roof water capture area and that the water fitting requirements to achieve 5 credits were deemed too low to be technically robust for this building type. It is not feasible for the proposal to be any design other than that being put forward as it would cause harm to the character and appearance of the area. The sustainability officer has not objected to the reasoning set out and it is therefore considered that although the proposal will not get 5 WAT01 BREEAM credits, the proposal is providing the highest level of water efficiency that is achievable. This can also be secured by conditions as recommended by the Council's Sustainability Officer.
- 10.147 The application is also seeking to use Zero Carbon Strategies including the elimination of fossil fuels and the use of Air Source Heat Pumps (ASHP's) as a heat source. The ASHP's would be fully electric and would not be reliant on fossil fuels. The proposal would also be of Passivhaus design. This would result in the buildings being a low energy and the highest standards of energy efficiency.
- 10.148 Finally, the proposal would also seek to reuse 25% of the existing building materials and that some/most of the demolition material is to be diverted from landfill.
- 10.149 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.
- 10.150 Overall, the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is compliant with Local Plan

policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.151 Biodiversity

10.152 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

10.153 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that the proposal will achieve a net get of +44.37% for area habitats and +76.49% for linear habitats.

10.154 The supporting information also indicates than an appropriate licence will need to be obtained from Nature England due to the presence of bats on site. There is also the presence of other species on site, including birds and hedgehogs. The Ecological Assessment provides recommendations regarding the mitigation against these species.

10.155 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.

10.156 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

10.157 Water Management and Flood Risk

10.158 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

10.159 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. There are no areas of surface water flood risk on the site.

10.160 The applicants have submitted a Flood Risk Assessment.

- 10.161 The Local Lead Flood Authority has advised that the scheme is acceptable subject to the imposition of several conditions.
- 10.162 Anglian Water has advised that they have no objection to the scheme and have recommended several planning conditions.
- 10.163 The planning conditions as requested by the statutory consultees are considered to adequately ensure that the proposal does not result in any flood risk impacts.
- 10.164 Overall, the applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.
- 10.165 **Highway Safety and Transport Impacts**
- 10.166 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 10.167 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.168 The application is supported by a Transport Statement and Travel Plan Statement.
- 10.169 Vehicular access to the site would be from Mount Pleasant to the northeast of the site as well as from Lucy Cavendish Road to the southwest of the site. There will also be a vehicular access on Lady Margaret Road to the South of the site.
- 10.170 At present, there are currently 3 separate vehicular accesses along Mount Pleasant all leading to individual informal parking areas adjacent to the existing buildings. This would be altered so that there are only two vehicle accesses resulting in an 'in and out' style of entrance and exit.
- 10.171 There is also an 'in and out' vehicular access outside The Knott on to Lady Margaret Road. This would not be altered.
- 10.172 The vehicular access along Lucy Cavendish Road will be altered to be located to a more northerly point along this road. There would still be only one vehicular access point.
- 10.173 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions.

10.174 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.175 **Cycle and Car Parking Provision**

10.176 Cycle Parking

10.177 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L.

10.178 Appendix L states that for student accommodation, there must be 1 space per 2 bedspaces within the City Centre and 2 spaces per 3 bedspaces for the rest of the city. It also requires 1 visitor space per 5 bedspaces. The proposal would provide 162 cycle parking spaces (106 two tier stacking spaces and 16 Sheffield Stands). As the site is located on the edge of the city boundary, the proposal would need to provide 92 spaces for students and 28 visitor spaces, this would be a total of 120 cycle parking spaces. The proposal would provide 162 spaces and as such would comply with the parking standards set out.

10.179 Car parking

10.180 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Inside the Controlled Parking Zone the maximum standard is no more than one space per building for any building size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.

10.181 At present, there are approximately 16 informal parking spaces located within the site, some located to the front of Fosdene, Whinside and The Gables and some located in the rear garden space of Whinside.

10.182 The proposal would amend the car parking on the site to be a more formal arrangement with parking bays which run parallel to Mount Pleasant. There would be 2 marked out disabled spaces with 5 parallel spaces that are suitable for disabled use and 4 standard spaces. This results in a total of 11 parking spaces. Appendix L states that there must be a maximum of 28 car park spaces for a development of this scale.

10.183 The proposal is located in a highly sustainable location with a number of services within both walking and cycling distance. St Johns College itself would also be in walking distance with university services.

10.184 The proposal would be car capped development as there would only be a limited number of spaces on the site and the College would control this through university parking permits and residential permits would not be given as part of the development. The site is also located within a controlled parking zone.

10.185 As the site is in a sustainable location and is located within an area which can realistically control and enforce parking, subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.186 **Amenity**

10.187 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

10.188 Neighbouring Properties

10.189 The closest adjacent neighbouring property is Benet House located some 20m to the north west of the site.

10.190 As highlighted within this report, the site benefits from a large number of mature trees that are located within the site, but also bound the south western north western and north eastern boundaries. These trees and vegetation range in scale from shrubbery to 30m high trees.

10.191 Due to this mature vegetation along the north western boundary, although the development is larger in scale and would be closer in proximity to this boundary, it would act as a screen and would limit any impact to this adjacent property.

10.192 This boundary treatment would also limit the impact the proposal would have on the adjacent properties at Lucy Cavendish College to the south west as well as Edward House and Storey's House to the north east. These buildings are also located circa 18m from the proposal.

10.193 In terms of residential impacts within the site itself, the new buildings are located and designed so that communal rooms are located closest to the adjacent buildings and that there is adequate separate between buildings so that there is an acceptable level of separation therefore limiting privacy concerns.

10.194 In light of the above, due to the mature vegetation on the site which provides informal boundary treatment, the appropriately designed and located buildings, the proposal is not considered to cause harm to the

amenity or living condition of any neighbouring occupiers. The proposal would be acceptable in this regard.

Future Occupants

- 10.195 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 10.196 As the proposal is for student accommodation, there is no requirement for the proposal to comply with residential space standards and as such Policy 50 and The Nationally Described Space Standards do not apply.
- 10.197 The existing buildings at present provide a poor standard of living accommodation with small rooms and a low level of daylight. The proposed development would provide a high quality of student accommodation with each room benefitting from en suites and being of an appropriate size. As new buildings have been created, these have also been positioned so that each room receives an acceptable level of daylight. The proposal is considered to be acceptable in this regard.

Accessibility

- 10.198 Policy 51 requires all housing development to be of a size configuration and internal layout to enable Building Regulations requirement M4(2). As the proposal is for student accommodation, the proposal is not required to comply with this Policy. However, Policies 56 requires that proposals meet the principles of inclusive design and in particular meet the needs of disabled people, the elderly and those with young children. Policy 57 requires new buildings to be convenient, safe and accessible for all users.
- 10.199 The occupiers of the site would be single occupants and would not provide accommodation for families or groups. Each new building (AC01-AC05) would benefit from lifts which would allow every room to be accessible. The proposal is also providing 7 new fully accessible rooms for students with disabilities.
- 10.200 The proposal would therefore allow for future occupiers and any guests that they may have irrespective of any accessibility needs to visit them at any time.
- 10.201 The only property that would not provide this is The Knott however, as this building is proposed to be extended and is not a new building, it is not considered reasonable or practical to ensure that this building is fully accessible.

10.202 Overall, the proposal is considered to be accessible for all users and would meet the needs of people with accessibility needs.

Construction and Environmental Impacts

10.203 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.

10.204 The Council's Environmental Health team have assessed the application and recommended no objection to the proposal subject to the imposition of several conditions. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers.

10.205 These conditions are considered reasonable and necessary to impose.

10.206 The proposal would therefore comply with Policy 35 in this regard.

10.207 Summary

10.208 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 56, 57 and 58.

10.209 **Third Party Representations**

10.210 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Impact on Heritage Asset	See Paragraphs 10.81 – 10.123
Loss of existing buildings	See Paragraphs 10.88 – 10.100
Loss of Trees	See Paragraphs 10.125 - 10.137
Environmental Health Impacts	See Paragraphs 10.207 – 10.210
Unsustainable Development	See Paragraphs 10.139 – 10.153
Poor Boundary Treatment	See Paragraph 10.71
Footpaths should be widened to provide separate cycling facility along Mount Pleasant	This is outside of the application sites red line boundary and is not a requirement of the scheme.

10.211 **Planning Obligations (S106)**

10.212 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (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.

10.213 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

10.214 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

10.215 Heads of Terms

10.216 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Obligation	Contribution / Term	Trigger
Release of Properties/Rooms to Private Rental Market	The release of at least 60 existing student rooms back to the Private Rental Market	26 Rooms at The Whitehouse, Madingley Road after completion of buildings. 34 rooms at either Richmond Terrace or Park Parade to be released in one year after completion. (2028/2029)
S106 Monitoring and Administration fee	£2,200	TBC

10.217 Release of Properties/Rooms to Private Rental Market

10.218 As part of the public benefits of the proposal, the applicant has indicated that as a result of the proposal, they will be able to release at least 60 existing student rooms to be available to the private rental market. The proposal would ensure that existing students would be moved to the postgraduate campus and as such there would be scope to provide this.

- 10.219 24 of the rooms would be available upon completion of the proposed scheme and the 24 rooms would consist of 15 different properties across two buildings at an address known as the Whitehouse on Madingley Road.
- 10.220 A further 34 rooms would then be released at a later date through the release of either 9 properties (35 rooms) on Richmond Terrace, which consists of 8 x 4 bed buildings and 1, 3 bed building. Should this not be possible, the College would release 7 properties (1 x 8 bed, 1 x 7 bed, 2 x 4 bed, 1 x 4 bed and 1 x 1 bed flat) on Park Parade.
- 10.221 These properties are considered to be necessary to be released back to the private rental market to allow greater choice and variation for residents in Cambridge.
- 10.222 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010 in accordance with policy 85 of the Cambridge Local Plan (2018).
- 10.223 **Other Matters**
- 10.224 Bins
- 10.225 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 10.226 The proposal would provide Bin Stores that are integrated into the development, with the main bin store being located at the south west of the site along Lucy Cavendish Road. The college currently have a management system where cleaners and staff empty the bins within the accommodation and utilise private companies to empty the bins.
- 10.227 In light of the above, the proposal is considered to comply with Policy 57 in this regard.
- 10.228 **Planning Balance**
- 10.229 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- Summary of harm*
- 10.230 The proposed development would result in the loss of 3 existing buildings which are noted as being positive unlisted buildings within the West Cambridge Conservation Area. The demolition of these buildings is

considered to cause a moderate level of less than substantial harm to the West Cambridge Conservation Area.

10.231 In addition to this, the proposal is also considered to cause harm by virtue of the loss of trees on the site, to which the Council's Tree Officer has indicated that the proposed planting is not considered to be sustainable and that there will be conflicts with the existing trees on site due to the construction impacts.

Summary of benefits

10.232 The proposed development would result a development of new and extended buildings which would amount to a postgraduate cluster of student accommodation. The proposal is well designed and would relate acceptably the historic architectural features of the existing buildings as well as those within the wider character and appearance of the area.

10.233 The proposal would result in the release of at least 60 existing student rooms (18-22 properties) to be released back to the private rental market. This would allow for greater choice and availability for the general public which are looking for rental properties within Cambridge. Given the housing pressures within the city, this number of properties to be made available is a public benefit which is given significant weight.

10.234 The proposal would also offer a highly sustainable development which would seek to achieve the highest levels of low carbon developments which would not use fossil fuels in new buildings and would be of Passivhaus standard.

10.235 The proposed development would also provide high quality student accommodation in comparison to the existing accommodation available and being used within the site. Rooms would be en-suites with acceptable levels of daylight, something that is not provided by the current accommodation.

10.236 The proposal would also provide Biodiversity Net Gain on the site.

10.237 When considering the application within the planning balance, the harm caused by the demolition of the existing buildings and trees being removed is considered to be outweighed by the public benefits, which in this instance is the release of 60 student rooms at other properties throughout the city back to the private housing market; biodiversity net gain; a highly sustainable form of accommodation and economic benefits due to the construction related activities and employment opportunities required to manage the site when complete.

10.238 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval.

11.0 Recommendation

11.1 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

11.2 In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

12.0 Planning 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 external materials except the brickwork to be used in the construction of the development, hereby permitted, shall follow the specifications in

accordance with the details specified within the application form and approved plans 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)).

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

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

5. No development above ground level shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority.

Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed

- Flood Risk/Drainage Strategy Report Part 1, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-RP-C-0001, Dated: 28th June 2023.
- Flood Risk/Drainage Strategy Report Part 2, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-RP-C-0001, Dated: 28th June 2023.

- Foul and Surface Water Drainage Operation and Maintenance Document, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-RP-C-0002, Dated: 28th June 2023.
- Additional Details 1, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-COC-001, Dated: 10th August 2023.
- Surface Water Drainage Contingency Plan, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-CO-C-003, Dated: 29th August 2023.
- Additional Details 2, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-COC-004, Dated: 21st September 2023.

And shall also include:

- a) Full calculations detailing the existing surface water 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 an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;

- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Permissions to connect to a receiving watercourse or sewer;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts. In accordance with Policies 31 and 32 of the Cambridge Local Plan (2018).

6. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts

7. No building shall be occupied until the approved carbon reduction strategy for that building, as set out in Max Fordham - Sustainability and Energy Statement Issue 2 (June 2023) has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational 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 approach to meeting the required reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any building.

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).

8. The development hereby permitted shall be designed in accordance with the Passivhaus standard, as set out in the Mac Fordham Sustainability and Energy Statement Issue 2 dated June 2023.

Prior to occupation, within 6 months after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of

buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

9. The development hereby permitted shall achieve a minimum water efficiency specification of 4 Wat01 credits using the BREEAM Wat01 water efficiency calculator.

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).

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

These details shall include:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

- b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, tree pit details and an implementation programme,;

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.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

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

e) External lighting details including a lighting impact assessment and mitigation scheme as well as including Isolux contour plans

All hard and soft landscape works shall be carried out and maintained 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 with the Local Planning Authority. 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 34, 55, 57, 59 and 69).

11. Details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground work commencing on site.

Details of the green biodiverse roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
- c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- e) A management/maintenance plan approved in writing by the Local Planning Authority,

All works shall be carried out and maintained thereafter in accordance with the approved details

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).

12. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) The statement of significance and research objectives;
- b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

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

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the

site where possible

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

iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

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

14. No demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: in the interests of highway safety

15. Two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access along Mount Pleasant measured from and along the highway boundary. The splays shall be within land under the control of the applicant and not within the adopted public highway. The splays 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.

16. The proposed access roads and internal routes 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.

Reason: for the safe and effective operation of the highway

17. Prior to the first occupation of the site that the redundant vehicular crossing serving Whinside be removed, and the footway returned to having full face kerbs.

Reason: For the safe and effective operation of the highway

18. All ecological measures and/or works shall be carried out in accordance with the details contained in the submitted Ecological Impact Assessment by Delta Simons dated June 2023 (Project Ref 22-11146.01).

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57)

19. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site

proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

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

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 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.

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

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

22. 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).

23. 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).

24. 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)

25. 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).

26. Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- I. Six slow electric vehicle charge points with a minimum power rating output of 7kW
- II. Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for five car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required
- III. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded.

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

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

27. The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development hereby approved shall not exceed the plant rating level emission limits as detailed within the Accon UK Ltd noise assessment (Version number: A4722/N/001) dated 25th June 2023.

Reason: To protect the amenity at neighbouring properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

28. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms facing the highway to negate / replace the need to open windows, in order to protect future

occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

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

Reason: To protect the amenity of future occupiers from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

29. The cycle stores shall be carried out in accordance with the details provided on plan numbers:

- 818 SITE 182 P1
- 818 SITE 181 P1
- 818 SITE 120 P5
- 818 AC01 120 P1
- 818 AC01 140 P1
- 818 AC01 142 P1
- 818 AC01 143 P1
- 818 AC02 142 P1
- 818 AC02 141 P1
- 818 AC02 140 P1
- 818 AC02 120 P1
- 818 AC03 120 P2
- 818 AC03 140 P1
- 818 AC03 142 P1
- 818 AC03 141 P1

- 818 AC04 120 P3
- 818 AC04 141 P1
- 818 AC04 140 P1
- 818 AC05 120 P3
- 818 AC05 140 P1

The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

30. The bin and stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Informatives

Infiltration

Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If for an outline application it is not feasible to access the site to carry out soakage

tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

Green Roofs

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

Pollution

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

Archaeology

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI

External Lighting

Details of the assessment of external lighting shall include the following.

- (i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors)
- (ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

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

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

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The Greater Cambridge Design Review Panel



St John's College, Mount Pleasant, Cambridge

27th April 2023

Confidential

The [Cambridgeshire Quality Charter for Growth](#) sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Greater Cambridge Design Review Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Attendees

Panel Members:

Russell Brown (Chair), Founding Partner of Hawkins\Brown Architects
Anne Cooper (Character, Architecture/Conservation), Director at AC Architects
Parthena (Nopi) Exizidou (Character, Climate), Net Zero Transition Lead for the British Antarctic Survey
Angela Koch (Character, Community), Founder, Imagine Places
Dave Murphy (Character, Connectivity), Transport Consultant, Associate at Momentum
Fiona Heron (Character, Landscape), Founder of Fiona Heron Limited

Applicant Team:

Dr Jon Burgess, Director, Head of Cambridge, Turley
Jessica Tearney-Pearce, Capital Projects-Co-ordinator, St John's College
Adrian Nicholas, BB&C Architects
Keir Dixon, Savills
Robert Myers, RMA
Oliver Cooper, Max Fordham

LPA Officers:

Joanne Preston, Principal Urban Designer/Panel Manager
Katie Roberts, Panel Support Officer
Tom Chenery, Senior Planning Officer
Gail Broom, Principal Conservation Officer
Leonie Walker, Urban Designer
Helen Sayers, Landscape Architect

Scheme Description and Background

Site

The site comprises 4 residential villas situated on the south-eastern side of Mount Pleasant, Cambridge. The site is approximately 160m in length and bounds the junctions of Lady Margaret Road and Northampton Street to the south. The 4 Villas are known as Whinside, The Knott, Fossdene and The Gables.

The site is within the West Cambridge Conservation Area and it also bounds the Castle and Victoria Road Conservation Area to the northwest. The West Cambridge Conservation Appraisal identifies the buildings as positive unlisted buildings. A number of trees on the site benefit from TPOs but all trees are afforded blanket protection as a result of their location in the Conservation Area. The site is bound by student accommodation to the north, northeast and southeast.

The 4 villas were historically independent residential properties but presently they are owned by St John's College and are used as student accommodation by Lucy Cavendish College.

Planning History

There is limited planning history on the site although there is history of developments on nearby sites.

- Fossdene benefitted from planning permission in 1994 for the change of the use of the garage at to a 1-bedroom flat.
- Whinside gained planning permission in 1990 for the change of use from the dwellinghouse to multiple student occupation of 16 students.

There are no other documented planning applications for development at the relevant properties.

Planning permission was granted in 2020 (application reference 20/03342/FUL) at the adjacent site to the southwest (Lucy Cavendish College) for the demolition of a

building and the erection of a four-storey building providing student accommodation, a college café and social learning space.

In 2018 planning permission was granted for extension to the Norfolk Building which is part of St Edmund's College to the North of the site which erected 16 student rooms, offices and research space and 6 family accommodation units.

Proposal

The proposal seeks redevelopment of the site for the following:

- Demolition of the existing villa Fosdene and the erection of a student accommodation block (AC1)
- Demolition of the existing villa Whinside and the erection of a student accommodation block (AC2)
- Demolition of the existing villa The Gables and the erection of a student accommodation block (AC3)
- Erection of a two-storey extension to the northern western elevation of The Knott.
- Erection of 2 student accommodation blocks (AC4 and AC5) in the rear portion of the site bounding the private entrance track to Lucy Cavendish College to the southwest.
- Erection of associated landscaping and structures which would accommodate cycle parking.

Officers have conducted 3 pre-application meetings with the applicants to date as well as a focused workshop on design/conservation and a separate focused workshop on trees/landscape.

Declarations of Interest

There are no conflicts of interest.

Previous Panel Reviews

This is the first time the scheme has been reviewed by the Panel.

Greater Cambridge Design Review Panel Views

Summary

After the site visit, the panel took a different view of the character of this site, and how it contributes to the West Cambridge Conservation Area, than the conservation officers.

They accept the case for the demolition of the three villas, (Whinside, Fosssdene and The Gables) and see the logic in retaining the best parts of The Knott and extending this, given its prominence on the corner of Mount Pleasant and Lady Margaret Road. There is also a logic to bringing a new pedestrian route by the side of The Knott, to clarify and strengthen the links back to the main College campus.

The panel appreciated the long engagement of the design team with the project, their careful analysis of the site and commitment to make this new residential campus a viable asset for St John's College. The amount of information available for the DRP bore witness to all this hard work.

The panel accepted that the options for retention of all the buildings had been investigated with an open mind, and in sufficient detail to make a clear case for partial demolition. The panel welcomes the proposal to build to fully certified Passivhaus standards and the comprehensive sustainability matrix developed by Max Fordham (and their attendance at the presentation). They also welcomed the initiative to try to reuse 25% of the existing building fabric (mainly bricks and roof slates), gained from careful demolition.

The panel believes that the massing on the sites of the three demolished villas could increase to 3 or 4 stories, under the huge trees, without unduly impacting on the Conservation Area. This may allow the scheme more flexibility, to provide the target for accommodation, without introducing two new blocks into the existing gardens. A number of suggestions were made as to how the new villa floor plans could become more individual and distinctive, responding more creatively to the surrounding garden landscape, offering different types of accommodation, or by

adding a level of detail to the floor plans to respond to the provision of daylight, specific views, informal seating in corridors or the addition of building elements outside the Passivhaus form.

The landscape proposals suffered from the need to introduce two new villas in the existing gardens, and the introduction of a paved, central quadrangle that seemed alien to the historic nature of the site. In the discussion, it was agreed that at the next level of design, the garden spaces could become more particular to the buildings and offer a range of experiences and a stronger relationship between outside and in e.g., seating outside related to the ground tower kitchens.

The huge existing trees have a significant impact on the wider context and the specific layout of the new buildings. The documentation needs to be clearer; as to which trees are to be retained and removed, and if new trees are proposed can they be of significant scale?

The panel accepted the need for car parking on the site (13 spaces reduced from 20 currently) but recommended that the 'second street', running parallel to Mount Pleasant, is broken up into courtyards potentially with different materials, or a range of enclosures, so that it reads less as a traffic route.

Finally, if the scheme comes back to the DRP, it would be good to see a more developed management plan that could address issues of distance to bins and cycle store (maybe relocated to help integrate villa massing with the gardens), security (limiting number of ways into the site), management of the split between the main College campus and this site, managing deliveries and taxi/uber drop offs etc.

Detailed Comments

Climate

The panel welcomes that the building will be to certified Passivhaus standards and had asked what other sustainability targets had been set for the project. Max

Fordham's explained that they had developed a sustainability matrix that included: soft landings, thermal comfort, daylight, air quality, acoustic privacy, biodiversity, operational and construction embodied carbon etc.

The design team are also contributing to the circular economy by targeting 25% re-use of the building materials reclaimed from the demolished villas. The embodied carbon is being monitored at initial stage and then at RIBA Stage 3 (planning submission).

As a measure of the success of the sustainable initiatives; no additional electricity loading is anticipated while increasing the site use from 37 to 103 bedrooms. This is a measure of the impact of the Passivhaus standards combined with the use of domestic scale air- sourced heat pumps.

The provision for renewable sources of energy has been tested but photo-voltaic panels have little impact due to the extensive tree canopy (future adaptation will be safeguarded). The panel welcomed the comprehensive sustainability strategy and all of the panel's usual requests has been thoroughly addressed. The case for demolition has been thoroughly researched.

Architectural Character

The site visit was very helpful in understanding the contribution the buildings and trees make to the Conservation Area. Beyond the first, highly visible buildings at The Knott, the boundary with Mount Pleasant Road is unremarkable and marred by a dilapidated fence. In the panels view none of the partial views of the villas really contribute to the wider Conservation Area, and the elevations are mostly in poor condition. The pedestrian experience of Mount Pleasant is further compromised by the steep slope across the road. In this context, the scale and experience of the site is set more by the tall trees than the existing buildings.

The panel agreed that the scheme represented a 'tug of war' between the need to provide high quality, efficient and attractive accommodation for the College and the constraints of the Conservation Area. The panel accepts the rationale for the

demolition of the three existing villas (retaining and extending The Knott), accepting the need to provide buildings that reflect the aspirations of the College, and are fully accessible and rigorously sustainable, in a way that will attract postgraduates to St John's College.

The symmetrical layout of the four new villas around a quadrangle does seem alien to the language of the existing villas, and to the current informal garden landscapes under a dominant tree canopy. In thinking through the pedestrian cycle routes and wayfinding around the site, establishing a clearer hierarchy of a main pedestrian route (well-lit and monitored from The Knott), rambling through the centre of the combined site, but recognising the garden boundaries, could help achieve the masterplan strategy set out in the presentation. This might also help clarify the purpose and nature of the security arrangements at the boundaries to Mount Pleasant and Lucy Cavendish College's service road and carpark.

There was a concern that the CGI's of the proposals did not have the quality of the precedents of details and use of materials included in the presentation. Again, as more detail emerges the elevational drawings could better capture this quality of material choice and invention of detail.

If there is a cleared site, behind The Knott, and the retained circular, garden space; could the design team look at more massing options, including looking at three larger buildings, with more varied forms. These could still be set away from the taller buildings on the Lucy Cavendish College site.

The panel understand the constraints of Passivhaus but more varied forms, could embrace the landscape more directly. This might be achieved by adding winter gardens, green houses, balconies, outbuildings, cycle stores etc to enrich the basic forms. This could also help create a range of gardens or courtyards between the buildings and interacting with the Mount Pleasant boundary.

This variety of forms and massing could include taller buildings, or parts of buildings, up to 3 or 4 stories. If there still need to be accommodation in the gardens, then

these buildings could be more 'subservient' following the hierarchies of the current site.

Landscape Character

The designers need to further explore the character of villas, and how they interact with their large gardens. Each of the existing villas are different and create different relationships with their gardens and external spaces. The panel understand that the restrictions of the 'form factor' lead to rectangular forms, but could cycle stores, garden buildings, rental stores, walls/fences and planning help create a variety of landscape spaces around the buildings. Can the external spaces have stronger links to the kitchen/communal spaces. Can the buildings have a less formal relationship to each other, and the surrounding landscape?

The panel are not convinced of the grouping of buildings 3 and 5 (and their mirrored forms), and see the proposed quadrangle is alien to the villa garden pattern. The circular space to the rear of the Knott is successful in striking a romantic note. Could a vision statement of how each building frames the spaces around a new footprint be useful to develop the next stage of detail? It would help clarify the discussion to establish a clear tree strategy, being definitive about what trees are retained or removed, and what are the qualities of these huge, individual trees. Where new trees are introduced, the importance of large trees was emphasized to maintain the character of the site and how they interrupt the skyline above the buildings.

The landscape strategy, as presented, showed the four existing gardens with their historic landscape divisions retained, whereas the proposed scheme links the two central gardens around a hard landscape 'quadrangle'. If the nature of large individual villas, in separate garden settings, is to be retained then each villa needs to be different and to address the immediate outside spaces in a more direct, and distinct manner.

The panel understand the logic for keeping the minimum parking to the boundary with Mount Pleasant but raised concerns about the "second road", which could be broken up by a number of means such as changes in surface materials, creating

courtyard areas around the villas and avoiding an expanse of tarmac. The screening of the cars, creating a new boundary with Mount Pleasant, needs to be imaginatively handled using railings, hedges etc to create different settings for each building. This can provide passive surveillance, activity and lighting along what is currently a poor boundary condition.

Community

The client explained that the focus of the new campus will be single, or postgraduate students, family accommodation is provided elsewhere in the College. Around half of the students will come from abroad, often coming from living in student halls of residence. It is important that they live in supportive household groups, from 1 to 4 years.

In order to help avoid isolation, and engender a sense of community, the kitchens are large with areas of soft seating in a multi-purpose space, in line with the brief from the user group of college students. The panel suggested that, as the designs develop, there could be more variety introduced into the internal layouts (including entrance halls, corridors with seating, window seats, inside/outside spaces, balconies, glazed bays etc). Can the relationship between the landscape, and the other buildings and the internal spaces be more clearly characterized?

There remains a concern that the different means of accessing the new buildings by vehicles or as pedestrians or cyclists, and particularly at night could be confusing. Could the current proposals be reconsidered and wayfinding and the sense of arrival improved?

Connectivity

Cycling and walking

Specific provision is welcomed, although the locations could be better integrated to relevant living blocks for better proximity to each living space for more ownership and integration with its users, particularly those blocks located adjacent to Mount Pleasant.

This provision should also ensure flexibility and space to accommodate future trends such as e-bikes and scooters and larger bikes in a secure facility. To support reduced need for deliveries and car use, a hub of some form for cargo cycle hire would be worth considering which could also accommodate basic cycle maintenance facilities.

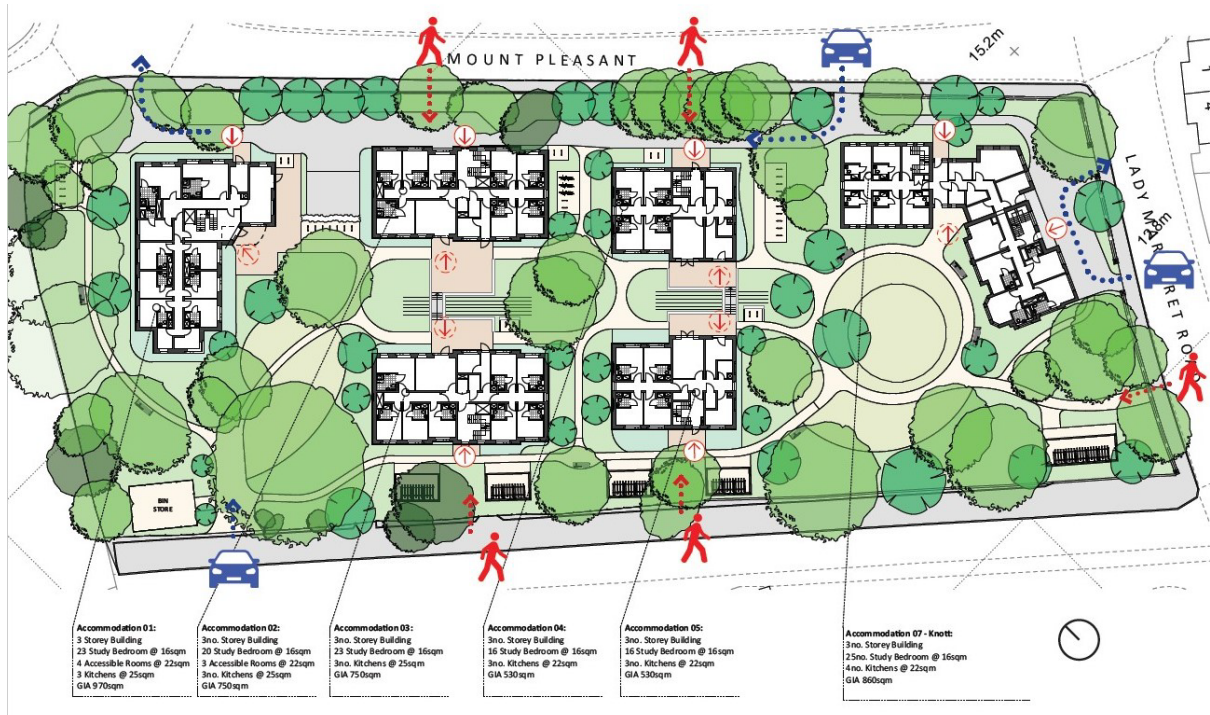
Car parking

A minimum level of parking provision is indicated and would be supportive of the well-connected location and promotion of walking and cycling, acknowledging that some provision is required for specific students and for Blue Badge provision. The internal vehicle link adjacent to Mount Pleasant accommodate the majority of the parking provision although the current layout lends itself to a linear car park that may dominate this section. Breaking up of this provision and/or using appropriate screenings on the northern boundary may help with this.

Servicing

It is understood that there is no Facilities Management provision or presence on the site. The intention for all deliveries to be undertaken from a focused entrance on Lady Margaret Road and the rationale is understood, however the practicality of this accommodating all deliveries including online shopping, takeaway deliveries would need specific management process, noting the distance of the delivery point from the majority of the residential blocks. This should be supported by a well-considered and practical process (which is understood to be used on other sites / colleges), although an alternative that allows for such deliveries to be made within a reasonable proximity to each block would benefit students for the transfer of heavy / bulky shopping for example.

Notwithstanding Facilities Management will not be present on site, it is understood that they would undertake waste collection and transfer from each block to the Bin Store in the north-west corner, this is some distance and does not allow easy flexibility for students to deposit their own refuse. This would need to be supported by appropriate strategy and equipment (powered pullers/carts which would need their own storage, suitable routing and timing).



Proposed site plan taken from the applicant's presentation

The above comments represent the views of the Greater Cambridge Design Review Panel and are made without prejudice to the determination of any planning application should one be submitted. Furthermore, the views expressed will not bind the decision of Elected Members, should a planning application be submitted, nor prejudice the formal decision making process of the council.

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Agenda Item 7



Planning Committee Date	6 th December 2023
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/01579/FUL
Site	Land Adj The Ship Northfield Avenue Cambridge Cambridgeshire CB4 2LG
Ward / Parish	Kings Hedges
Proposal	Residential development containing nine dwellings along with access, car parking, landscaping and associated infrastructure
Applicant	Constructa Ltd and Charles Wells Ltd
Presenting Officer	Alice Young
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Principle of development 2. Residential amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for a residential development containing nine dwellings along with access, car parking, landscaping and associated infrastructure on land adjacent to the Ship public house on Northfield Avenue.
- 1.2 The site, according to Council records, falls within the curtilage of the protected pub (under article 4) and the pub and the site are in the same ownership. Policy 76 states that the loss of any part of a public house, or its curtilage will only be permitted if it can be demonstrated that the pubs viability will not be adversely affected, and the loss of the land would not detract from the prevailing character and appearance of the area including where the building is of merit or has any distinctive architectural features. The applicant has submitted a statement detailing that the pub is classed as mainstream pub which predominantly sells only drinks (a 90/10% split). Officers have researched the pub and agree with these findings that the pub is not considered a destination pub whereby visitors travel a long way to visit it. It is very much a pub which serves the surrounding residential community. As the pub is easily accessible by foot, bike and bus and alternative car parking has been approved under 21/02677/FUL, officers are satisfied that the proposed development of the car park would not adversely affect the pubs viability.
- 1.3 Currently the site is considered a negative feature of the street scene which provides little public value. Officers concluded that, given the layout, scale and design of the proposed dwellings, the proposal would result in enhancing the street scene and creating a more distinctive place. The dwellings themselves would adopt sustainable design and construction measures, create generous gardens and high-quality internal spaces and prioritise sustainable travel, while preserving the amenity of surrounding neighbours and delivering significant biodiversity net gains.
- 1.4 Officers, therefore, recommend that the Planning Committee approve the development subject to conditions.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	

Local Neighbourhood and District Centre		Article 4 Direction	x
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- 2.1 The application site comprises land adjacent to the Ship public house which is predominantly hardstanding used for car parking. The land is in the ownership of the pub. While the car park is adjacent to the pub, it is included in the article 4 direction on the pub meaning the site is protected.
- 2.2 The site is located on the southern side of Northfield Avenue south-west of the Ship pub, and backs onto Cameron Road to the south. South of the site on the opposite side of Cameron Road is a large play area with dwellings facing north-west onto the open space and the North Arbury Chapel sited adjacent to the play area to the north-east.
- 2.3 A bus stop is sited on the southern side of Northfield Avenue directly adjacent to the site boundary to the south-west. On the corner of Northfield Avenue and Cameron Road adjacent to the site, there are several mature trees which, while not protected via a TPO or by virtue of being within the conservation area, are important to the character of the street scene.
- 2.4 The site falls within an area of low surface water flood risk (1 in 1000 years).

3.0 The Proposal

- 3.1 The proposal seeks planning permission for a residential development containing nine dwellings along with access, car parking, landscaping and associated infrastructure.
- 3.2 This application follows a series of applications to re-open and refurbish the pub to the north-east of the site which are listed below.
- 3.3 The application seeks to overcome officers concerns with the previously withdrawn application on site for 7 dwellings (22/01938/FUL).

4.0 Relevant Site History

Land adjacent to the Ship

Reference	Description	Outcome
22/01938/FUL	Residential development containing seven dwellings along with access, car parking, landscaping and associated infrastructure	Withdrawn

The Ship

Reference	Description	Outcome
22/01761/ADV	Installation of various non-illuminated and illuminated signs.	Permitted
22/00740/FUL	Infill of porch to form internal trading space; cladding to part of elevation; alteration to front entrance lobby; construction of covered pergola to garden and alterations to picket fence.	Permitted
21/02677/FUL	External works including changes to the existing pub curtilage, new boundary treatments and introduction of car and cycle parking	Permitted

4.1 22/01938/FUL was withdrawn because officers had concerns regarding the design of the development and the noise impact to the proposed occupiers of the dwellings arising from the pub use adjacent. The design concerns focused on the quantum, size and siting of the dwellings creating a cramped layout and consequent street scene and character impacts.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 30: Energy-efficiency improvements in existing dwellings
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 76: Protection of public houses
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

N/A

6.0 Consultations

6.1 County Highways Development Management – No objection.

6.2 Subject to conditions/ informatives:

- Submission of a traffic management plan,
- Highway drainage (paved areas constructed so no private water drains from the site onto the highway),
- Bound materials used in construction of car park
- Restricting operation hours of larger construction vehicles

- Securing visibility splays
 - Requiring the redundant vehicular crossing to be removed
 - Requiring plants to be at least 1m from the highway
 - A highway licence informative
- 6.3 The development may 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.
- 6.4 Sustainable Drainage Officer – No objection.**
- 6.5 Subject to conditions requiring further details on:
- Surface water drainage
 - Foul drainage
- 6.6 Cadent Gas – No objection.**
- 6.7 Archaeology Officer – No objection.**
- 6.8 Subject to conditions/ informatives:
- Programme of archaeological work
 - Archaeology informative
- 6.9 Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.
- 6.10 Ecology Officer – No objection.**
- 6.11 Subject to conditions:
- Securing bird and bat box provision and hedgehog holes in boundary fences
- 6.12 Note that a preliminary ecological appraisal has not been submitted with the application. However, the biodiversity net gain plan, includes details of existing baseline habitats of primarily hard standing and amenity grassland. Some existing trees are proposed for removal, I defer to arboricultural colleagues on this matter and note replacement tree planting is proposed.
- 6.13 The proposed use of EM2 seed mix in the residential gardens is deemed unlikely to be maintained to achieve moderate condition, nor fulfil the desired amenity requirement of residents. Suggest replacing with EL1

Flowering Lawn mixture. The BNG metric may require updating in relation to this. However, a biodiversity net gain remains achievable.

6.14 Environmental Health – No objection.

- 6.15 1st Comment: Insufficient information. Having reviewed the acoustic assessment provided with the application, we consider that it is not unreasonable to assume that adverse noise impacts may arise on the completed development as a result of the typical use of the The Ship public house next door, whether that be through use of the external beer garden, noise breakout from the pub or the operation of the pubs' kitchen extract.
- 6.16 Whilst the acoustic assessment has to an extent considered comments that we made in response to the previous application (reference 22/01938/FUL) and a more detailed assessment of noise has been made, we are still uncertain of the significance of the noise reported in the gardens and at the facades of the proposed dwellings or indeed if impacts can be adequately mitigated. The assessment uses the principles of BS8233:2014 as a basis for identifying acceptable internal noise levels within the proposed development (acceptable daytime and night-time levels). However, we do not consider this standard to be appropriate for assessment of noise from the activities at the pub. BS8233 considers "anonymous" noise sources without character – hence different to the noise sources associated with the pub. Additionally, more weight needs to be given to maximum noise events, the nature of which will likely be the greater source of annoyance to future residents. Significance of noise impacts on the proposed development have not been demonstrated and therefore we do not have enough confidence to be able to support this application in principle at this stage.
- 6.17 2nd Comment (after submission of further acoustic information and alteration of scheme): No objection subject to conditions. Environmental Health support this application. However, further detail will be required on the final noise mitigation scheme (windows and gardens). This can be required through a bespoke noise insulation / mitigation scheme condition and a bespoke acoustic fence condition.
- 6.18 The pub is now operational and Environmental Health Officers have made several visits to site during the daytime and night-time hours to try to specifically pinpoint relevant issues and aid in providing a more informed judgement. Following review of the additional detail and based on what we have identified during our visits, our primary concern is the potential noise impacts of customer use of the external seating area at The Ship public house next door (impacts on gardens and on internal noise levels, particularly at proposed Plots 1 and 2). We are now more comfortable with the proposed gardens and note that a 1800mm "acoustic fence" will be

constructed around the gardens of Plots 1 and 2. Final confirmation and construction details on this can be required through a bespoke planning condition.

6.19 With regards to the internal noise levels in the proposed new dwellings (particularly Plots 1 and 2), there are issues that we will have to agree to disagree on with Acoustical Control Engineers and Consultants, specifically around the assessment and interpretation of noise from customers using the external seating area and the external noise environment at the pub generally. That said, the recent submission indicates that the applicant has committed to providing “acoustic windows” for the bedrooms and lounges at Plots 1 and 2. If designed and installed correctly, these are windows that should provide enhanced sound reduction even when opened. No details have been provided on the windows proposed. A mechanical ventilation scheme is also proposed for each of the new dwellings.

6.20 Recommended conditions:

- Construction hours
- Piling
- Dust
- Unexpected contamination
- Acoustic windows and alternative scheme of ventilation
- Acoustic fencing
- External artificial lighting

7.0 Third Party Representations

7.1 2 objections have been received raising the following issues:

- The biodiversity net gain does not include the destruction of existing biodiversity on site. The of the baseline BNG assessment makes a mockery of the system.
- Overprovision of car parking.
- The dwellings should have both air source heat pumps and solar panels.
- There should be more public routes through the site.
- Noise and disturbance during construction and after due to increase in cars.
- Car parking is not enough. Is there adequate parking for the pub?
- Where is the food van going to be located?
- More affordable housing.

8.0 Member Representations

8.1 Not applicable

9.0 Local Groups / Petition

9.1 CAMRA have been consulted on the application. No response has been received yet. If this changes, Members will be updated on the amendment sheet and/ or at planning committee.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

10.2 There is an article 4 protecting the pub 'The Ship' adjacent to the site and it appears that the site falls within the land protected as a public house under this article 4. The Ship pub is identified as a safeguarded public house (Appendix C) in the Cambridge Local Plan (2018). The site is predominantly hardstanding and has been used as a car park for the public house and surrounding area. On several visits to the site, it has not been well used, often occupied with only a food van (operating typically after 4pm) and a couple of cars.

10.3 The Ship pub was vacant for a prolonged period of time before it was refurbished and reopened. Following engagement with the Council on the land adjacent to the pub, the applicant submitted and received approval for the refurbishment of the pub and subsequently the pub reopened in December 2022. The refurbishment works (which were approved under 21/02677/FUL, 22/00740/FUL & 22/01761/ADV) included a small extension, external cladding, pergolas for enhanced outside seating, new signage, new landscaping, car and cycle parking. All these works appear to have been implemented, aside from the car and cycle parking and associated landscaping, and from a subsequent site visit, the pub seems to be well used.

10.4 While the Applicant questions whether the site is protected by an article 4 on the adjacent pub, the Council's mapping records show it does and the application will be assessed on this basis. Policy 76 states that the loss of any part of a public house, or its curtilage will only be permitted if it can be demonstrated that the pub's viability will not be adversely affected, and the loss of the land would not detract from the prevailing character and appearance of the area including where the building is of merit or has any distinctive architectural features.

10.5 The land is predominantly hardstanding and it appears that it has been used for car parking both for the pub and for public use. The car park is not controlled with no fencing restricting access for public use. The Ship pub has its own cellar, beer garden, dining and kitchen area and the proposed development would not adversely impact upon these areas. As part of the pub refurbishment works (under 21/02677/FUL) the beer

garden has been relocated to the north adjacent to Northfield Avenue and has been well landscaped to shield visitors from the road. Works have not been undertaken to provide the new car park (containing 6 spaces) to the rear of the pub.

- 10.6 The pub is located in Kings Hedges in the north of the city and is well connected with a bus stop along Northfield Avenue and cycle paths connecting the site to the wider city. The pub has only reopened last year after being closed for an extended time and, given the size and location of the pub, is considered to serve the surrounding community. It is not considered a destination pub where people travel long distances to come to the pub. This is reflected in the use of the car park which appears to be low. The Applicant has submitted a letter which confirms that the pub serves the surrounding community, and details that based on the demographics of the surrounding area, the pub is a mainstream pub which predominantly serves drinks. In the 12 months prior to September 2023, the trade was a 90% drink and 10% food mix. Taking these contextual factors into account, as the pub serves the local community, is well connected by footpaths, cycle and bus links and is not considered a destination pub, officers consider that the loss of the car park would not adversely impact upon the viability of the pub.
- 10.7 The pub building is a notable but muted marker within the street scene, however, is not protected by virtue of its architectural merits or historic importance. The car park adjacent is not a positive feature within the street scene given it is predominantly concrete with little soft landscaping. The development of the car park poses as an opportunity for enhancing the street scene and would not therefore detract from the prevailing character and appearance of the area.
- 10.8 Taking the above into account, the principle of the development is acceptable and in accordance with policies 3 and 76 of the Cambridge Local Plan (2018).
- 10.9 Design, Layout, Scale and Landscaping**
- 10.10 Policies 55, 56, 57 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 10.11 The site is wedge shaped, predominantly hardstanding with two small, grassed areas to the southern and northern ends of the site and lies sandwiched between Northfield Avenue and Cameron Road, so is highly visible from both streets. There is some screening of the site from the mature trees which lie outside the site to the south. The site, given it is predominantly hardstanding, is considered a negative feature in the street scene.

- 10.12 The site context is unusual, with the site being separated from the surrounding built form (aside from the pub building to the north) by Northfield Avenue and Cameron Road and then beyond this there are generous landscaped frontages with dwellings behind. Given this site location with the landscaped buffer to Aragon Close to the north-west and Cameron Road properties set behind a large playground to the south-east, the site is considered isolated. This isolation gives an opportunity for a respectful contrast to the surrounding character.
- 10.13 The proposed development comprises five two storey dwellings arranged in two short terraces in a stepped form fronting Northfield Avenue and four smaller dwellings sited in a staggered U- shaped block in the southern portion of the site. The development would, by virtue of its design and layout, have an active frontage to both Northfield Avenue and Cameron Road with the southern properties providing natural surveillance over the playground to the southeast. All dwellings would be two storey and have either dual or mono-pitched roofs, responding to the prevailing scale and design of the surrounding predominantly residential area. The massing has been meaningfully broken up by stepping the form, the solid to void ratio (window design) and clever use of materials to soften the appearance given the prominence of the site. This also responds to the surrounding pattern of development, most notably Northfield Avenue properties to the south. Dwellings have been carefully placed to allow for landscaped frontages, a key characteristic of the area, and relief from the built form.
- 10.14 Taking this into account, officers consider that the proposal is a contemporary response to the surrounding post-war properties which adopts key characteristics within the surrounding context. Subject to the quality of the materials and appropriate landscape management, the scheme would be a high-quality development which responds successfully to its context while creating a distinctive sense of place. Both the material samples and a landscape management plan will be secured via condition. Officers consider that it is reasonable and necessary to secure these details to ensure a high-quality development.
- 10.15 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59 and the NPPF.

10.16 Carbon Reduction and Sustainable Design

- 10.17 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 10.18 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the

design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

10.19 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

10.20 The Design and Access Statement details that the proposal seeks to reduce the energy consumption by use of passive construction measures, active energy efficient equipment, low carbon technology and potential for connection to the district heating systems as it may be viable in the future. The development would incorporate 100% energy efficient lighting, renewable electric heating (through air source heat pumps or solar panels) and mechanical ventilation heat recovery units alongside design measures to limit thermal bridging and air leakage. No sustainability statement has been submitted in support of the application. Nonetheless, officers consider that the development can meet the requirements of policy 28 but this will have to be evidenced by the submission of further information. This information can be secured via condition and officers consider this is a reasonable and necessary approach. The location of air source heat pumps and/ or solar panels will be secured via condition.

10.21 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal, subject to conditions, is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.22 Biodiversity

10.23 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

10.24 The application is not accompanied by a Preliminary Ecological Assessment. However, the site is predominantly hardstanding with only limited grass and trees and is used as a car park. Given the existing site characteristics, officers do not consider it is necessary to provide one.

- 10.25 A Biodiversity Net Gain Assessment has been submitted which demonstrates that the proposal would achieve a biodiversity net gain of 55% with a net gain of hedgerow units of +0.30. This exceeds the requirements of the SPD. To ensure that this biodiversity net gain is achieved on site, officers consider it necessary to impose a condition for works to be carried out in accordance with the submitted BNG assessment.
- 10.26 Provision should be made for bird and bat boxes. This will be secured via condition.
- 10.27 Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain subject to appropriate conditions. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

10.28 Water Management and Flood Risk

- 10.29 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.30 The site falls within Flood Zone 1 and is therefore at low risk of flooding.
- 10.31 The applicants have submitted a Flood Risk Assessment and Drainage Strategy.
- 10.32 The Council's Sustainable Drainage Engineer has advised that the site can drain adequately and a suitable surface water drainage strategy for the site can be delivered in accordance with policy. However, the drainage hierarchy must be met and there has not been a site investigation or test results submitted to confirm infiltration rates. This is required so that the drainage design can be refined accordingly. The Sustainable Drainage Engineer states that, subject to a surface water drainage condition, the proposed development is acceptable. This surface water drainage condition is considered reasonable and necessary to ensure the development proceeds on a basis which does not result in additional surface water flooding. The Drainage Officer also recommends a foul water condition which officers agree is reasonable and necessary to impose.
- 10.33 Policy 31 requires all flat roofs to be green or brown providing it is acceptable in the historic environment. The proposal incorporates green roofs on the block of flats which will aid the reduction of surface water runoff.
- 10.34 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.35 Highway Safety and Transport Impacts

- 10.36 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 10.37 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.38 The proposal would include the relocation of the access from Cameron Road further south and further away from the access to the small car park behind the Ship pub. This would remain the only vehicular access to the site.
- 10.39 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions. These conditions relate to:
- the submission of a traffic management plan
 - requiring paved areas to be constructed so no private water drains onto the highway,
 - the car park to be constructed in a bound material,
 - restricting operation hours for larger construction vehicles,
 - visibility splays,
 - requiring the redundant vehicular crossing to be removed.
 - Requiring plants to be at least 1m from the highway
- 10.40 All of these conditions are considered reasonable and necessary to ensure the proposal would not adversely impact upon the safe operation of the highway.
- 10.41 Subject to conditions as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.42 Cycle and Car Parking Provision

- 10.43 Cycle Parking
- 10.44 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the

front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 10.45 The proposed development provides individual cycle stores for each dwelling. The flats would have an integrated cycle store adjacent to the front door with space for 2 cycles. The five terraced dwellings would have a dedicated cycle store within the rear garden with capacity for 3 cycles and an additional cycle store to the front of the dwellings fronting Northfield Avenue with space for two further spaces. These cycle stores are more conveniently located than the car parking and the terraced dwellings would have the option between locating their cycles at the front or back. This provision exceeds the requirements of 1 space per dwelling for dwellings up to 3 bedrooms. Elevations of the cycle stores have been provided for all but the stores adjacent to Northfield Avenue. These details have been requested and will be available for members to view before planning committee.
- 10.46 Car parking
- 10.47 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling and up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.
- 10.48 A total of six car parking spaces are provided on site, one of which is designated as a disabled space. This provision is for 5no. 3-bedroom dwellings and 4no. 2-bed flats. This provision does not exceed the maximum standards detailed in Appendix L of the Local Plan.
- 10.49 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. The standards for commercial space are 1 per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.
- 10.50 EV charging points are proposed for five of the six car parking spaces and ducting will be provided to the remaining space to allow future provision. Full details of these EV chargers has not been provided but will be secured via condition.

- 10.51 The proposal erects dwellings on an existing car park adjacent to and in the ownership of the pub. This car park has no gates meaning access to the car park is restricted to just pub visitors. A recent planning application for a new car park for the pub to the rear of the pub building with access from Cameron Road was permitted (21/02677/FUL) and the applicant intends to deliver these additional parking spaces for the pub in conjunction with developing the proposed development. Officers consider that it is reasonable to require this car park to be provided before the proposed development on site commences to ensure the pub would not be without some car parking. This can be secured via a grampian condition.
- 10.52 Site visits have been undertaken both in the daytime and in the evening since the pub reopened. Given the level of use of the car park, the new pub car park adjacent to the application site and that the pub is well connected via footpaths, bus and cycle links, officers conclude that the loss of the car park would not lead to a significant overspill of car parking onto the surrounding streets to the detriment of residential amenity. The cumulative impact arising from both the loss of the car park and the addition of new dwellings, officers also consider would not be significant in this regard.
- 10.53 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 10.54 Amenity**
- 10.55 Policy 35, 50, 52, 53 and 57 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 10.56 Neighbouring Properties
- 10.57 The nearest residential unit is the managers flat at the Ship pub which is approximately 16m to the north-east of plot 1. This apartment has a window facing south-west towards the side elevation of plot 1. The proposed dwellings have been sited away from the boundary with the pub and staggered in form to reduce the impact on this habitable first floor window to a neighbourly and acceptable level. The dwellings have been orientated north-west south-east so that no first floor windows of the proposed terraced dwellings would directly look into this window, preserving the amenity of the managers apartment. By virtue of the scale, massing, siting and design of the proposed development, officers are satisfied that no significant adverse amenity impact would result to the occupiers of the first floor managers flat.
- 10.58 All other residential dwellings are located a significant distance from the site. Given this alongside the scale proposed, the proposal would not lead

to any significant overbearing, overlooking or overshadowing impacts to surrounding residential dwellings.

10.59 Future Occupants

10.60 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	5	2	93	93.1	+0.1
2	3	5	2	93	93.1	+0.1
3	3	5	2	93	93.1	+0.1
4	3	5	2	93	93.1	+0.1
5	3	5	2	93	93.1	+0.1
6	2	3	2	70	73.1	+3.1
7	2	3	2	70	80.2	+10.2
8	2	3	2	70	73.1	+3.1
9	2	3	2	70	73.1	+3.1

10.62 All of the dwellings (units 1-5) comply with the space standards within Policy 50 and would receive good light levels, outlooks and levels of ventilation (in this instance a mix of mechanical and non-mechanical ventilation). The first-floor managers flat at the pub has three windows facing south. However, given the separation distance between these windows and the rear garden of plot 1 (over 16.5m) and the size and location of these windows, officers consider that, on balance, this would not create an unneighbourly relationship and the garden of plot 1 would not be significantly overlooked.

10.63 Garden Sizes

10.64 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers. All proposed nine units have direct access to private external amenity space in the form of gardens for all dwellings and additional balconies for the duplex flats. The proposal would therefore provide a generous and good quality external space for each dwelling. To ensure amenity is preserved by the boundary treatments proposed, officers recommend conditioning the boundary treatments to be erected prior to occupation of the dwellings.

- 10.65 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met. All dwellings would have level access and the Design and Access Statement states the proposal would be compliant to Building Regulations Part M4(2). A condition will ensure this is delivered on site.
- 10.66 Construction and Environmental Impacts
- 10.67 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.
- 10.68 The application site is adjacent to a newly reopened public house (The Ship). An acoustic assessment was submitted in support of the application which surveyed the proposed site, analysed the data obtained and recommended mitigation advice to seek to achieve suitable sound levels inside and outside the proposed dwellings. This acoustic assessment used the principles of BS8233:2014 to identify acceptable noise levels.
- 10.69 This acoustic assessment was subject to review by the Council's Environmental Health team who was originally unable to support the proposal as the team considered it was not unreasonable to assume an adverse noise impact to the proposed dwellings would arise from typical use of the pub. The Environmental Health team disagreed with the use of the principles of BS8233:2014 as a basis for identifying acceptable internal noise levels within the proposed development (acceptable daytime and night-time levels). BS8233 considers "anonymous" noise sources without character which does not truly describe the noise sources associated with the pub (from the beer garden, noise breakout from the pub and operation of the pubs kitchen extract). Additionally, more weight needs to be given to maximum noise events, the nature of which will likely be the greater source of annoyance to future residents. Furthermore, in the most recent noise assessment, three of the original noise sources the Environmental Health team had concerns about (external patron noise, plant noise and noise breakout) have all been confirmed as having influence on the noise environment at the boundary with the site. Because the significance of the noise impact was not adequately demonstrated and the assessment stated that noise would have an impact at the site boundary, officers were not able to advise whether the mitigations proposed were acceptable to ensure prevent significant adverse impacts on the proposed occupier's health and quality of life.
- 10.70 In response to the concerns raised by the Environmental Health team, a revised acoustic assessment and technical letter have been submitted. The Environmental Health team have reviewed this revised documentation and advised that they now consider the proposal would not adversely impact the amenity of future occupiers, subject to the recommended conditions. The Environmental Health team have made several site visits during daytime and night-time hours to specifically pinpoint relevant issues and aid in providing a more informed judgement. Following review of the

additional detail and based on the noise identified during our visits, The Environmental Health team were primarily concerned with the potential noise impacts of customer use of the external seating area at The Ship public house next door (impacts on gardens and on internal noise levels, particularly at proposed Plots 1 and 2). Acoustic fencing is proposed around the gardens of plots 1 and 2, the detail will be secured via condition, which alleviated officers' original concerns. Internally, the applicant is now committed to providing acoustic windows for the bedrooms and lounges at plots 1 and 2 which, if designed and installed correctly, should provide enhanced sound reduction even when open. Mechanical ventilation is also proposed providing an alternative way for residents to ventilate their habitable spaces without opening the windows. The Environmental Health Officers are therefore supportive of the proposed development subject to several conditions requiring details of the alternative scheme of ventilation and the acoustic windows, the acoustic fencing to be erected prior to occupation of plots 1 and 2 and details of the artificial lighting scheme. These conditions are required to adequately mitigate against adverse noise impacts to future occupiers and are considered reasonable.

10.71 Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

10.72 The proposal, with the recommended conditions, adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, and 57.

10.73 Third Party Representations

10.74 A third-party comment has raised concerns about the BNG assessment and that the baseline is not accurate. The Nature Conservation Officer has reviewed the assessment and is satisfied that BNG can be achieved on site. Currently BNG of 10% is not a national requirement, however, local policy is clear that development should enhance biodiversity. Despite third-party concerns on the baseline, Officers are satisfied that the proposed development would significantly enhance biodiversity on site, given most of the site is hardstanding, which exceeds the current policy requirement.

10.75 There were concerns raised regarding where the food van would be located which currently parks within the car park. Officers note that this is not a material planning consideration, but nonetheless there are areas the van can park within the area (e.g., the new pub car park, North Arbury Chapel car park).

10.76 All other third-party comments have been addressed throughout the report.

10.77 Other Matters

- 10.78 Bins
- 10.79 Policy 57 of the Local Plan (2018) requires refuse and recycling to be successfully integrated into proposals.
- 10.80 The bin storage for all proposed dwellings would be located in convenient locations to enable functional use of the site and would be an appropriate capacity. Therefore, officers consider that the proposal complies with Local Plan (2018) Policy 57.

10.81 Planning Balance

- 10.82 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.83 Officers conclude that no significant harm arises from the development.
- 10.84 The scheme provides a number of benefits. The proposal would redevelop an existing brownfield site which does not positively contribute to the street scene and results in 9 additional residential units. The redevelopment of the site would enhance the street scene and the character and appearance of the area by virtue of the development's sympathetic scale, massing and design.
- 10.85 The dwellings would utilise renewable energy sources and passive construction measures to achieve a carbon reduction of 10% on building regulations requirements and would be water efficient. The site would also deliver a significant biodiversity net gain. All the while providing generous and sensitively designed internal and external space for future occupiers to ensure a high-quality living environment for future occupiers and not encroaching on surrounding occupier's amenity. Furthermore, by virtue of the proposal redeveloping the existing car park, the scheme will reinforce the Council's aim to prioritise sustainable access to development which is also reflected in the high-quality cycle parking and the EV charging provision on site.
- 10.86 Officers therefore consider that the proposal would lead to a sustainable use of land while providing a high-quality development that enhances the character of the area, would not have an adverse impact upon the occupiers of neighbouring properties and would provide an acceptable level of amenity for future occupiers.
- 10.87 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

10.88 Recommendation

10.89 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning 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 demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

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

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

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

- 4 No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface and foul 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).

- 5 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.

Informatives to be applied along with the condition are: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

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

- 6 No development above ground level shall commence until a scheme for the provision of bird and bat nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

7 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

8 Prior to the commencement of development, a noise insulation / mitigation scheme to protect internal noise levels from the existing external noise environment, the following information shall be submitted to and approved in writing by the local planning authority:

a) Details of an alternative ventilation scheme for all dwellings, with schematic layout provided. The detail shall include specification of the ventilation system(s) to be installed and evidence by calculation that when windows are closed, the system(s) will be capable of achieving at least 2 air changes per hour within the noise impacted rooms. The scheme shall also provide details on the internal operational noise levels of any mechanical ventilation system installed.

b) Details of the construction, specification and sound reduction of the acoustic windows to be installed for the bedrooms and lounges of plots 1

and 2. The detail shall demonstrate the type of unit to be installed (for example plenum or boxed units), the glazing specification and provide evidence of the sound reduction offered through the window(s) when fully opened, partially opened and fully closed taking into account the existing external noise environment (LAeq and LAMax). Any passive ventilation provided in the window units / frames shall be adequately acoustically treated.

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

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

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

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

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

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; 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.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

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

All hard and soft landscape works shall be carried out and maintained 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 with the Local Planning Authority. 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).

- 11 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).

- 12 No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and

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

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

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 the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 13 The development, hereby permitted, shall not be occupied or brought into use, until the redundant vehicular crossing has been removed, and the footway/grass verge be fully reinstated and returned to having a full face kerb.

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

- 14 The development, hereby permitted, shall not be occupied or brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No 710-TA10. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

- 15 The driveway and car park hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and all proposed paved areas use a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

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

- 16 Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs - 15.30hrs, during the working week and during term time for the nearby Kings Hedges Educational Federation.

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

- 17 Any hedge or shrub planting shall be set back so the centre line of the plants be at least one metre from the boundary of the adopted public highway (in this case the footway) to enable the plants to grow without obstructing the adopted public highway.

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

- 18 The development, hereby permitted, shall not be occupied or the use commenced, until construction details and acoustic performance of the acoustic fence for the gardens of Plots 1 and 2 have been submitted to and approved in writing by the Local Planning Authority. The fencing shall be provided in accordance with the approved details and shall be retained as such.

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

- 19 Prior to the installation of any external artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/21 (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 future occupiers (Cambridge Local Plan 2018 policy 35).

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

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

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

- 21 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).

- 22 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)

- 23 Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for at least five active charge points. The active charge points should have a minimum power rating output of 3.5kW. All other communal flat spaces should have passive provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required, and this should be demonstrated in the submitted detail.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2023) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

- 24 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)

- 25 The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

- 26 The development hereby permitted shall not commence until the six car parking spaces permitted as part of 21/02677/FUL have been fully laid out and are available for use by the Ship public house.

Reason: To ensure adequate car parking provision for the pub is retained (Cambridge Local Plan 2018 policy 76).

INFORMATIVES

1. Highway licence

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. A separate permission must be sought from the Highway Authority for such works.

2. WSI

Partial discharge of the condition 5 can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs



Planning Committee Date	06 December 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05556/FUL
Site	198 Queen Edith's Way, Cambridge, CB1 8NL
Ward / Parish	Queen Edith's
Proposal	Demolition of the existing dwelling and erection of four dwellings and associated works
Applicant	Mr Sean Dudley
Presenting Officer	Michael Sexton
Reason Reported to Committee	Called-in by Councillor
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of development2. Impact of the development upon the character and appearance of the area.3. Highway safety4. Residential Amenity5. Ecology6. Trees and Landscaping
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks full planning permission for the demolition of an existing dwelling and the erection of four dwellings (two pairs of semi-detached properties) and associated works.
- 1.2 The principle of subdividing the plot for four dwellings, a net gain of three units, is acceptable and complies with Local Plan policies.
- 1.3 The design and layout of the proposed development is in keeping with the overall character and appearance of the area, with details of external materials secured by planning condition. Additional and replacement planting is provided to the front of the site, within the rear gardens and along the side boundaries of the site. The development would provide a net gain in biodiversity. Biodiversity, landscape, and tree details are secured by planning condition.
- 1.4 Secure cycle parking is provided to the front of the site, with a cycle store providing two spaces for each unit, with further cycle storage provided in the rear gardens of each unit. Four car parking spaces are incorporated to the front of the site, each equipped with EV charging points, providing one space per unit.
- 1.5 Officers recommend that the Planning Committee approve the proposed development subject to conditions outlined in the report.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	<i>pending</i>
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application site is located south of Queen Edith's Way and to the north of Netherhall School and Sixth Form Centre.
- 2.2 To the rear of the site is a private garden that abuts onto car parking serving the School and Sixth Form. To the east of the dwelling there is a narrow gated Emergency Track Road from Queen Edith's Way to the School car park, beyond which is no.200 Queen Edith's Way, a two storey detached dwelling, the first of a long row of two storey residential properties extending to the east. To the north of the site is a large play

area. To the west is the frontage of Netherhall School and Sixth Form Centre.

- 2.3 The existing dwelling within the site is a small flat roof detached bungalow constructed from facing brickwork of no architectural merit. The existing dwelling is set back from the public highway and benefits from a large front garden.
- 2.4 The site had mature trees and hedgerows surrounding the front garden but several of these have been removed. At the time of removal there were no Tree Preservation Orders on site and the site is not located within a Conservation Area, which would have provided a degree of protection.
- 2.5 Three provisional Tree Preservation Orders were issued during the application, however, only one of the trees selected was present on the site at that time, in the north-west corner. This tree, a Field Maple, is to be retained as part of the development and will be formally protected by a Tree Preservation Order.
- 2.6 The site is location within Flood Zone 1 (low risk) and falls outside the controlled parking zone. The site is not located in a Conservation Area or near to any listed buildings, or buildings of local interest.

3.0 The Proposal

- 3.1 The application seeks planning permission for the demolition of the existing dwelling and the erection of four dwellings and associated works.
- 3.2 The proposed dwellings comprise two pairs of 3-bed semi-detached dwellings. The design of the pairs of semi-detached dwellings is identical, having hipped roof designs and front hipped-gable projections intersecting the main roof. Each unit would have a small box dormer on the rear roof slope. The dwellings would be finished in red stock brickwork laid in stretcher bond in a light-coloured mortar. For the roof covering, concrete interlocking plain tiles is proposed, and galvanised steel for the downpipes and rainwater gutters. The windows would be aluminium composite in a matt black finish.
- 3.3 At the front of the site, each dwelling would have one allocated car parking space equipped with an EV charger along with a communal bike store providing two spaces for each dwelling. Rear bike stores for each unit would also be provided offering a further three spaces.

4.0 Relevant Site History

- 4.1 None relevant

5.0 Policy

- 5.1 **National**
National Planning Policy Framework 2023

National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Equalities Act 2010
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
Technical Housing Standards – Nationally Described Space Standard (2015)
Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 30: Energy-efficiency improvements in existing dwellings
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated Land
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting Garden land and subdivision of dwelling plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 **Neighbourhood Plan**

N/A

5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Trees and Development Sites SPD – Adopted January 2009

5.5 **Other Guidance**

N/A

6.0 Consultations

6.1 County Highways Development Management – No objection

6.2 Recommend conditions for a Traffic Management Plan, construction/demolition vehicle weight, removal of redundant vehicular crossing, pedestrian visibility splays and driveway falls and levels along with an informative relating to works to or within the public highway.

6.3 Ecology Officer – No objection

6.4 Comments received 10 February June (support):

6.5 No ecology objection. Support the submitted biodiversity enhancement plan.

6.6 Comments received 15 June (no objection):

6.7 Reviewed the Small Site BNG metric submitted for this scheme and can confirm that the baseline has been set prior to the identified vegetation clearance, in line with best practice. As such the BNG metric is acceptable and demonstrates a measurable net gain in biodiversity in line with NPPF. Please note this BNG relies on the proposed landscape conditions and recommend the standard BNG plan condition to ensure the proposed features are installed and maintained and the BNG is realised.

6.8 Comments received 20 June (holding objection):

6.9 Holding objection until evidence to support statement that the submitted small site BNG metric was assessed on a pre-vegetation clearance baseline. Within the submitted metric '1d. Tree area calculator' there is no reference of medium or large trees being lost from site, contrary to what the provided images are showing. In line with the Environment Act, if the local planning authority believe a site to have been cleared to aid development after January 2020, then the baseline can be set from aerial photographs or previous habitat surveys if available. The condition of these habitats or features should be assessed on a precautionary approach.

6.10 Given the site is within 500 metres of designated wildlife sites the small site metric flagged the potential use of the full BNG metric 4.0 for this scheme. The applicants ecologist assessed the likely impacts of the scheme on these sites as being low. Given the plot size and wider urban context, I originally agreed with this assessment and felt the small site metric remained appropriate. However, given the apparent scale of vegetation loss and local concerns raised, I would now recommend requesting a revisit of BNG using the more detailed 4.0, based on an agreed pre-site clearance date. The metric should be accompanied by supporting evidence that clearly maps and references the habitats, individual trees and linear hedgerows, lost, retained, enhanced or created.

- 6.11 Given the previous vegetated nature of the site I would also request that an internal and external preliminary bat roost inspection be provided for the building proposed for demolition. This assessment can be carried out by a qualified ecologist at any time of year.
- 6.12 Comments received 06 October 2023 (no objection):
- 6.13 Not in a position to challenge whether the site was cleared by the applicant, but evidence has been submitted that tree and hedgerow removals have taken place in the recent past. Given the small scale of the site, refer to case officer to determine if it is expedient to challenge this further.
- 6.14 The small site metric has been revised in line with additional proposed amendments and demonstrates a potential plus 35% BNG uplift from the applicants submitted baseline. Given the scheme currently only needs to demonstrate a measurable net gain, there is suitable contingency to achieve this within the proposals. This could be secured via a BNG Plan condition.
- 6.15 The proposed nest box and additional biodiversity enhancements are appropriate and acceptable.
- 6.16 The applicants do not appear to have provided further evidence with regard our request for preliminary bat roost inspection of the building proposed for developed. Protected Species survey are required pre-determination as per the adopted Biodiversity SPD. The preliminary survey is not seasonal and can be undertaken by an experience ecologist at any time of year. If, however, bat roosts are suspected or identified then emergence surveys may be required which are seasonally dependent.
- 6.17 Comments received 06 October 2023 (no objection; updated comments regarding Preliminary Bat Roost Inspection):
- 6.18 Arguably it is asked for within the adopted and available Biodiversity SPD. However, the risk is likely low and not just a planning matter for the applicant, as all bat species and their roosts sites are protected by law. Although not best practice, content for the requested survey to be a pre-demolition condition.
- 6.19 **Environmental Health – No objection**
- 6.20 Recommend standard conditions for construction / demolition hours, demolition / construction collections / deliveries, construction/demolition noise/vibration & piling, dust and plant noise insulation.
- 6.21 A bespoke informative relating to air source heat pumps is also recommended along with an informative relating to plant noise insulation.

6.22 **Sustainable Drainage Officer – No objection**

6.23 The development proposed is acceptable subject to the imposition of a condition requiring surface water drainage and foul drainage schemes.

6.24 **Tree Officer – No objection**

6.25 Recommend a condition for hard and soft landscape details, an Arboricultural Method Statement and Tree Protection Plan and its implementation, and replacement planting.

7.0 **Third Party Representations**

7.1 Two representations have been received.

7.2 Those in objection have raised the following issues:

Comments received 17 January:

- Error about the ownership of the hedgerow that marks the boundary with no.200 Queen Edith's Way.
- The impact of development on the hedgerow has not been recognised and is not clear.
- Application form ignores the emergency access track land.
- Density of development is disproportionate relative to neighbouring properties and previous occupational density.
- Impact on residential amenity (no. 200)
- Impact on biodiversity.
- Need to assess future parking, waste storage collection and drop kerb/grass verges and cumulative effects on Queen Edith's Way.
- Request conditions placed upon construction.

Comments received 14 March:

- Proposal to remove half width of hedgerow questioned.
- Arboricultural Impact Assessment (AIA) does not mention trees within hedgerow.
- AIA doesn't explain Category C conclusion for the hedgerow or how an 80+ year hedgerow is "young".
- AIA inconsistent in its assessment the hedgerow.
- No assessment of impact on animal biodiversity on the site or hedgerow.

Comments received 18 April:

- Hedgerow: lack of proper identification, recognition and assessment and its notable contribution to the local area (history, landscape, biodiversity).
- Biodiversity impact; no justification for premature, unauthorised removal of the sites biodiversity and habitats.
- Restrictive covenant upon no.200 to grow and maintain hedgerow.

Comments received 01 May:

- Procedural regularity and fairness; documents published back-dated.
- Dispute AIA concluding hedgerow being in poor condition.
- Hedgerow contains plum trees.
- Legal boundary determined according to the methodology set out in the Royal Institute for Chartered Surveyors' professional standard.
- Hedgerow has significance concerning history, landscape, biodiversity.

Comments received 22 June:

- Refers to commenting on Small Site Biodiversity Net Gain metric after applicants submission of information requested by the Biodiversity Officer.

Comments received 22 September:

- Biodiversity Enhancement Plan would appear to be coming onto no. 200 (if to scale), which is not acceptable.
- Impact of new trees on no. 200 (shadow and leaves falling).
- The BNG 4.0 does not seem to have a baseline starting date from before the first of the three site clearances i.e., before 30 May 2022.
- BNG 4.0's description and assessment of the hedgerow are inaccurate.

Comments received 20 October:

- Question timing of publication of information on website.
- Highlights information not published (third party photos, and attachment to pre-commencement conditions email to agent).

Comments received 02 November:

- Question timing of publication of information on website.
- Provides historic photos and context to site, highlighting removed biodiversity surrounding the front and sides of the site.
- Reiterates inaccuracies of existing site use, existing private road, number of existing parking spaces, hedgerow importance and purpose against AIA assessment, BNG 1.0 and BNG 4.0.
- Need to recognise and assess biodiversity on existing site, areas adjoining the site, an accurate assessment of the hedgerow, TPO request for the entire hedgerow.
- Clarification of the private road's status and the rights of way.

7.3 Those in support have raised cited the following reasons:

- Delivery of much needed housing from a windfall site in a very sustainable location.
- Appropriate in design.
- Development would support the education of 1200 students from local area releasing funding for much needed capital developments.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Member Representations

8.1 Cllr Richard Robertson has made a representation objecting to the application on the following grounds:

Comments received 10 March:

- Concerned about the loss of trees on this site and the risk of further loss.
- Concerned about the risk to the substantial hedge along the boundary between 198 and 200 Queen Edith's Way; plans cutting into this hedge not acceptable and unnecessary if buildings were pulled back to wider part of site, or reduced in size.
- Have asked for a TPO to be put on the hedge
- Call application in (in event of recommendation of approval).

Comments received 15 March:

- Impact on biodiversity, removal of half width of existing hedge; should not accept current proposals so close to hedge and the whole hedge should be reduced in width (or height) at any point.

Comments received 17 May:

- Applications must demonstrate a net gain in biodiversity; applicant has failed to comply.

Comments received 25 May:

- Reference to site visit with neighbour, photographs of trees cut down, tree stumps photographed, incorrect claim from applicant that there were three parking spaces already on site.

Comments received 17 October:

- Metric is incorrect in pre-development assessment and diameter of trees.
- Metric appears to have excluded landscaping, hedge and trees removed in May 2022; wrong baseline date has been assumed.

8.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Assessment

9.1 Principle of Development

9.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. In principle,

- the policy is supportive of new housing development that will contribute towards an identified housing need.
- 9.3 The proposal would contribute to housing supply and would therefore comply with Policy 3 of the Local Plan.
- 9.4 Policy 52 sets out that proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will be allowed where the dwellings will be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.
- 9.5 The application proposes the demolition of an existing dwelling and erection of four dwellings, subdividing the existing land to allow three additional dwellings to be built.
- 9.6 The proposed two storey height, with habitable space in the roof, is appropriate to the surrounding pattern of development and character of the area. The proposed siting, scale, height, and massing of the proposed development is generally acceptable as it would maintain the existing ridge height and building line in the street scene.
- 9.7 The proposed layout provides for reasonable plots with sufficient garden space measuring a depth of approximately 8 metres. The gardens would provide an area of lawn and a patio area with integrated lockable bike shed and an area for an air source heat pump.
- 9.8 Compared to the deep and narrow rear gardens of neighbouring properties, the proposed gardens would be shallow. However, the gardens abut an area of car parking to the rear of the site associated to Netherfield School making it impossible to provide the deep gardens consistent with neighbouring gardens in the area. Nonetheless, future occupiers would be provided with a reasonable amount of private amenity space.
- 9.9 Landscape conditions are recommended to ensure that planting to the frontage contributes to the character of the area and towards the biodiversity quality of the site, to maintain a varied and suburban character to match the streetscape.
- 9.10 The principle of development aligns with the aims and objectives of Policy 52.
- 9.11 **Design, Layout, Scale and Landscaping**
- 9.12 Policies 52, 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

- 9.13 The site is approximately 0.07 hectares and comprises a detached single storey flat roof residential unit. The site is relatively expansive with a large, landscaped area to the front, bounded by an area of car parking to the rear. To the north is the public highway beyond which is a large playing field.
- 9.14 Apart from the Netherhall School, this area of Queen Edith's Way is largely residential. The dwellings in the area consist of two storey detached and semi-detached dwellings. Their design is varied with a mixture of roof design, external finishing materials and fenestrations. The pattern of development is generally linear and properties typically have large rear gardens with parking accommodated in front driveway and parking areas.
- 9.15 The proposal would introduce four, two storey semi-detached dwellings following the demolition of the existing bungalow.
- 9.16 The density of development would be 57 dwellings per hectare, providing a higher density of development than surrounding plots. However, the density is considered acceptable; the general layout and appearance of the site does not appear overly cramped and provides semi-detached dwellings that have a form and scale that is comparable to residential dwellings within the street scene. The design of the dwellings has taken clues to reflect the height, scale, and external finishing of neighbouring properties. The use of red stock brickwork, aluminum composite windows and concrete interlocking plain tiles (dark red/brown) is considered to provide an appropriate palette of materials that can be secured by planning condition.
- 9.17 Notwithstanding the higher density of development, the proposed layout maintains the front setback and building lines evident in the street scene, with parking accommodate to the front of the site. The proposal is cohesively and appropriately situated within the site and would be in keeping with the prevailing character and appearance of the area.
- 9.18 Aside from one tree which has been retained (a Field maple), all other trees and vegetation have been removed / cut down from the front of the site. A landscaping scheme has been submitted showing replacement tree planting at the front and rear of the site, which is supported. Full details of hard and soft landscaping, including tree planting, can be secured by condition to ensure the development is compatible with its surroundings and makes a positive contribution to the character of the area.
- 9.19 As amended, a bike store is proposed towards the front of the site. Although structures to the front of properties is not common within the immediate street scene, given the stores modest scale, it is not considered to result in harm to the visual amenity of the area and to provide an important function for the potential occupiers of the site.
- 9.20 Overall, officers are satisfied that the site can accommodate the proposed development while respecting the character and appearance of the area. However, to ensure the proposed dwellings and Plots do not become

overly dominant or cramped in appearance, officers consider it reasonable and necessary to remove permitted development rights under Classes A, B and E.

- 9.21 Overall, and subject to conditions, the proposal is compliant with policies 52, 55, 56, 57, 58 and 59 of the Local Plan and the NPPF.
- 9.22 **Trees and Landscape**
- 9.23 Policies 59 and 71 of the Local Plan seek to preserve, protect, and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Paragraph 131 of the NPPF seeks that existing trees are retained wherever possible.
- 9.24 At the time of an officer site visit undertaken on 06 January 2023, the front and side boundaries of the site contained mature trees and vegetation, none of which were covered by Tree Preservation Orders at the time.
- 9.25 In February 2023 an Arboricultural Impact Assessment was submitted to support the application.
- 9.26 Appendix 3 of the Assessment provides an Arboricultural Site Plan (existing) and notes a tree in the northwest corner of the site (T1: Field Maple), a group of trees on the western boundary of the site (G1: line of cypress located on adjacent site) and a hedgerow along the eastern boundary with no.200 Queen Edith's Way (H1: mixed species hedge).
- 9.27 Appendix 4 of the Assessment provides an Arboricultural Site Plan (proposed), which illustrates the retention of T1, the removal of G1 and works to H1.
- 9.28 The Plan annotates that G1 offer no Arboricultural or amenity value and the removal does not require offsetting through new tree planting, although as part of the sites landscaping 3/4 new tree plantings are proposed that would offset any associated loss.
- 9.29 It is important to note that these trees (G1) fall slightly outside of the application boundary and therefore outside the control of the applicant / planning application. The 'schedule of trees' in the Plan notes that the owners of the trees have stated that the group is going to be removed.
- 9.30 The annotations for H1 propose to remove secondary line of stems to ensure adequate clearance of the development and to offset the proposed removal a new mixed native species hedgerow will need to be planted along the edge of the site to create a more management hedge for the proposed dwellings to maintain.
- 9.31 Since the initial officer site visit, several trees along the frontage of the site have been removed / cut down along with vegetation in the eastern portion of the site adjoining the Emergency Track Road. Works were also

undertaken to the common hedge between the Emergency Track Road and No.200 Queen Edith's Way on the eastern boundary of the site. Additionally, some trees along the western boundary of the site have been removed.

- 9.32 The removal of trees is noted in the comments of the Council's Trees Officer, referring to a site that was, until recently, dominated by trees on three sides and offered a significant contribution to the verdant character of the area. The comments also set out that it is not clear why T1 has been given a category of C1; no estimated life expectancy has been provided in the schedule but a semi-mature tree of this species with good structure and vitality with no recorded significant defects could be expected to live in excess of 40 years making it suitable for consideration in category A and inclusion in at least Category B2.
- 9.33 During the application three provisional Tree Preservation Orders were served on the site, although only T1 (Field Maple) was present on site at the time. The intention is for the Order made on T1 to become formal, with the Order served on 07 November 2023 and deadlines for objections expiring on 05 December 2023.
- 9.34 The development seeks to retain T1. This is strongly supported and details of protection measures during construction can be secured by condition.
- 9.35 New tree planting is proposed in the rear gardens of each Plot, along with additional trees to the frontage of the site. Areas of soft landscaping and new planting are also proposed. Additional / replacement planting within the site is supported, which would respond positively to the character of the area and contribution the planted frontage of the site previously provided within the street scene.
- 9.36 In consultation with the Council's Trees Officer, no objections are raised to the proposed development, subject to conditions.
- 9.37 Officers consider it reasonable and necessary to impose conditions relating to full details of hard and soft landscaping, the submission of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), compliance with the approved AMS and TPP, and the replacement of any tree that is removed, uprooted, destroyed or dies within five years of project completion.
- 9.38 Officers acknowledge the third-party objections / concerns relating to the removal of existing trees and hedgerows from the site. However, as noted above, at the time of removal no Tree Preservation Orders were on site. Nonetheless, the aesthetic value and contribution the site made to the character of the area prior to the removal of trees and hedgerows is noted and the proposal for additional / replacement planting is strongly supported and recommended to be secured by planning conditions.
- 9.39 Subject to conditions, the proposal would accord with policies 59 and 71 of the Local Plan.

9.40 **Biodiversity**

- 9.41 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70.
- 9.42 Policy 70 of the Local Plan states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 9.43 Third party concerns have been raised regarding the loss of biodiversity from the site following the removal of existing trees and vegetation and consider the submitted biodiversity enhancement plan as inadequate compensation for the removal of habitat. Additionally, concerns are raised that the applicant failed to comply with planning policy clarified by the Biodiversity SPD and it has been requested that the applicant should demonstrate biodiversity net gain from a baseline before removal of trees and vegetation.
- 9.44 The application, as amended, is supported by two Small Site Metrics (4.0), the first published on 06 June 2023 and the second on 01 September 2023. Two biodiversity enhancement plans have also been submitted, the first published on 22 December 2022 and the second on 01 September 2023. These documents/plans seek to demonstrate a measurable net gain in biodiversity can be achieved as part of the proposed development.
- 9.45 The updated Metric sought to respond to concerns that the initial submission did not adequately account for the loss of trees and vegetation that had been removed from the site. This is evident in the 'Headline Results' tab of both Metrics, where the baseline units in the September 2023 Metric for habitat units appear as 1.0568 (previously 0.6075). No change is indicated for hedgerow units (remaining 0.0470) or river units (remaining at zero).
- 9.46 The total net change of the updated metric, considering the proposed landscaping and biodiversity enhancements that have also evolved as part of amended proposals, sets out a gain in habitat units of 0.3714 and hedgerow units of 0.0573. This equates to a net percentage change of 35.15% of habitat units and 121.99% hedgerow units.
- 9.47 Based on the information submitted, the proposed development would provide an on-site net gain in biodiversity.
- 9.48 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposed development, as amended.

- 9.49 To ensure that the development delivers a net gain in biodiversity and complies with relevant policy, officers consider it reasonable and necessary to include the biodiversity enhancement plan as an approved plan and its compliance secured by a standalone condition. This condition, together with landscape conditions as noted above, would secure a net gain in biodiversity on site.
- 9.50 In discussion with the Council's Ecology Officer, it is also considered necessary to impose a pre-demolition condition requiring the submission of a Preliminary Bat Roost Inspection conducted by a licenced ecologist, to be submitted and approved by the Local Planning Authority, with works to proceed in accordance with the approved report.
- 9.51 Subject to the recommended conditions, the proposal would accord with Policies 57, 59 and 70 of the Local Plan and the Council's Biodiversity SPD.
- 9.52 **Water Management and Flood Risk**
- 9.53 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 9.54 The application has been subject to formal consultation Council's Sustainable Drainage Engineer, who raises no objection to the proposal subject to conditions to secure a scheme of surface water and foul water drainage. Officers consider the recommended conditions reasonable and necessary as part of any consent, to ensure a satisfactory method of drainage and to prevent an increased risk of flooding.
- 9.55 Subject to the recommended conditions, the proposal would comply with Policies 31 and 32 of the Local Plan.
- 9.56 **Highway Safety and Transport Impacts**
- 9.57 Policy 80 of the Local Plan supports developments where access via walking, cycling and public transport are prioritised and is accessible for all.
- 9.58 Policy 81 of the Local Plan states that developments will only be permitted where they do not have an unacceptable transport impact.
- 9.59 Paragraph 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.60 The application is proposing a new access off Queen Edith's Way, with an existing dropped kerb to be reinstated and made good to highway standards. Queen Edith's Way is a 20mph road outside a control parking zone.

- 9.61 The application has been subject to formal consultation with the Local Highways Authority, who raise no objection to the proposal subject to conditions for a Traffic Management Plan, construction/demolition vehicle weight, removal of redundant vehicular crossing, pedestrian visibility splays and driveway falls and levels.
- 9.62 Officers consider the recommended conditions reasonable and necessary as part of any consent to ensure the proposal does not result in harm to highway safety.
- 9.63 Subject to conditions, the proposal accords with the objectives of Policies 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 9.64 **Cycle and Car Parking Provision**
- Cycle Parking
- 9.65 Paragraph 9.32 of the Cambridge Local Plan states that the provision of good, high quality and easily accessible cycle parking is important to encourage cycling and also reduce the theft of bikes. Like car parking, cycle parking should be 'designed in' to developments from an early stage.
- 9.66 Appendix L of the Cambridge Local Plan sets out that cycle parking should accord with the Council's Cycle Parking Guide for New Residential Developments (para. L.24) and should be located in a purpose-built area at the front of the house and be at least as convenient as the car parking provided. For residential dwellings a minimum standard of 1 space per bedroom up to 3-bedroom dwellings.
- 9.67 The proposal, as amended, provides secure and covered cycle parking at the front of the site, with two spaces provided for each residential dwelling through a modest flat roofed cycle store with sedum grass roof. Further cycle parking is provided in the rear gardens of each Plot in the form of cycle stores, which can accommodate a further three spaces.
- 9.68 The Council's Cycle Parking Guide sets out in paragraph 3.7.1 that, if unavoidable, where cycle parking is provided to the rear or sides of private dwellings, the access way should preferably be 1500mm wide or a minimum of 1200mm over a distance of no more than 10 metres.
- 9.69 In this instance a minimum width of approximately 1.2 metres is provided to the side of Plots adjacent to the side boundaries of the site. The gap between the two central Plots is approximately 1.2 metres over approximately 11 metres, slightly more than the recommendations of the Council's Cycle Parking Guide. However, as two cycle parking spaces are provided at the front of the site for each Plot, the accessibility of the rear cycle parking provision is considered acceptable in this instance.
- 9.70 The proposal, as amended, therefore provides five cycle parking spaces for each 3-bedroom unit, exceeding the minimum requirements of the

Local Plan. The provision of the cycle stores would be secured through the approved plans condition and could also be secured through a pre-occupancy condition.

Car parking

- 9.71 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within Appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.
- 9.72 The proposed car parking provision for the new dwellings will be off-street car parking spaces provided at the front of the site. Each dwelling will be allocated one car parking space and is considered an acceptable arrangement given the presence of public transport alternatives and proximity to services and facilities. The site is within walking and cycling distance from Queen Edith's Way, Fulbourn Road and High Street which provides shops and services. Bus stops are located approximately 2 minutes walking distance from the site which provides regular bus services to and from the city centre.
- 9.73 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 9.74 The submitted site plan indicates that each car parking space will have EV charging points. This is acceptable and can be secured by planning condition.
- 9.75 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 9.76 **Residential Amenity**
- 9.77 Policies 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 9.78 The residential property that would be most affected by the development is No. 200 Queen Edith's Way. The proposed dwelling on Plot 4 would be the closest to No. 200.
- 9.79 The separation gap between Plot 4 and no.200 Queen Edith's Way ranges from approximately 2.6 metres to 3.6 metres. The depth of this Plot (and

all other Plots) extends approximately 1.8 metres beyond the rear elevation of No.200 Queen Edith's Way. Based on the siting of the dwellings, it is considered that the proposal would not result in a significant sense of enclosure, loss of light or overbearing impact to this neighbour.

- 9.80 Concerns have been raised with regards to loss of privacy from the flank windows of the dwelling on Plot 4. The windows on the side elevation will serve non-habitable areas (bathroom) and the plans indicate that the window at first floor level will be obscure glazed. Officers consider it reasonable and necessary to include a condition requiring the first floor side window to be obscure glazed as part of any consent.
- 9.81 With regards to rear windows, they would overlook the car parking area of the adjacent school. Therefore, it is considered that no significant loss of privacy would occur in this instance.
- 9.82 With respect to environmental impact, the elements that would generate noise and disturbance would be vehicles accessing the site. Given that cars would be parked at the front of the site, there would be limited impact on the general environment of neighbouring properties in terms of noise from vehicle movements.

Future Occupants

- 9.83 Consideration is also given to the amenities of the future occupants of the proposed development.
- 9.84 Policy 50 of the Local Plan requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 9.85 The gross internal floor space measurements will be identical for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
4	3	5	2	93	112	+19

- 9.86 Policy 50 of the Local Plan states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size, and location to allow effective and practical use of the intended occupiers.
- 9.87 The private garden areas for each Plot have been calculated to be (approximately):
- Plot 1: 54.9 sqm
Plot 2: 46.2 sqm

Plot 3: 45.9 sqm

Plot 4: 68.6 sqm

- 9.88 The private garden areas provided are considered acceptable.
- 9.89 Policy 51 requires all new residential units to be of a size, configuration, and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.
- 9.90 The Design and Access Statement submitted states the proposal would comply with these standards (M4(2)). To ensure compliance with Policy 51, a condition is recommended as part of any consent that the dwellings are constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings'.

Construction and Environmental Impacts

- 9.91 Policy 35 of the Local Plan guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.
- 9.92 The Council's Environmental Health Team have assessed the application and recommended standard conditions restricting construction/demolition hours, demolition/construction collections and deliveries, construction/demolition noise/vibration & piling, dust control and plant noise insulation.
- 9.93 Officers consider it reasonable and necessary to impose conditions relating to construction/demolition hours, demolition/construction collections and deliveries, dust and plant noise insulation to protect the amenities of neighbouring properties.
- 9.94 Given the scale of development a condition requiring a demolition/construction noise and vibration impact assessment is not considered reasonable or proportionate to the development. Officers do however recommend a condition is imposed requiring a method statement in the event of piling on site, to protect residents from noise and/or vibration.
- 9.95 Subject to the conditions, the proposed would comply with Policy 35 of the Local Plan.

Conclusion

- 9.96 Subject to the recommended conditions, the proposal would adequately respect the amenity of its neighbours and of future occupants of the site and is considered to comply with Local Plan policies 35, 50, 51, 52, 53, 57 and 58.

9.97 **Sustainability**

- 9.98 Policy 28 of the Local Plan states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals.
- 9.99 The revised proposed site plan proposes air source heat pumps for each dwelling. Additionally, the Design and Access Statement sets out that where possible renewable energy systems such as photovoltaic panels will be used.
- 9.100 Full details of these systems have not been provided as part of the application. However, conditions are recommended to secure carbon reduction and water conservation measures.
- 9.101 Officers consider it reasonable and necessary to impose conditions to secure details of carbon reductions as required by the 2021 edition of Part L of the Building Regulations and water efficiency as part of any consent.
- 9.102 Subject to the recommended conditions, the proposal would accord with Policy 28 of the Local Plan.

9.103 **Other Matters**

Bins

- 9.104 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 9.105 Recycling and waste provision has been accommodated within the garden of each unit. The waste collection point will be from the kerb of Queen Edith's Way, a tow distance of approximately 23 metres. The travel distance for the bins to the collection point will not exceed the recommended 30 metres tow distance. Therefore, it is considered that the proposal is acceptable subject to the bins being left on the kerbside for collection.
- 9.106 The proposal is compliant with the RECAP guidance and is in accordance with Local Plan policy 57.

Permitted Development

- 9.107 The proposed development has been found acceptable in terms of its impact on the character of the area and residential amenity, as set out above. However, given the small-scale nature of the site, officers consider it reasonable and necessary to remove permitted development rights under Schedule 2, Part 1, Classes A, B and E of the GDPO.
- 9.108 Without such restrictions, extensions, dormer windows and outbuildings could be added to the Plot without formal planning consent, which may

give rise to greater impacts on the character of the area and amenities of neighbouring properties considered as part of the current application (Local Plan policies 52, 55, and 57).

Pre-Commencement Conditions

9.109 Pre-commencement conditions have been agreed in writing with the agent/applicant prior to the determination of the application.

9.110 **Third Party Representations**

9.111 Matters relating to principle of development, impact of the character and appearance of the area, biodiversity, impact and loss of trees and residential impact have been addressed in the body of the report. The remaining third-party representations are summarised and considered in the table below:

Third Party Comment	Officer Response
<p>Application form ignores the emergency access track land.</p> <p>Loss of emergency access track</p>	<p>The access track has not been in use for a considerable length of time following the redevelopment of Netherhall School in the 1990's. Since this time, it has formed the access to the existing bungalow and associated informal parking and is not required for purposes relating to the operation of the school.</p>
<p>Clarification of the private road's status and the rights of way.</p>	<p>There are no designated public rights of way or bridleways in or around the application boundary.</p>
<p>Covenants issues of rights for hedge maintenance / restrictive covenant upon no.200 to grow and maintain hedgerow.</p> <p>The impact of development on the hedgerow has not been recognised and is not clear.</p>	<p>Third party comments have outlined that there is a restrictive covenant upon no.200 Queen Ediths Way to grow and maintain hedgerow. This statement highlights that the requirement is on no.200 Queen Ediths Way, not the applicant/application site.</p> <p>Officers acknowledge that the hedgerow may qualify as an important hedgerow under the criteria for hedgerows in the Hedgerows Regulation 1997.</p> <p>The development does not propose to remove the hedgerow between the application site and no.200; the Arboricultural Impact Assessment details some cutting back of the hedgerow within the application boundary. The applicant would have rights to cut back vegetation within their boundary.</p>

	<p>Covenants are legal / civil matters dealt with outside of the planning process.</p> <p>Conditions are recommended as part of any consent to deal with the final details of landscaping (including protection measures) and boundary treatments.</p>
<p>Land ownership errors and incorrect plans</p> <p>Ownership issues with regards to land known as the Emergency Track Road between No.200 Queen Edith's Way and the application site</p>	<p>The application form contains a signed copy of Certificate B, serving notice on Anglian Learning and Cambridgeshire County Council Highways Department as "notice to everyone else who, on the day 21 days before the date of the application, was the owner and/or agricultural tenant of any part of the land or building to which this application relates."</p> <p>Land Registry Plan illustrating the ownership of no.200 Queen Ediths Way have been submitted (copyright date 1971). These show a thick red line around the residential boundary of no.200 that appears to abut the Emergency Access Track on the south-west boundary of no.200.</p> <p>The Site Location Plan submitted illustrates a red line boundary extending up to the south-west boundary of no.200, abutting the red line shown on the submitted Land Registry Plan.</p> <p>Therefore, no clear conflict is identified.</p> <p>The existing and proposed Site Plans provide a more detailed interpretation of the boundaries and layout of the application site. Here, the Emergency Access Track, which appears as the common boundary between the application site and no.200 on the Land Registry Plan and Location Plan, is shown to be stepped off the boundary by a metre (approx.).</p> <p>This finer detail is consistent with observations that can be made on site, where a small strip of soft landscaping exists between the Track and hedgerow boundary with no.200.</p> <p>The red line boundary on both Site Plans follows a straight north-west to south-east boundary line between the application site and no.200 and appears consistent with both the Land Registry Plan and Location Plan.</p>

	<p>Therefore, no clear conflict is identified.</p> <p>On an assessment of the Certificates served within the application form and the evidence advanced by third parties no conclusive evidence has been provided to demonstrate that there are clear land ownership errors within the application.</p> <p>The plans submitted to support the application are considered to be accurate for the purposes of assessment and determination of the proposed development.</p>
Procedural regularity and fairness; documents published back-dated	<p>All plans and technical documents relevant to the public consultation have been made available at the start of any formal consultation period for the application.</p> <p>Some information, such as officer-agent/applicant correspondence was published with a date relevant to the email exchange rather than date of publication.</p> <p>However, where such publications have occurred they are not considered to have prejudiced public consultation and consideration of the proposed development; correspondence was added for completeness.</p>
Removal of trees within the ownership of Netherhall School	<p>The submitted documents show that there is an agreement between the applicant the owner of the trees of Netherhall School for the removal of the trees. The removal of those trees is outside of the control of this planning application.</p>

10.0 Planning Balance

- 10.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.2 The principle of subdividing the plot for four dwellings, a net gain of three units, is acceptable and complies with Local Plan policies.
- 10.3 The design and layout of the proposed development is in keeping with the overall character and appearance of the area, with details of external materials secured by planning condition. Additional and replacement planting is provided to the front of the site, within the rear gardens and along the side boundaries of the site. The development would provide a

net gain in biodiversity. Biodiversity, landscape, and tree details are secured by planning condition.

- 10.4 Secure cycle parking is provided to the front of the site, with a cycle store providing two spaces for each unit, with further cycle storage provided in the rear gardens of each unit. Four car parking spaces are incorporated to the front of the site, each equipped with EV charging points, providing one space per unit.
- 10.5 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

11.0 Recommendation

11.1 Approve subject to:

- The planning conditions and informatives as set out below with minor amendments to the conditions as drafted delegated to officers.

12.0 Planning Conditions

1 Time Limit

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 Approved Plans

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

Plans to be listed:

Location Plan

PL(90)01 Rev P2 (Proposed Site Plan)

PL(21)01 Rev P1 (Proposed Floor Plans and Elevations)

PL(90)02 Rev P1 (Proposed Highways Plan)

PL(21)02 Rev P2 (Proposed Bike Stores)

PL(21)02 Rev P1 (Proposed Cycle Stores)

PL(90)03 REV P2 (Biodiversity Enhancement Plan)

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 Preliminary Bat Roost Inspection

No development shall commence (including demolition, ground works, vegetation clearance) until a Preliminary Bat Roost Inspection has been carried out within the site by a licensed ecologist. A report of the findings including a suitable mitigation strategy if required, shall be submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out in accordance with the approved report.

Reason: To ensure that before any development commences important specified

4 Dust

No development shall commence (including demolition) 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).

5 Traffic Management Plan

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

The principal areas of concern that should be addressed are:

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

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

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

6 Tree Protection Plan

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

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

7 Surface Water

No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority.

The scheme shall include:

- i. 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;
- ii. 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;
- iii. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- iv. A plan of the drained site area and which part of the proposed drainage system these will drain to;
- v. Full details of the proposed attenuation and flow control measures;
- vi. Site Investigation and test results to confirm infiltration rates;
- vii. Full details of the maintenance/adoption of the surface water drainage system;
- viii. Measures taken to prevent pollution of the receiving groundwater and/or surface water;

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

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 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).

8 Foul Water

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).

9 Hard and Soft Landscape

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

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials, where relevant
- b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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.

- c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

All hard and soft landscape works shall be carried out and maintained 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 with the Local Planning Authority. 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).

10 Biodiversity Net Gain (Management/Monitoring)

No dwelling(s) shall be occupied until a Biodiversity Net Gain (BNG) Plan setting out the implementation, management and monitoring (including identified responsible bodies) for a period of 30 years for on-site proposals has been submitted to and approved in writing by the local planning authority.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

11 Renewables

No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

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 the Greater Cambridge Sustainable Design and Construction SPD 2020).

12 Water Consumption

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).

13 EV Charging

The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing numbers PL(90)01 Rev P2 (Proposed Site Plan) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (2023) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

14 Redundant Crossing

Prior to first occupation of the development, hereby permitted, the redundant vehicular crossing, as shown on drawing number PL(90)02 Rev P1, shall be removed and the grass verge and footway returned to having full face kerbs.

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

15 Biodiversity Enhancement

The development shall be carried out in accordance with the submitted Biodiversity Enhancement Plan (drawing number PL(90)03 REV P2). The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

16 Cycle Parking

The development shall not be occupied, until the covered, secure parking of cycles for use in connection with the development have been installed on site as detailed in and as shown on drawing numbers PL(21)02 Rev P2 (Proposed Bike Stores) and PL(21)02 Rev P1 (Proposed Cycle Stores). Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle stores and green roof shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

17 Obscure Glazing

The development, hereby permitted, shall not be occupied until the proposed first floor window in the side elevation (east) of Plot 4 has, 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 and 57).

18 Plant noise insulation

No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

19 Pedestrian Splays

Two pedestrian visibility splays of 2 metres x 2 metres, as shown on drawing number PL(90)02 Rev P1, shall be maintained free from obstruction exceeding 0.6 metres 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).

20 Demolition/Construction Vehicles

Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 0930 hours and 1530 hours, seven days a week.

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

21 Driveway Construction

The driveway, hereby approved, shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

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

22 Tree Protection (implementation)

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.

23 Replacement Planting

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

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

24 Materials

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 the application form and approved plans 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).

25 Part M4(2)

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)

26 Construction / demolition hours

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).

27 Demolition / construction collections / deliveries

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).

28 Piling

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)

29 Permitted Development: Class A

Notwithstanding the provisions of Schedule 2, Part 1, Class A 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 enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 52, 55, and 57).

30 Permitted Development: Class B

Notwithstanding the provisions of Schedule 2, Part 1, Class B 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), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 52, 55, and 57).

31 Permitted Development: Class E

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

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

13.0 Informatives

1 Highways

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 Air Source Heat Pumps

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 Plant Noise Insulation

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.

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.

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.

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Planning Committee Date 6 December 2023
Report to Cambridge City Council Planning Committee
Lead Officer Joint Director of Planning and Economic Development
Reference 23/03417/FUL
Site 184 Thoday Street, Cambridge, CB1 3AX
Ward / Parish Romsey
Proposal Two storey side and single storey rear extensions and change of use from 6 bed HMO (C3) to large 6 bed HMO (8 people) sui generis, along with bike shed storage to the rear.
Applicant Mrs K Edwards
Presenting Officer Phoebe Carter
Reason Reported to Committee Third party representations
Key Issues
1. Future residents amenity
2. Design
3. Cycle parking

Recommendation **REFUSE**

1. **Executive Summary**

- 1.1 The application seeks planning permission for a single storey rear extension, two storey side and rear extension and to change the use from Class C4(HMO) to Sui Generis (Large Scale HMO).
- 1.2 The proposed change of use would allow for an increase in maximum occupancy to 8 individuals in 6 bedrooms, which is considered a marginal increase in the use of the property and the proposed change of use to a large-scale HMO is not considered to have any adverse impact on the character of the area.
- 1.3 Whilst the proposed HMO meets the space standards set out in Policy 50 and provides a suitably sized internal amenity space and garden, officers consider that the proposal would provide inadequate daylight and sunlight to the communal area and two of the bedrooms would have inadequate levels of privacy.
- 1.4 Officers consider that the proposal would not provide accessible access to cycle and waste storage situated within the rear gardens.

- 1.5 There are no highway safety concerns.
- 1.6 The application is therefore considered to be contrary to policies 35, 48, 56 and 58 of the Cambridge Local Plan 2018.
- 1.7 Officers recommend that the Planning Committee refuse the application.

2. Site Description and Context

None-relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site is located on the eastern side of Thoday Street. The dwelling is a two storey semi-detached building built from brick with a hipped tile roof. The building is set back from the street with a parking area at the front, and a rear garden accessed via a side passage. The site is surrounded by other residential dwellings.
- 2.2 The site is outside the controlled parking zone and is not within a conservation area or an area at risk from flooding.

3. The Proposal

- 3.1 The application seeks planning permission for a two storey side and single storey rear extensions and change of use from a 3-bedroom HMO (C4) to a large 6-bedroom eight person HMO (sui generis), along with bike shed storage to the rear.
- 3.2 The proposed two storey side and rear extension projects approximately 1.7 metres from the side elevation and 3 metres from the rear elevation. The proposal has stepped the ridge down so it appears subservient to the host dwelling and has been hipped to retain the character of the existing dwelling. In retaining the hipped roof on the side and rear elevation it will create a gable elevation on the side boundary with No. 186.

3.3 The single storey extension projects approximately 6.4 metres along the common boundary with No. 186 and 7.7 metres from the two storey rear elevation of the dwelling. The proposal has a flat roof and is approximately 3.2 metres in height.

4. **Relevant Site History**

Reference	Description	Outcome
22/00293/FUL	Two storey side, single storey rear and roof extension to create 4 flats	Refused
21/01081/FUL	Side and rear extension to create 4 flats	Withdrawn
20/03020/FUL	Proposed side and rear extension to create 4 Flats	Refused at Planning Committee (03 February 2021)

4.1 The previous application (22/00293/FUL) was refused for the following reasons:

1. The proposed development would represent an overdevelopment of the site, resulting in extensions of a scale and massing which would be out of keeping with the existing building and being overly prominent and bulky in the street and would therefore result in visual harm upon the character of the local area. The proposal is therefore contrary to Cambridge Local Plan 2018 policies 53(c), 55, 56 and 58.

2. The proposed balcony serving Flat 4 on the second floor would result in direct overlooking upon the proposed amenity space serving Flat 2 and the rear amenity area serving No. 186 Thoday Street, to the north. As such, the proposal is contrary to policies 53(d), 55 and 58 of the Cambridge Local Plan 2018.

4.2 The current scheme has been amended from the previous extensions and change of use to 4 flats, to extensions and change of use to a six bedroom eight person HMO (Sui Generis). Officers will assess the revised amendments and change of use within the report below.

5. **Policy**

National

National Planning Policy Framework 2023
 National Planning Practice Guidance
 National Design Guide 2021
 Environment Act 2021

Equalities Act 2010

Cambridge Local Plan 2018

- Policy 1: The presumption in favour of sustainable development
- Policy 3: Spatial strategy for the location of residential development
- Policy 28: Sustainable design and construction, and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 31: Integrated water management and the water cycle
- Policy 35: Human health and quality of life
- Policy 36: Air quality, odour and dust
- Policy 48: Housing in multiple occupation
- Policy 50: Residential space standards
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 58: Altering and extending existing buildings
- Policy 70: Protection of priority species and habitats
- Policy 80: Supporting sustainable development
- Policy 81: Mitigating the transport impact of the development
- Policy 82: Parking management

Supplementary Planning Documents

- Biodiversity SPD – Adopted February 2022
- Sustainable Design and Construction SPD – Adopted January 2020

6. Consultations

6.1 County Highways Development Management – No Objection

6.2 No significant adverse effect upon the Public Highway should result from this proposal.

6.3 Whilst the Highway Authority has no objection to the proposal it is worth noting that as the streets in the vicinity of the application site 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. The development may therefore impose additional parking demands upon the on-street parking on the surrounding street and, whilst this is unlikely to result in any significant impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

6.4 Environmental Health – No Objection

6.5 The development proposed is acceptable subject to the imposition of the condition regarding construction hours. Informatives shall be added to any permission granted about HMO's and licensing.

7. Third Party Representations

7.1 2no. representations have been received. 1 no. has been received in objection and 1 no. has been received in support.

7.2 The one in objection has raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution, waste)
- Highway safety
- Car parking and parking stress
- Cycle parking provision
- No existing HMO license
- Large scale HMO's harder to revert back to family dwellings

7.3 The one in support has raised the following reasons:

- Accessible sized rooms can accommodate wheelchairs/carers at an affordable price
- Proposals the same size as 186 Thoday Street
- Other examples of large scale HMO's across the City

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Assessment

Principle of Development

8.1 The applications proposes a change of use to a Large House in Multiple Occupation (HMO). The plans show the property subdivided into 6 bedrooms and it is proposed that up to two of the bedrooms would be for two persons, subject to condition. This would serve a maximum occupancy of eight persons. Policy 48 of the Cambridge Local Plan 2018 supports applications for development of HMO's 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;
- c. will be accessible to sustainable modes of transport, shops and other local services.

8.2 Parts a, b and c of the policy above will be addressed within the following sections of this report.

Design, Layout, Scale and Landscaping

8.3 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.4 Thoday Street comprises pairs of semi detached properties set within modest plots, with reasonable sized garden area to the rear and car parking to the front.

8.5 The proposed single storey rear extension is considered to be of an acceptable size and scale, broadly reflecting the extension at the neighbouring dwelling No. 186, and would not be excessively prominent within the street scene to result in any significant visual impact.

8.6 The proposed two storey side/rear extension would be partly seen in street scene views, especially when approaching the site along Thoday Street from the south, through the gap between Nos. 182 and 184. The form and design with a crown top hipped roof would, set down from the ridge line would appear in keeping to the current form of the dwelling from the streetscene. Officers consider that the proposal has overcome the previous reasons for refusal.

8.7 It is noted by officers that to enable the roof form and side and rear extension, the proposed roof form would result in a gable elevation, projecting approximately 2.7 metres beyond the existing roof, adjacent to the neighbouring pitched roof rear extension. Whilst not visible from the surrounding street scene, the proposal is not cohesive with the pair of semi-detached dwellings and neighbouring extension. The proposal would create an obtrusive addition which would discord with the existing pattern of semi detached properties within this location. In addition, the proposed gable end is proposed to be rendered which is not a material which is common within the area. However, whilst a discordant feature, the proposal would not impact the wider setting and officers consider it would not be reasonable to refuse it on this matter.

8.8 The application proposes an increase in the number of bedrooms at the property to 6 bedrooms with a maximum eight person occupancy. The increase in the occupancy to eight individuals is considered acceptable given the proposed size of the property and is not considered to give rise to any adverse impact on the character of the area and is therefore compliant with policies 48, 55, 56 and 58 of the Local Plan 2018.

8.9 A condition would be added to any permission granted, restricting the maximum occupancy of the HMO proposed to eight persons.

- 8.10 There is no record of any large HMOs located on Thoday Street. For this reason, it is not considered that there is an over-concentration of large HMOs in the area, and so the conversion of the property to a large-scale HMO as proposed is not considered to give rise to any adverse impacts on the character of the area. The development is therefore considered compliant with Policy 48 part a) of the Local Plan (2018).
- 8.11 The application site is situated on Thoday Street and is within an area with good public transport connections and ample active travel arrangements, for this reason the development is considered to be situated within a sustainable location, and so the application is compliant with Policy 48(c) of the Local Plan (2018).
- 8.12 Overall, the proposed development is of an acceptable design that would and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 48 a) and c), 55, 56 and 58 and the NPPF.

Water Management and Flood Risk

- 8.13 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.14 The proposed extensions will utilise the existing drainage connections to the host dwelling and the scheme will allow for minor changes to the existing garden. Therefore, it is considered unnecessary to request surface or foul water drainage schemes in this case.
- 8.15 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

Highway Safety and Transport Impacts

- 8.16 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.17 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.18 The Highways Authority have raised no objections to the proposal.
- 8.19 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

Cycle and Car Parking Provision

Cycle Parking

- 8.20 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.21 Eight cycle Sheffield stands are proposed to the rear of the dwelling, which is an acceptable number to serve the HMO use. However, given the extensive width of the two storey side extension, this would encroach into the side access, reducing the width to 1.4 metres with an access gate of approximately 0.9 metres. This width would prevent easy access for residents to navigate their cycle through to the rear of the property. The Cycle Parking Guide for New Residential Dwellings (2010) sets out that a cycling pushing a cycle needs approximately 1.1 metres in width. In addition, a car parking space to the front of the dwelling would reduce the access to approximately 0.9 metres. As set out within the Local Plan, cycle parking should be situated to the front of dwellings. Therefore, officers consider the application fails to demonstrate how the proposal would provide easily accessible cycle parking and is not in accordance with Policy 82 of the Cambridge Local Plan 2018.

Car parking

- 8.22 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 8.23 The application proposes one off-street car parking space. Thoday Street is in close proximity to public transport links to the city centre and the area is equipped for active travel arrangements. For these reasons, the site is considered to be situated within a sustainable location and therefore is not deemed car dependant.

- 8.24 Concerns have been raised from the Highways Officer and a third party representation that the increase in occupancy of the property to eight persons will increase the demand for on-street car parking.
- 8.25 When considering that the proposal seeks to increase the occupancy by two persons, the proposal is not considered to likely have a significant impact on the demand in parking. Furthermore, when considering the sustainable location of the site due to its close proximity to public transport links and active travel arrangements, providing access to local shops and the city centre, it is not deemed to be a car dependant location. Therefore, the proposed increase in occupancy is not considered to cause a significant demand in parking on the surrounding streets.
- 8.26 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD, in respect of car parking only.

Amenity

- 8.27 Policy 35, 48, 50, and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

Neighbouring Properties

Impact on No. 182

- 8.28 The proposed side extension would bring two storey built form closer to the side elevation of 182 Thoday Street, which contains a window serving a bedroom that faces the blank side elevation of the existing dwelling. The proposed extension would reduce the gap between the window and 184 Thoday Street. However, there would remain a separation distance in the region of 5.5 metres from this window. As such, it is not considered that there would be a significant adverse impact upon this window in terms of loss of light, beyond that already resulting from the two-storey massing of the existing dwelling to the north of this window.
- 8.29 Given the siting to the north and the separation of the dwellings, the proposal is not considered to give rise to any harmful overlooking or loss of light or overbearing impact on the neighbouring amenity.

Impact on No. 186

- 8.30 The proposed two storey rear extension would not project beyond the rear elevation of no.186 Thoday Street. As such it is not considered that the projection of the proposed two storey extension would result in a significant adverse impact in terms of visual enclosure or loss of light. The views of the windows proposed in the rear elevation would be available from the first floor windows present in the existing dwelling and therefore the proposal is not considered to lead to a significant increase in loss of privacy and overlooking.

- 8.31 There is a window and a door in the side elevation of single-storey extension at 186. However, these serve a utility room and a shower room as opposed to habitable rooms and as such the presence of the proposed single storey extension is not considered to result in a significant adverse impact on residential amenity in respect of these windows.
- 8.32 There is a ground floor window in the rear elevation of 186 that serves a dining room. The dining room window faces the wall of the rear extension at 186 and a passage which runs between the side of the extension and the boundary with the application site. The shared boundary alongside the extension at 186 is marked with a timber fence approximately 2 metres high and an overgrown outbuilding within the application site, constructed from brick with a pitched roof. The brick building is approximately 1.5 metres behind the rear elevation of no.184.
- 8.33 Based on the rear wall of the original dwelling, there would be a fallback position for an extension to the existing dwelling of an additional one metre from the existing rear elevation, under the permitted development rights conferred through Class A part 2 of the General Permitted Development Order. An extension of this length would largely fill the gap between the existing rear elevation of the building and the overgrown brick outbuilding.
- 8.34 When taking the availability of this fallback into account, it is considered that the presence of the proposed extension would not result in a significant adverse impact to the adjacent window beyond that which already exists, due to the presence of the rear extension at 182 and the adjacent brick outbuilding.
- 8.35 In the opinion of officers, the proposal would not result in a significant adverse impact upon the residential amenity of neighbouring properties and it is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 48, 55, 56 and 58 in this respect.

Future Occupants

- 8.36 Under permitted development rights, the property can operate within use class C4 (small size HMO) which allows accommodation for up to six individuals without the need for planning permission. This application seeks permission for an eight person HMO, by providing six bedrooms. The gross internal floor space measurements for each of the units in this application are shown in the table below:

Unit	Number of bed spaces (persons)	Policy Size requirement (m ²)	Policy Size requirement for double bedroom (m ²)	Proposed size of unit	Difference in size over requirement for a double room (m ²)
1	1 or 2	7.5	11.5	22.7	+11.2
2	1 or 2	7.5	11.5	19.37	+7.85
3	1 or 2	7.5	11.5	19.5	+8
4	1 or 2	7.5	11.5	17.4	+5.9

5	1 or 2	7.5	11.5	15.6	+4.1
6	1 or 2	7.5	11.5	13	+1.5

- 8.37 The application does not make it clear as to which bedrooms are allocated for accommodating two bedspaces. Despite this all bedrooms exceed the minimum floor area of 11.5m² to provide a double bedroom which is acceptable in this instance. Therefore, the application complies with the minimum space standards set out under policy 50 of the Cambridge Local Plan (2018).
- 8.38 The property is considered to have an acceptable provision of communal space, approximately 30sq metres, provided for eight persons. However, given the siting of the communal area centrally within the building it is considered that the communal area would not receive adequate light to the communal area and the quality of the space is poor. The room is the full width of the building, 6.7 metres, with a single window and door on the side elevation of the building. This window, whilst facing south, is set approx. 1.7 metres off the boundary which has a 1.8 metres high boundary fence, and faces the two storey side elevation of no. 182 Thoday Street set approximately 5 metres away. While this provides two sources of light, officers have concerns as the window is relatively small and would provide limited amounts of natural light to the full depth of the room leading cumulatively to a dark and uninviting communal space. The window would also have a poor and limited outlook onto the side passageway. The cumulative impact of the size of the window, siting centrally on the side elevation and poor outlook from this room results in an overall living environment which would be enclosed. No daylight sunlight assessment has been provided to demonstrate that the communal space would provide natural light to a sufficient level. Taking the above into account, the proposal would provide a substandard and poor quality living environment for future occupiers as it would fail to achieve satisfactory daylight and sunlight within the proposed extensions. The proposal fails to provide an adequate level of residential amenity for future occupiers and is not compliant with Policy 48 (b) and 56 of the Cambridge Local Plan 2018.
- 8.39 In terms of the external amenity space, it is sited to the rear of the dwelling and adjacent to the neighbouring garden areas. The garden is accessed from the communal living area via the side passageway. The space is considered to be an appropriate size to accommodate seating, storage and drying areas. However, the amenity space would be located to the rear of bedrooms 2 and 3, which have direct access onto the amenity space. These rooms are served by a roof light and French doors. The sole cycle parking for the dwelling is to the rear of the bedrooms, forming a break between the main amenity area and the bedrooms. Given the proximity to the bedrooms it is considered that the storage of the cycles and additional comings and goings would harm the privacy of these bedrooms and officers are concerned that the movement of people associated with the HMO so close to the bedroom window would be detrimental to the privacy of the occupants. Obscure glazing would not provide the occupants with satisfactory living accommodation as this is the principal window in the bedroom. It would be unreasonable to condition obscure glazing. Furthermore, the noise and disturbance by others using the bike store and garden in close proximity to the openable windows would impact the occupants of these rooms. The proposal fails to provide an adequate level of residential amenity for future

occupiers and is not compliant with Policy 35, 48 (b) and 56 of the Cambridge Local Plan 2018.

Construction and Environmental Impacts

- 8.40 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose. In addition, informatives regarding HMO's are recommended and will be added to any permission granted.

Summary

- 8.41 The proposal adequately fails to respect the amenity of its neighbours and of future occupants and is considered that it does not accord with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

Third Party Representations

- 8.42 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
No existing HMO license	This is a civil issue and not a requirement of Planning Permission
Large scale HMO's harder to revert back to family dwellings	Large HMO's, as set out within Policy 48 of the Local Plan 2018, have an important role to play within the local housing market and therefore cannot be assessed on how the application could be reverted to a dwelling house.
Same size as 186 Thoday Street	Whilst the proposal does not extend beyond the depth of No. 186 Thoday Street each application is assessed on its own merits and against National and Local Planning Policies
Accessible sized rooms	No documents within the application have stated that the proposed rooms are fully accessible for wheelchairs. Whilst this is encouraged, the overall proposals have to be assessed against National and Local Policies.

Planning Balance

- 8.43 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of

the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

Summary of harm

- 8.44 The proposal fails to provide an adequate level of residential amenity for future occupiers due to the lack of light to the communal area creating a dark and uninviting living space. It is also considered that Bedroom 2 and 3, given the location and proximity of the cycle store, would have an unsatisfactory level of privacy. Overall, the proposal is not compliant with Policies 35, 48 (b) and 56 of the Cambridge Local Plan 2018.
- 8.45 In addition, the proposal fails to provide an accessible cycle parking and the proposal fails to comply with policies 48 and 82 of the Local Plan 2018.

Summary of Benefits

- 8.46 The development will positively contribute to the supply of residential accommodation available to the public within Cambridge.
- 8.47 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

9. Recommendation

9.1 Refuse for the following reasons:

1. By virtue of the single window and door serving the communal area, the proposal would create a dark and uninviting living space and would result in a substandard living environment for future occupiers. The rooms would be served by a single aspect window and door whilst with a south facing, the window would be overshadowed by No. 182 Thoday Street. In addition, given the depth of this room alongside the size of the windows serving it, the living space is likely to receive insufficient light levels. No evidence has been provided to demonstrate adequate light levels for the proposed unit would be provided. By failing to be of high-quality design which creates a suitable standard of amenity for future occupiers, the proposal would be contrary to policy 48 and 56 of the Cambridge Local Plan (2018).
2. Bedrooms 2 and 3 of the proposed HMO would be served by a window and French doors accessing the rear amenity space and a secondary velux window. Concerns are raised that the movement of people associated with the HMO accessing the cycle store is within 3 metres of the windows which would be detrimental to the privacy of occupants of the bedrooms. Obscure glazing this room would not provide occupants with satisfactory living accommodation. As such the proposed development would result in a significant adverse impact upon the

residential amenity of occupants of Bedrooms 2 and 3, contrary to Policies 35, 48, and 56 of the Cambridge Local Plan 2018.

3. The proposed cycle parking, by way of the inadequate access width and difficult to navigate access to the rear cycle store, would fail to provide sufficiently convenient and usable cycle parking suitable for the HMO and would conflict with the requirements of appendix L paragraph 24 of the Cambridge City Local Plan contrary with the Cambridge City Local Plan (2018) Policies 48 and 82.



Planning Committee Date	6 th December 23
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04926/S106A
Site	Land At 315-349 Mill Road Cambridge
Ward / Parish	Romsey
Proposal	Modification of planning obligations contained in a S106 agreement dated 12th October 2015 ref: 14/1496/FUL.
Applicant	Cambridge Student Property S.A.R.L and Cambridge Student Housing Management S.A.R.L
Presenting Officer	Amy Stocks
Reason Reported to Committee	Section 106 Application
Member Site Visit Date	N/A
Key Issues	1. Student Housing
Recommendation	APPROVE the variation of the S106

1.0 Executive Summary

- 1.1 The application seeks to modify the planning obligations contained in a S106 agreement dated 12th October 2015 ref: 14/1496/FUL. The obligation currently prevents occupation of the property by students other than those enrolled in full-time occupation at ARU or a college within the University of Cambridge both during and out of term time. The applicant is therefore only able to offer year-long (51 week) tenancies of the student accommodation.
- 1.2 The application proposes to vary this restriction to enable the accommodation to be occupied by students attending an educational organisation and other educational institutions situated in the City of Cambridge during the summer vacation period (being the period between the end of the University's academic year and the start of the University's next academic year).
- 1.3 The variation of the scheme would be in line with policy. The change will reduce the reliance on homestay.
- 1.4 Officers recommend that the Planning Committee Approve the application to vary on the basis that the obligation would continue in its modified form to serve a useful planning purpose.

2.0 Site Description and Context

Conservation Area	x
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*X indicates relevance

- 2.1 315 – 349 Mill Road is a student housing development consisting of 270 rooms. The site is located on the northern side of Mill Road.
- 2.2 To the north of the site is the Peacock Centre which forms part of the wider Brookfield Health Centre, to the east of the site is the access to the Peacock Centre and the Edge Café, to the south of the site is Mill Road, to the west of the site is the Cambridge Central Mosque.
- 2.3 The property was developed pursuant to planning permission 14/1496/FUL which was allowed at appeal. Consent was granted for Student housing development consisting of 270 rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure, and access.

3.0 The Proposal

- 3.1 The application is made under S106A of the Town and Country Planning Act 1990. It seeks to modify the restrictions contained within Schedule 5 section 8 of the existing S106 agreement relating to the occupation of the student accommodation. The application seeks permission for the

modification of planning obligations contained in a S106 agreement dated 12th October 2015 ref: 14/1496/FUL.

- 3.2 The existing planning obligation under schedule 5 section 8 restricts the occupation of the scheme to fulltime Cambridge (CU) or Anglia Ruskin University (ARU) students or, during the summer recess, students attending CU or ARU conferences or functions. The existing obligation is as follows:

Occupation by Students

8 *Not to Occupy or permit the Occupation of the Development otherwise than by:*

8.1 *Fulltime students engaged in courses of at least an academic year at the University of Cambridge or Anglia Ruskin University; or*

8.2 *During the summer recess only of each academic year Occupiers who are students at an Education Organisation and where such Occupation is for the sole purpose of attending conferences and/or functions of the University of Cambridge or Anglia Ruskin University.*

- 3.3 The obligation currently prevents occupation of the property by students other than those enrolled in full-time occupation at ARU or a college within the University of Cambridge both during and out of term time. The applicant is therefore only able to offer year-long (51 week) tenancies of the student accommodation to those attending the aforementioned universities.

- 3.4 The application proposes to vary this restriction to enable the accommodation to be occupied by students attending other educational institutions situated in the City of Cambridge during the summer vacation period (being the period between the end of the University's academic year and the start of the University's next academic year).

- 3.5 It is proposed that the obligation would be modified as follows:

8 *Not to Occupy or permit the Occupation of the Development otherwise than by:*

8.1 *Fulltime students engaged in courses of at least an academic year at the University of Cambridge or Anglia Ruskin University; or*

8.2 *During the summer recess only of each academic year Occupiers who are students at an Education Organisation or other educational institution situated in the City of Cambridge and ~~where such Occupation is for the sole purpose of attending conferences and/or functions of the University of Cambridge or Anglia Ruskin University.~~*

- 3.6 It is intended that this relaxation of the existing restriction would enable the applicants to offer shorter, term-time (44 week) tenancies to University students. It would also be consistent with restrictions relating to other student accommodation sites in the City.
- 3.7 This application was discussed at Planning Committee of the 26th of April 2023. Committee Members reviewed the application but required further clarification as to the definition of ‘delegates’. The word ‘delegates’ has since been removed from the revision of the clause.

4.0 Relevant Site History

Reference	Description	Outcome
14/1496/FUL	Student housing development consisting of 270 rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access.	Refused. Appeal allowed.
19/0166/S106A	Application under S106A for the modification of Planning Obligations relating to 14/1496/FUL (Student housing development consisting of 270 rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access) pursuant to Section 106A of the Town and Country Planning Act 1990 (Restrictions on occupation by students) to allow for summer use by students aged 18+ attending other institutions in the City of Cambridge.	Approved at Committee (Application was disposed of)

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

5.2 Cambridge Local Plan 2018

Policy 35: Human health and quality of life
 Policy 46: Development of student housing
 Policy 85: Planning and infrastructure

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

N/A

5.5 Other Guidance

Mill Road conservation area

6.0 Consultations

6.1 Local Highways Authority– No Objection

6.2 From the perspective of the Highway Authority the proposed amendments to Paragraph 8 of the Fifth Schedule are acceptable.

6.3 County Transport Assessment Team –No Objection

6.4 Restrictions on car ownership and parking would remain as with the current proposal, therefore no objections are raised.

6.5 Environmental Health - No Objection

6.6 No comments or recommended conditions to make regarding this application.

6.7 Developer Contributions Monitoring Unit –No Objection

6.8 This proposed development will require a fee of £250 towards the monitoring and administration of the section 106 deed of variation agreement. A further additional fee of £500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation with in the proposed DoV.

7.0 Third Party Representations

7.1 No representations have been received.

7.2 Principle of Development

7.3 The proposed amendment to the existing S106 agreement would relax para 8.2 to also allow ‘students attending other educational institutions situated in the City of Cambridge’ to use the accommodation during the summer period amending the relevant part of the S106 agreement to read as follows:

Occupation by Students

- 8 *Not to Occupy or permit the Occupation of the Development otherwise than by:*
- 8.1 *Fulltime students engaged in courses of at least an academic year at the University of Cambridge or Anglia Ruskin University; or*
- 8.2 *During the summer recess only of each academic year Occupiers who are students at an Education Organisation or other educational institution situated in the City of Cambridge ~~and where such Occupation is for the sole purpose of attending conferences and/or functions of the University of Cambridge or Anglia Ruskin University.~~*
- 7.4 The additional clause is underlined and the wording removed has been lined out. The proposed variation would be in line with Policy 46 of the Cambridge Local Plan 2018 as the variation only applies to the summer period (outside the academic year). The variation would enable the accommodation to be offered to students attending other Educational Institutions in Cambridge.
- 7.5 The proposed variation would be consistent with other restrictions placed on student accommodation within the City and it would also be consistent with policy 46 of the Cambridge Local Plan 2018. The principle of the proposed revision to the S106 Agreement is therefore acceptable.
- 7.6 Need**
- 7.7 As outlined in the Covering Statement, several educational establishments in Cambridge require out-of-term accommodation for students attending language and other courses. The Cam Foundry would be able to support these institutions that have limited accommodation.
- 7.8 The reduced reliance on homestays accommodation would provide a better student experience.
- 7.9 Amenity and Transport**
- 7.10 Neighbouring properties were consulted on this application. No third-party representations were received. The site is well contained and ideally suited to accommodate a wider range of students.
- 7.11 Two conditions were imposed on the original planning consent to ensure the site could be adequately controlled:
- Condition 23 - Student management plan (discharged 6th January 2017)
 - Condition 25 – Travel plan (discharged 21st March 2018)
- 7.12 The student management plan was discharged on the 27th of September 2022.

- 7.13 A version of the Travel Plan was discharged under reference 14/1496/COND25. It included measures to promote arrangements to encourage the use of public transport, cycling and walking and in particular cycling by students, including cycle safety and safe cycle routes.
- 7.14 Considering the proposed variation of the S106, the plans pursuant to conditions 23 and 25 are to be updated to incorporate the broader student use.

7.15 Planning Obligations (S106)

- 7.16 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.
- 7.17 The site already benefits from an existing S106 agreement. No further contributions are being proposed via this variation. The Developer Contributions Monitoring Unit seeks costs for the variation as outlined under the consultee response section of this report. As these are admin costs, officers do not consider this request to be unreasonable.

7.18 Conclusion

- 7.19 The variation of the scheme would be in line with policy 46 and would provide a wider student use of the accommodation during the summer period. The change will reduce the reliance on homestay and allow for a broader student profile to occur within accommodation which is purposefully design for such. The S106 would continue to serve a useful purpose in a modified way.

8.0 Recommendation

- 8.1 **APPROVE** the application to the S106 as set out at para. 7.3 subject to monitoring and administration costs.

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Planning Committee Date	6 th December 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03405/S106A
Site	Netherhall Farm, Wort's Causeway, Cambridge
Ward / Parish	Queen Ediths
Proposal	Modification of planning obligations contained within the S106 Agreement associated with outline planning permission ref: 20/01972/OUT.
Applicant	Cala Homes (North Home Counties) Limited
Presenting Officer	Kate Poyser
Reason Reported to Committee	Application raises special planning policy or other considerations.
Member Site Visit Date	N/A
Key Issues	1. Whether the proposed amendment to the S106 Agreement is policy compliant.
Recommendation	Agree the Deed of Variation

1.0 Executive Summary

- 1.1 The application seeks to make an amendment to the S106 Agreement associated with outline planning permission ref: 20/01972/OUT. The amendment is to be in the form of a Deed of Variation and seeks to change the requirements for cluster sizes for Affordable Housing. The modification would comply with the relevant policy in the Local Plan. No objections have been received and the recommendation is that the S106 Agreement be varied as proposed.

2.0 Site Description and Context

- 2.1 The site is allocated as GB1 in the Cambridge Council Local Plan (2018).
- 2.2 GB1 is located at Netherhall Farm and is a 7.2ha site on the south-eastern edge of the City, 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. The site wraps around a small group of buildings which make up Netherhall Farm, separated from the application site by hedgerows, with a 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. The GB2 site lies to the south of Worts' Causeway.

3.0 The Proposal

- 3.1 The description of the application is for the “modification of planning obligations contained within the S106 Agreement associated with outline planning permission ref: 20/01972/OUT”.
- 3.2 The application has been made under the Town and Country Planning Act 1990 (s106a) and Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992.
- 3.3 Planning Permission was approved on 7th January 2022 for “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.” The permission is subject to a Section 106 Agreement.
- 3.4 The obligation this application seeks to vary is in paragraph 1.1.1 of the First Schedule – Affordable Housing and is copied below. It is noted that the applicant has now made an application for reserved matters for 200 dwellings on this site, which is under consideration.

3.5 Existing

“1 Affordable Housing

1.1 Prior to the Commencement of Development the Owner shall submit the Affordable Housing Scheme to the City Council for approval such scheme to include details of the following:

1.1.1 the tenure mix location and distribution of the Affordable Housing Units whereby any clusters shall not exceed 15 Affordable Housing Units in number and shall consist of a variety of affordable Housing tenures within each cluster and under no circumstances shall more than 12 Affordable Housing Units have access to a common stairwell which shall unless otherwise agreed by the City Council in writing be consistent with the level of Affordable Housing expected to be secured across the whole Development.”

3.6 This application to modify the S106 legal agreement has been made by Cala Homes (North Home Counties) Ltd to bring it in line with the guidance in Annex 10 of the Greater Cambridge Housing Strategy 2019 to 2023.

3.7 The application seeks to modify the wording of the clause to allow clustering to not exceed 25 dwellings in the instance of 200 dwellings being proposed. Negotiations have taken place to include provision for clustering in the event of a scheme for less than 200 dwellings being approved. The proposed amended wording is copied below.

3.8 Proposed

“1 Affordable Housing

1.1 Prior to the Commencement of Development the Owner shall submit the Affordable Housing Scheme to the City Council for approval such scheme to include details of the following:

1.1.1 the tenure mix, location and distribution of the Affordable Housing Units whereby any clusters shall not exceed (unless otherwise agreed by the City Council in writing):

a) 15 Affordable Housing Units in the event the number of dwellings proposed is less than 200, or

b) 25 Affordable Housing Units in the event the number of dwellings proposed is 200,

and in both cases shall consist of a variety of affordable Housing tenures within each cluster and under no circumstances shall more than 12 Affordable Housing Units have access to a common stairwell which shall unless otherwise agreed by the City Council in writing be consistent with the level of Affordable Housing expected to be secured across the whole Development.”

4.0 Relevant Site History

Reference	Description	Outcome
23/0419/REM	Approval of matters reserved for layout, scale, appearance and landscaping following	Pending consideration

outline planning permission
 20/01972/OUT for the erection of 200 new residential dwellings with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape and details required by conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 24, 28, 32 and 37 of the outline permission
 20/01972/OUT.
 Environmental Impact Assessment was submitted with outline application
 20/01972/OUT.

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 - Permission granted subject to conditions and a S106 Agreement.	Granted
19/1457/SCOP	Request for a Formal Scoping Option in respect of proposed development of 200 residential dwellings – site to the North of Wort's Causeway (Allocation GB1) South Cambridge.	Scoping report issued
19/0770/SCRE		Screening required

Site to the North of Wort's
Causeway (Allocation
GB1) Cambridge –
Request for Screening
Option.

- 4.1 Whilst not part of the application site the following are applications relating to the adjacent site of Netherhall Farm.
18/0966/FUL – Partial demolition and restoration of former stables to create annexe accommodation – Permission granted.
16/2118/FUL – Full renovation/restoration of dwelling including extensions – Permission granted.
15/2121/FUL – Retrospective change of use of former agricultural barns and paddock to incidental residential use and garden land. Proposed modification to roof form of Barn 2 o the pitched roof. – Permission granted.
12/0441/FUL – conversion of farm buildings to 4 no. dwellings – Permission granted.

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
Planning and Compulsory Purchase Act 2004
Technical Housing Standards – Nationally Described Space Standard (2015)
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 3: Spatial strategy for the location of residential development
Policy 14: Areas of major change and opportunity areas – general principles
Policy 27: Site specific development opportunities
Policy 45: Affordable housing and dwelling mix
Policy 56: Creating successful places

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

None.

5.5 Other Guidance

Greater Cambridge Housing Strategy 2019 to 2023 (Annex 10: Clustering and Distribution of Affordable Housing)

6.0 Consultations

6.1 Cadent Gas

No objection

6.2 S106 Monitoring Officer

Comments. Following approval in July 2022 by the Executive Councillor for Planning Policy and Infrastructure and in line with procedures set out in the Council constitution this proposed amendment will require a fee of £250 towards the monitoring and administration of the section 106 Deed of Variation agreement.

6.3 Housing Strategy Officer

Comments. This will bring the clustering threshold in line with guidance contained in Annex 10 of the Greater Cambridge Housing Strategy 2019 – 2023. Strategic Housing have been involved in discussions with Cala Homes and support these modifications.

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Member Representations

8.1 None.

9.0 Assessment

9.1 The Officer report to the Planning Committee on 3rd February 2021, relating to the outline planning application, considers the matter of clustering. The submitted outline application did not specify the size of clusters for Affordable Housing but suggested in the indicative masterplan that clusters of 14 units would not be exceeded. It was noted that the Design and Access Statement indicated 56 affordable units could be provided in the south-west portion of the site, 24 dispersed across the development and a group of 23 units in the north-west portion. The recommendation was to secure the details of size of clustering in the S106 Agreement. In the minutes of that meeting there is no discussion on clustering, but it was resolved to grant permission for outline planning permission in accordance with the Officer recommendation.

- 9.2 The Greater Cambridge Housing Strategy 2019 – 2023, Annex 10: Clustering and Distribution of Affordable Housing Policy sets out how Affordable Housing should be clustered and distributed. The purpose of this is to help promote health and well-being and tackle inequality through the creation of mixed, balanced, and inclusive communities. For medium size residential developments of 30 to 200 units clusters of affordable housing should be a maximum of 15 and for large residential development of 200 units and over, there should be maximum clusters of 25 units. It is noted that the sum of 200 units is repeated in both categories.
- 9.3 Policy 45: Affordable housing and dwelling mix requires affordable housing to be of a tenure blind design indiscernible from and well-integrated with the general market housing. It advises that details of the practical implementation of the policy is set out in the Affordable Housing Supplementary Planning Document.
- 9.4 The applicant requests a degree of flexibility regarding the size of clusters to be included in the wording of the clause in the S106 Agreement by adding: “unless otherwise agreed by the City Council in writing”. The applicant refers to paragraph 15 of The Greater Cambridge Housing Strategy 2019 to 2023, Annexe 10, which is copied below:
“15. In some instances the Council may consider proposals to go above the clustering thresholds referred to in the policy, where it is satisfied that the affordable homes are proportionally distributed within the wider scheme, that there are no noticeable concentrations of affordable housing in a particular area which could potentially result in a non-inclusive community in the long term, or where the use of a Local Lettings Plan will help to ensure that the scheme can still be mixed and balanced despite having larger clusters or being 100% affordable housing.”
- 9.5 The proposed amendment to the cluster sizes would be in keeping with the requirements of Policy 45 of the Cambridge Local Plan 2018. The policy makes reference to the Greater Cambridge Housing Strategy 2019 to 2023 and the proposed cluster sizes would be in accordance with this.
- 9.6 Other Matters**
- 9.7 The S106 Monitoring Officer has requested a sum of £250 mitigation for the monitoring and administration of the S106 Deed of Variation agreement. In the event that Members are minded to approve the amendment, officers would negotiate the terms with the applicant for adding this sum to the S106 Agreement.
- 9.8 Planning Balance**
- 9.9 The proposal is compliant with Cambridge Local Plan 2018, Policy 45 and The Greater Cambridge Housing Strategy 2019 to 2023.

- 9.10 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004). No material considerations indicate that the Deed of Variation proposed should not be supported by the Council.
- 9.11 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed variation is recommended for agreement.

10.0 Recommendation

- 10.1 **Agree the proposed Deed of Variation** - in consultation with the Council's Principal Planning Lawyer, and any minor changes to the wording to be delegated to officers, including negotiating the terms for the monitoring and administration mitigation for this Deed of Variation.

Greater Cambridge Shared Planning
Cambridge City Council - Appeals for Committee



1 January 2023 – 27 November 23

Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
22/02209/HFUL (APP/Q0505/D/22/3307436)	64 Hills Avenue Cambridge Cambridgeshire CB1 7XB	RETROSPECTIVE 'AS BUILT' SINGLE STOREY REAR AND FRONT EXTENSIONS (AMENDMENT TO 20/03606/HFUL)	Appeal Allowed	17/01/2023	Refusal of planning permission (Delegated Decision)
22/01128/FUL (APP/Q0505/W/22/3304105)	1 St Kilda Avenue Cambridge Cambridgeshire CB4 2PN	Erection of 1no 1bed dwelling.	Appeal Dismissed	31/01/2023	Refusal of planning permission (Delegated Decision)
21/05255/FUL (APP/Q0505/W/22/3300706)	11A Garry Drive Cambridge CB4 2PD	Conversion and extension of existing double garage to a self- contained 1bed single storey apartment.	Appeal Dismissed	01/02/2023	Refusal of planning permission (Delegated Decision)
21/05497/S73 (APP/Q0505/W/22/3301659)	156-158 Mowbray Road Cambridge CB1 7TG	S73 to vary condition 2 of ref: 21/00603/S73 (Demolition of existing dwellings and outbuildings and construction of 2x2bed semi- detached dwellings, 4x1bed apartments and 1x2bed apartment including bin, cycle and landlord store and external works) - to include dormer windows to the front elevation and alterations to roof of front projection of	Appeal Dismissed	14/02/2023	Refusal of planning permission (Delegated Decision)

		apartment building. Change from grey bricks to buff bricks to front projection.			
21/01437/FUL (APP/Q0505/W/22/3299064)	18 Adams Road Cambridge CB3 9AD	Erection of 2no dwellings following the demolition of No.18 Adams Road	Appeal Dismissed	16/02/2023	Refusal of planning permission (Committee Decision (Area/Main))
22/03000/PRIOR (APP/Q0505/W/22/3307689)	Land Adjacent Arbury Road Cambridge Cambridgeshire	Proposed 5G telecoms installation: H3G street pole and additional equipment cabinets.	Appeal Dismissed	22/02/2023	Refusal of planning permission (Delegated Decision)
21/03983/FUL (APP/Q0505/W/22/3303601)	7 Kent Way Cambridge CB4 2QY	Part demolition of outbuildings, erection of single storey annexe and change of use to 6 bed HMO (Sui Generis) for 6 persons	Appeal Dismissed	06/03/2023	Refusal of planning permission (Delegated Decision)
22/01148/FUL (APP/Q0505/W/22/3309375)	10A Amwell Road Cambridge Cambridgeshire CB4 2UH	Alterations to 10A Amwell Road to return to its original 2 bedroom, 2 storey format and creation of a new 2 storey 3 bedroom separate house utilising the former extension to 10A Amwell Road in combination of a newly built element.	Appeal Dismissed	30/03/2023	Refusal of planning permission (Delegated Decision)
21/03508/FUL (APP/Q0505/W/22/3299534)	Land To The Rear Of 368- 370 Milton Road Cambridge Cambridgeshire CB4 1SU	Erection of 2 No. dwellinghouses together with associated access and landscaping works	Appeal Allowed	18/04/2023	Refusal of planning permission (Committee Decision (Area/Main))
22/02444/FUL (APP/Q0505/W/22/3308934)	Land Rear Of 368-370 Milton Road Cambridge Cambridgeshire CB4 1SU	Erection of 2no dwellings with associated access and landscaping works	Appeal Dismissed	18/04/2023	Refusal of planning permission (Delegated Decision)
21/01065/FUL (APP/Q0505/W/22/3301628)	Land Adj Sandy Lane Cambridge Cambridgeshire	Construction of 26 new private homes	Appeal Allowed	15/05/2023	Non-determination within statutory period (Committee

					Decision (Area/Main))
22/02361/ADV (APP/Q0505/Z/22/3310864)	39 Newnham Road Cambridge Cambridgeshire CB3 9EY	Retrospective installation of an advertisement board on front wall of property with external static illumination.	Appeal Allowed	19/06/2023	Refusal of planning permission (Delegated Decision)
22/03514/FUL (APP/Q0505/W/22/3310597)	3 Forest Road Cambridge Cambridgeshire CB1 9JA	Erection of 1no 3bed detached dwelling.	Appeal Dismissed	23/06/2023	Refusal of planning permission (Delegated Decision)
22/05066/HFUL (APP/Q0505/D/23/3320657)	89 St Bedes Crescent Cambridge Cambridgeshire CB1 3TZ	First floor extension to side.	Appeal Dismissed	12/07/2023	Refusal of planning permission (Delegated Decision)
22/02127/FUL (APP/Q0505/W/22/3303855)	611 Newmarket Road Cambridge Cambridgeshire CB5 8PA	Demolition of existing house and erection of eight flats and one maisonette (net eight new homes) together with ancillary works	Appeal Dismissed	18/07/2023	Non- determination within statutory period (Committee Decision (Area/Main))
21/01487/FUL (APP/Q0505/W/22/3297765)	611 Newmarket Road Cambridge CB5 8PA	Demolition of existing house and erection of eight flats and one maisonette (net eight new homes) together with ancillary works	Appeal Dismissed	18/07/2023	Refusal of planning permission (Delegated Decision)
22/03492/FUL (APP/Q0505/W/22/3312063)	Land R/O 40 And 42 Natal Road Cambridge Cambridgeshire CB1 3NY	Erection of 2no. dwellings following demolition of existing garage	Appeal Allowed	11/08/2023	Refusal of planning permission (Delegated Decision)
22/01304/FUL (APP/Q0505/W/22/3312189)	Land On The South East Side Of 72 Canterbury Street Cambridge CB4 3QF	Demolition of existing garages and erection of a 2 storey dwelling and associated car parking	Appeal Allowed	23/08/2023	Refusal of planning permission (Delegated Decision)
21/05549/FUL (APP/Q0505/W/23/3317179)	The Emperor 21 Hills Road Cambridge CB2 1NW	Retention of building frontage facade and introduction of a mixed use development comprising basement and ground floor public house and an office/business	Appeal Dismissed	29/08/2023	Refusal of planning permission (Committee Decision (Area/Main))

		Use (Class E(g)) to the rear and on the upper floors along with access, cycle parking and associated infrastructure following demolition of existing buildings.			
21/05267/FUL (APP/Q0505/W/22/3310594)	31 Fairfax Road Cambridge CB1 3AZ	Change of use to large 8bed HMO for 8 persons (sui generis), two-storey side extension, single-storey rear extension, loft conversion with dormers, and dropped kerb.	Appeal Dismissed	04/09/2023	Refusal of planning permission (Delegated Decision)
22/01432/FUL (APP/Q0505/W/22/3309500)	Romsey Labour Club Mill Road Cambridge Cambridgeshire CB1 3NL	Part demolition of the existing Romsey Labour Club building with retention of the BLI historic frontage and erection of 43no serviced apartment development (sui generis use) along with a cafe,, gymnasium, community space, and associated infrastructure and landscaping.	Appeal Allowed	08/09/2023	Refusal of planning permission (Committee Decision (Area/Main))
22/03235/PRIOR (APP/Q0505/W/22/3309654)	Land Adjacent Coldhams Lane Cambridge Cambridgeshire	5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Appeal Allowed	18/09/2023	Refusal of planning permission (Delegated Decision)
22/03544/FUL (APP/Q0505/W/23/3314560)	Land At The Back Of 36 Peverel Road Cambridge Cambridgeshire CB5 8RH	Construction of a block of 4 No. flats and associated works.	Appeal Dismissed	18/09/2023	Refusal of planning permission (Delegated Decision)
22/03829/PRIOR (APP/Q0505/W/22/3310234)	Street Record Victoria Avenue Cambridge Cambridgeshire	Proposed 5G 20m telecoms installation: H3G street pole and additional equipment cabinets.	Appeal Dismissed	20/09/2023	Refusal of planning permission (Delegated Decision)
22/05422/ADV (APP/Q0505/Z/23/3321831)	452 Cherry Hinton Road Cambridge	Installation of an internally illuminated double	Appeal Dismissed	22/09/2023	Refusal of planning permission

	Cambridgeshire CB1 8EA	sided 7m totem sign.			(Delegated Decision)
22/04307/HFUL (APP/Q0505/D/23/3319588)	20 Avalon Way Trumpington Cambridge Cambridgeshire CB2 9DX	FIRST AND SECOND STOREY SIDE EXTENSION	Appeal Dismissed	22/09/2023	Refusal of planning permission (Delegated Decision)
22/03397/FUL (APP/Q0505/W/22/3309820)	82 Arbury Road Cambridge Cambridgeshire CB4 2JE	Erection of 2no two and a half storey dwelling houses	Appeal Dismissed	03/10/2023	Refusal of planning permission (Delegated Decision)
22/04737/FUL (APP/Q0505/W/23/3316544)	82 Arbury Road Cambridge Cambridgeshire CB4 2JE	Erection of 2no two-storey dwelling houses	Appeal Dismissed	03/10/2023	Refusal of planning permission (Delegated Decision)
22/00778/FUL (APP/Q0505/W/23/3319305)	The Varsity Hotel And Spa 24 Thompsons Lane Cambridge Cambridgeshire CB5 8AQ	Installation of a new all weather lightweight retractable roof canopy and associated Works	Appeal Dismissed	04/10/2023	Refusal of planning permission (Committee Decision (Area/Main))
22/05046/FUL (APP/Q0505/W/23/3320224)	147 High Street Cherry Hinton Cambridge CB1 9LN	Erection of 2 no. semi-detached dwellings and loft and side extensions to existing building to form additional flat.	Appeal Dismissed	11/10/2023	Refusal of planning permission (Delegated Decision)
22/03436/HFUL (APP/Q0505/D/22/3310215)	2A Ashwood Downhams Lane Cambridge Cambridgeshire CB4 1XT	Replace existing boundary 3 foot high fencing with 6 foot high hit & miss fencing and increase vehicle access visibility splay.	Appeal Dismissed	13/10/2023	Refusal of planning permission (Delegated Decision)
20/02392/FUL (APP/Q0505/W/22/3290444)	572 Newmarket Road Cambridge Cambridgeshire CB5 8LL	Demolition of existing outbuilding and construction of 1No. single storey 2 bed dwelling	Appeal Dismissed	16/10/2023	Refusal of planning permission (Delegated Decision)
22/01504/FUL (APP/Q0505/W/22/3313724)	196 Green End Road Cambridge Cambridgeshire CB4 1RL	Demolition of Nos 196 and 198 Green End Road and construction of 9no. Apartments (8no 1bed flats and 1no. studio flat) along with ground floor commercial space and associated parking	Appeal Dismissed	08/11/2023	Refusal of planning permission (Committee Decision (Area/Main))

22/02066/FUL (APP/Q0505/W/23/3323130)	Owlstone Croft Owlstone Road Cambridge Cambridgeshire CB3 9JJ	Demolition of nursery building, part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings.	Appeal Allowed	15/11/2023	Refusal of planning permission (Committee Decision (Area/Main))
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Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
22/03544/FUL (APP/Q0505/W/23/3314560)	Land At The Back Of 36 Peverel Road Cambridge Cambridgeshire CB5 8RH	Construction of a block of 4 No. flats and associated works.	11/01/2023
22/04737/FUL (APP/Q0505/W/23/3316544)	82 Arbury Road Cambridge Cambridgeshire CB4 2JE	Erection of 2no two-storey dwelling houses	13/02/2023
21/05549/FUL (APP/Q0505/W/23/3317179)	The Emperor 21 Hills Road Cambridge CB2 1NW	Retention of building frontage facade and introduction of a mixed use development comprising basement and ground floor public house and an office/business Use (Class E(g)) to the rear and on the upper floors along with access, cycle parking and associated infrastructure following demolition of existing buildings.	22/02/2023
22/04697/FUL (APP/Q0505/W/23/3317663)	303 Histon Road Cambridge Cambridgeshire CB4 3NF	Erection of 9 dwellings within 1 apartment building comprising studios, one and two bedroom apartments, together with landscaping, parking arrangements, bike and bin provision and associated infrastructure (following demolition of the existing dwelling)	01/03/2023
22/00778/FUL (APP/Q0505/W/23/3319305)	The Varsity Hotel And Spa 24 Thompsons Lane Cambridge Cambridgeshire CB5 8AQ	Installation of a new all weather lightweight retractable roof canopy and associated Works	27/03/2023

22/04307/HFUL (APP/Q0505/D/23/3319588)	20 Avalon Way Trumpington Cambridge Cambridgeshire CB2 9DX	FIRST AND SECOND STOREY SIDE EXTENSION	30/03/2023
22/05046/FUL (APP/Q0505/W/23/3320224)	147 High Street Cherry Hinton Cambridge CB1 9LN	Erection of 2 no. semi-detached dwellings and loft and side extensions to existing building to form additional flat.	12/04/2023
22/05066/HFUL (APP/Q0505/D/23/3320657)	89 St Bedes Crescent Cambridge Cambridgeshire CB1 3TZ	First floor extension to side.	19/04/2023
22/04089/PRIOR (APP/Q0505/W/23/3321000)	Land Opposite 89A Barton Road Cambridge Cambridgeshire	Removal and replacement of the existing 8 metre high monopole with a new 18 metre high monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, the installation of 3no. new equipment cabinets and ancillary development thereto.	25/04/2023
23/00534/FUL (APP/Q0505/W/23/3321735)	Land To The Back Of 52 Wulfstan Way Cambridge Cambridgeshire CB1 8QH	Demolition of existing garage/ workshop facing Hulatt road and the construction of two bedroom dwelling	09/05/2023
22/05422/ADV (APP/Q0505/Z/23/3321831)	452 Cherry Hinton Road Cambridge Cambridgeshire CB1 8EA	Installation of an internally illuminated double sided 7m totem sign.	10/05/2023
22/03076/FUL (APP/Q0505/W/23/3322240)	Edeva Court Cambridge Cambridgeshire CB1 8AF	Construction of a single storey extension at roof level comprising 3 no. self-contained residential flats (Use Class C3), including provision of car parking, cycle parking and associated works.	16/05/2023
22/02657/FUL (APP/Q0505/W/23/3322818)	237 Hills Road Cambridge Cambridgeshire CB2 8RW	Erection of two dwellings with garage, parking, landscaping and associated ancillary works to replace the existing dwelling and garage	24/05/2023
22/05334/PRIOR (APP/Q0505/W/23/3322932)	Cherry Hinton Road Street Works Cherry Hinton Road Cambridge CB1 7AZ	Installation of a H3G 18m street pole and additional equipment cabinets	25/05/2023
22/02066/FUL (APP/Q0505/W/23/3323130)	Owlstone Croft Owlstone Road Cambridge Cambridgeshire CB3 9JJ	Demolition of nursery building, part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings.	26/05/2023

23/00804/FUL	37 Natal Road Cambridge Cambridgeshire CB1 3NS	Erection of 5No. dwellings following demolition of existing bungalow	30/05/2023
23/00189/FUL (APP/Q0505/W/23/3323330)	100 Perne Road Cambridge Cambridgeshire CB1 3RR	A single storey garden annexe known as an Annexa 745 also classified as a caravan within the curtilage of the property domestic garden. For the proposed occasional use as an air B&B.	31/05/2023
23/00565/ADV (APP/Q0505/Z/23/3324784)	Pavement Outside 24-25 Burleigh Street Cambridge CB1 1DG	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	26/06/2023
23/00568/FUL (APP/Q0505/W/23/3324788)	Pavement Outside 19-23 Fitzroy Street Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	26/06/2023
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	26/06/2023
23/00569/ADV (APP/Q0505/Z/23/3324789)	Pavement Outside 19-23 Fitzroy Street Cambridge CB1 1PS	Installation of an 86 Inch LCD screen capable of showing illuminated static displays in sequence.	26/06/2023
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	26/06/2023
23/00564/FUL (APP/Q0505/W/23/3324783)	Pavement Outside 24-25 Burleigh Street Cambridge CB1 1DG	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	26/06/2023
20/04261/FUL (APP/Q0505/W/23/3325645)	Jewish Synagogue 3 Thompsons Lane Cambridge CB5 8AQ	Demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including replacement parking spaces and new cycle storage and associated works.	10/07/2023
23/00962/ADV (APP/Q0505/Z/23/3325985)	3-4 Market Hill Cambridge Cambridgeshire CB2 3NJ	Retention of 2no non-illuminated fascia signs, 2no non- illuminated double sided projecting signs, delivery drivers ID signage, manifestations to entrance doors glazing windows and 4no barrier banners in RAL 2003 with screen printed white logo.	14/07/2023
23/01514/HFUL (APP/Q0505/D/23/3326148)	36 Kimberley Road Cambridge Cambridgeshire CB4 1HH	Single storey rear extension, loft conversion over the out rigger with rear facing dormer windows.	18/07/2023

23/01238/LBC (APP/Q0505/Y/23/3327462)	3-4 Market Hill Cambridge Cambridgeshire CB2 3NJ	Retention to install of 2no non-illuminated fascia signs, 2no non-illuminated double sided projecting sign, delivery drivers ID signage, manifestations to entrance doors glazing windows and 4no barrier banners in RAL 2003 with screen printed white logo.	08/08/2023
23/01183/FUL (APP/Q0505/W/23/3327514)	11A Garry Drive Cambridge Cambridgeshire CB4 2PD	Conversion and extension of existing double garage to a self-contained 1-bed property and associated works. Resubmission of 21/05255/FUL	09/08/2023
23/02096/HFUL (3329809)	13 Stratfield Close Cambridge Cambridgeshire CB4 3NA	Two storey side and single storey rear extensions.	26/09/2023
23/02473/HFUL (3330930)	75 Blinco Grove Cambridge Cambridgeshire CB1 7TX	Loft conversion with rear facing dormer window and the raising of the existing ridgeline	08/10/2023
23/00456/FUL (APP/Q0505/W/23/3331695)	12 Silverwood Close Cambridge Cambridgeshire CB1 3HA	Residential development consisting of 1no. one and half storey detached dwelling with associated access, parking and amenity (revised proposal following a withdrawal).	20/10/2023
23/00100/FUL (APP/Q0505/W/23/3333215)	Land Adjacent To 60 High Street Trumpington Cambridge Cambridgeshire CB2 9LS	Extension and conversion of existing garage into a single bed dwelling.	15/11/2023
23/01039/FUL (APP/Q0505/W/23/3333426)	45 Highworth Avenue Cambridge Cambridgeshire CB4 2BQ	Residential redevelopment comprising two detached dwellings to the rear with garages on the site frontage along with cycle parking and associated infrastructure following demolition of existing buildings on site. Resubmission of 22/05407/FUL	17/11/2023

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

NO RESULTS

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
22/00758/FUL (APP/Q0505/W/22/3305009)	303 Histon Road Cambridge Cambridgeshire CB4 3NF	Erection of 9 dwellings within 1 apartment building comprising	Refusal of planning

		studios, one and two bedroom apartments, together with landscaping, parking arrangements, bike and bin provision and associated infrastructure (following demolition of the existing dwelling)	permission (Delegated Decision)
22/04697/FUL (APP/Q0505/W/23/3317663)	303 Histon Road Cambridge Cambridgeshire CB4 3NF	Erection of 9 dwellings within 1 apartment building comprising studios, one and two bedroom apartments, together with landscaping, parking arrangements, bike and bin provision and associated infrastructure (following demolition of the existing dwelling)	Refusal of planning permission (Delegated Decision)
22/01442/FUL (APP/Q0505/W/22/3311017)	The Seven Stars Public House 249 Newmarket Road Cambridge Cambridgeshire CB5 8JE	Erection of 2no flats with associated works and landscaping on unused land behind The Seven Stars Public House	Refusal of planning permission (Delegated Decision)
20/04261/FUL (APP/Q0505/W/23/3325645)	Jewish Synagogue 3 Thompsons Lane Cambridge CB5 8AQ	Demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including replacement parking spaces and new cycle storage and associated works.	Refusal of planning permission (Committee Decision (Area/Main))
23/00534/FUL (APP/Q0505/W/23/3321735)	Land To The Back Of 52 Wulfstan Way Cambridge Cambridgeshire CB1 8QH	Demolition of existing garage/workshop facing Hulatt road and the construction of two bedroom dwelling	Refusal of planning permission (Delegated Decision)
22/03076/FUL (APP/Q0505/W/23/3322240)	Edeva Court Cambridge Cambridgeshire CB1 8AF	Construction of a single storey extension at roof level comprising 3 no. self-contained residential flats (Use Class C3), including provision of car parking, cycle parking and associated works.	Refusal of planning permission (Committee Decision (Area/Main))
22/03766/HFUL (APP/Q0505/W/22/3313253)	45 Gough Way Cambridge Cambridgeshire CB3 9LN	Demolition of single storey side extension. Part two-storey and part single-storey side extension and two-storey and single storey rear extensions.	Non-determination within statutory period
22/02657/FUL (APP/Q0505/W/23/3322818)	237 Hills Road Cambridge Cambridgeshire CB2 8RW	Erection of two dwellings with garage, parking, landscaping and associated ancillary works to replace the existing dwelling and garage	Refusal of planning permission (Committee Decision (Area/Main))
23/00569/ADV (APP/Q0505/Z/23/3324789)	Pavement Outside 19-23 Fitzroy Street Cambridge CB1 1PS	Installation of an 86 Inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)

23/00568/FUL (APP/Q0505/W/23/3324788)	Pavement Outside 19-23 Fitzroy Street Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00565/ADV (APP/Q0505/Z/23/3324784)	Pavement Outside 24-25 Burleigh Street Cambridge CB1 1DG	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
23/00564/FUL (APP/Q0505/W/23/3324783)	Pavement Outside 24-25 Burleigh Street Cambridge CB1 1DG	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
22/04089/PRIOR (APP/Q0505/W/23/3321000)	Land Opposite 89A Barton Road Cambridge Cambridgeshire	Removal and replacement of the existing 8 metre high monopole with a new 18 metre high monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, the installation of 3no. new equipment cabinets and ancillary development thereto.	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
23/00962/ADV (APP/Q0505/Z/23/3325985)	3-4 Market Hill Cambridge Cambridgeshire CB2 3NJ	Retention of 2no non- illuminated fascia signs, 2no non-illuminated double sided projecting signs, delivery drivers ID signage, manifestations to entrance doors glazing windows and 4no barrier banners in RAL 2003 with screen printed white logo.	05/12/2023
22/05334/PRIOR (APP/Q0505/W/23/3322932)	Cherry Hinton Road Street Works Cherry Hinton Road Cambridge CB1 7AZ	Installation of a H3G 18m street pole and additional equipment cabinets	11/12/2023
23/01183/FUL (APP/Q0505/W/23/3327514)	11A Garry Drive Cambridge Cambridgeshire CB4 2PD	Conversion and extension of existing double garage to a self-	13/12/2023

		contained 1-bed property and associated works. Resubmission of 21/05255/FUL	
23/00189/FUL (APP/Q0505/W/23/3323330)	100 Perne Road Cambridge Cambridgeshire CB1 3RR	A single storey garden annexe known as an Annexa 745 also classified as a caravan within the curtilage of the property domestic garden. For the proposed occasional use as an air B&B.	19/12/2023
23/01238/LBC (APP/Q0505/Y/23/3327462)	3-4 Market Hill Cambridge Cambridgeshire CB2 3NJ	Retention to install of 2no non-illuminated fascia signs, 2no non-illuminated double sided projecting sign, delivery drivers ID signage, manifestations to entrance doors glazing windows and 4no barrier banners in RAL 2003 with screen printed white logo.	20/12/2023

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