



## EAST AREA COMMITTEE



### AGENDA

**To: City Councillors:** Blencowe (Chair), Owers (Vice-Chair), Benstead, Brown, Hart, Herbert, Johnson, Marchant-Daisley, Moghadas, Pogonowski, Saunders and Smart

**County Councillors:** Bourke, Harrison, Sadiq and Sedgwick-Jell

*Dispatched: Wednesday, 10 October 2012*

**Date:** Thursday, 18 October 2012

**Time:** 7.00 pm

**Venue:** Meeting Room - Cherry Trees Day Centre

**Contact:** James Goddard **Direct Dial:** 01223 457015

**1 APOLOGIES FOR ABSENCE**

**2 DECLARATIONS OF INTEREST**

Members of the committee are asked to declare any interests in the items on the agenda. In the case of any doubt, the advice of the Head of Legal should be sought **before the meeting**.

<b>Minutes And Matters Arising</b>
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**3 MINUTES** (*Pages 1 - 14*)

To confirm the minutes of the meeting held on 6 September 2012. (*Pages 1 - 14*)

**4 MATTERS & ACTIONS ARISING FROM THE MINUTES**

Reference will be made to the Committee Action Sheet available under the 'Matters & Actions Arising From The Minutes' section of the previous

meeting agenda.

General agenda information can be accessed using the following hyperlink:

<http://www.cambridge.gov.uk/democracy/ieListMeetings.aspx?Committeeld=147>

## Open Forum: Turn Up And Have Your Say About Non-Agenda Items

### 5 OPEN FORUM

Refer to the 'Information for the Public' section for rules on speaking.

## Items For Decision / Discussion Including Public Input

### 6 COMMUNITY DEVELOPMENT AND LEISURE GRANTS (Pages 15 - 26)

## Intermission

## Planning Items

### 7 PLANNING APPLICATIONS (Pages 27 - 38)

The applications for planning permission listed below require determination. A report is attached with a plan showing the location of the relevant site. Detailed plans relating to the applications will be displayed at the meeting.  
(Pages 27 - 38)

7a 12/0480/FUL: 8 Montreal Road (Pages 39 - 64)

7b 12/0935/FUL: 7 Kerridge Close (Pages 65 - 88)

### 8 GENERAL ITEMS

8a Enforcement Report - 32 Romsey Road (Pages 89 - 94)

The East Area Committee agenda is usually in the following order:

- Open Forum for public contributions
- Delegated decisions and issues that are of public concern, including further public contributions
- Planning Applications

This means that planning items will not normally be considered until at least 8.30pm.

## Meeting Information

### Open Forum

Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

### Public Speaking on Planning Items

Area Committees consider planning applications and related matters. On very occasions some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the working day before** the meeting.

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

Further information is also available online at

<http://www.cambridge.gov.uk/public/docs/Having%20your%20say%20at%20meetings.pdf>

The Chair will adopt the principles of the public speaking scheme regarding planning applications for general planning items and planning enforcement items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

## **Representations on Planning Applications**

**Public representations** on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

**Submission of late information** after the officer's report has been published is to be avoided. A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report.

Any public representation received by the Department after 12 noon two working days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

## **Filming,**

The Council is committed to being open and transparent in

**recording and photography** and the way it conducts its decision-making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

[www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203](http://www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203).

**Fire Alarm** In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

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A loop system is available on request.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

**Queries on reports** If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

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**EAST AREA COMMITTEE**

6 September 2012

7.00 - 10.10 pm

**Present**

**Area Committee Members:** Councillors Blencowe (Chair), Owers (Vice-Chair), Brown, Herbert, Johnson, Saunders and Smart

**Area Committee Members:** County Councillor Bourke

**Other Members in Attendance:** Councillor Benstead

**Officers:**

City Development Manager: Sarah Dyer

Committee Manager: James Goddard

**Other Officers in Attendance:**

Head of Transport and Infrastructure (Policy and Funding) – (County): Dearbhla Lawson

Senior Programme Manager – (County): John Clough

**FOR THE INFORMATION OF THE COUNCIL****12/44/EAC Apologies For Absence**

Apologies were received from Councillors Harrison, Hart, Marchant-Daisley, Moghadas, Pogonowski, Sadiq and Sedgwick-Jell.

**12/45/EAC Declarations Of Interest**

NAME	ITEM	INTEREST
Councillor Bourke	12/49/EAC	Personal: Member of Cambridge Cycling Campaign
Councillor Saunders	12/49/EAC	Personal: Member of Cambridge Cycling Campaign
Councillor Benstead	12/50/EACd	Personal: Discussed application with Applicant

## **12/46/EAC Minutes**

The minutes of the 2 August 2012 meeting were approved and signed as a correct record subject to Councillors Brown, Hart and Herbert being removed from the attendee list as they had sent apologies.

## **12/47/EAC Matters & Actions Arising From The Minutes**

- (i) **12/42/EAC Policing and Safer Neighbourhoods “Action Point: Sarah Steggles (Senior Anti-Social Behaviour Officer) to send East Area Committee (EAC) Members a list of contact numbers for reporting different types of anti-social behaviour. These in turn can be passed to residents.”**

The list of contact numbers has been circulated to EAC Members.

- (ii) **12/42/EAC Policing and Safer Neighbourhoods “Action Point: East Area Committee Chair, Vice Chair and Spokes to meet Inspector Poppitt to discuss implementing a street drinking order on a specific zonal basis.”**

A meeting between East Area Committee Chair, Vice Chair, Spokes and Inspector Poppitt is anticipated prior to the next EAC meeting 18 October 2012.

- (iii) **12/43/EAC Environmental Improvement Programme “Action Point: Andrew Preston (Project Delivery & Environment Manager) to amend Whitehill Close Planting environmental improvement project and return it to East Area Committee for consideration post discussions with residents.”**

Councillors anticipated the Project Delivery & Environment Manager would follow up this issue on his return from holiday.

- (iv) **Dates of future meetings.**

There are a number of dates in 2013 when East Area Committee meetings clash with other Area Committees. These are Thursday 10 January 2013 and 21 March 2013.



EAC unanimously voted to retain the Thursday 10 January 2013 meeting date due to a lack of alternatives, but to meet on Tuesday 26 March 2013 instead of Thursday 21 March 2013.

### **12/48/EAC Open Forum**

- 1. Mrs Deards raised concerns regarding suspicious activity of people parking in the Budleigh Close and Burnside area to drop off packages. The concerns/incidents have been reported to Police Community Support Officers.**

Councillor Blencowe responded:

- The concerns/incidents could be raised at the next Neighbourhood Panel meeting.
- Suggested re-contacting the Police Community Support Officers whom the incidents were reported to, and informing them further information could be provided upon request.

- 2. Mrs Deards raised concerns that Budleigh Close shrubbery was subject to anti-social behaviour due to lack of maintenance.**

Councillors said that Andrew Preston (Project Delivery & Environment Manager) would be asked to ensure maintenance work is undertaken.

**Action Point: Councilor Herbert to advise Officers of Budleigh Close residents' concerns that shrubbery was subject to anti-social behaviour due to lack of maintenance.**

### **12/49/EAC East and South Transport Corridor Area Transport Plans**

The Committee received a report from the Head of Transport and Infrastructure (Policy and Funding) (County) regarding the East and South Transport Corridor Area Transport Plans.

The report outlined S106 contributions for transport received from developers in Cambridge City and South Cambridgeshire, are largely collected through the Corridor Area Transport Plan (CATP) process.

The Officer's report outlined progress of existing schemes presented at the December 2011 Committee meeting. The report also included an assessment of new suggested schemes for 2012 that had the potential to be supported by Eastern Corridor Area Transport Plan (ECATP) funding, as well as SCATP funding where the committee area extended into the Southern Corridor. The principal factor being that schemes proposed fit with the CATP, relate to development and the need to mitigate the effect of additional transport related movements from new development.

The views expressed by East Area Committee Members on projects to take forward would be included as key input into the decision by County Council Cabinet when asked to approve the recommendations in a report expected in November 2012.

#### Existing Schemes: Progress

The Head of Transport and Infrastructure referred to progress on approved schemes as set out in the Officer's report.

#### New Schemes That Require Decisions

Members considered a number of 2012 schemes put forward for approval.

In response to Members' questions the Head of Transport and Infrastructure and Senior Programme Manager (County) answered:

- (i) Approximately £600,000 of funding was currently available to spend in the east area.
- (ii) S106 funding could not be used to undertake maintenance work, but some projects included some improvement work to aid accessibility that s106 funding could be used for.
- (iii) (2.2) Access link from the CB1 development to the Leisure Park, so that both sites could access the Leisure Park multi storey car park could be undertaken as a joint project with the South Area Committee. The Leisure Park bridge had been proposed as a previous project, but did not go ahead for various reasons given at the time. The project still had merit, so a feasibility study could be undertaken to try and address feasibility of delivery concerns.
- (iv) (2.6) Tenison Road traffic calming scheme required £500,000 to deliver the scheme, but would also receive an additional £250,000 from a separate funding scheme if the project was approved. Therefore £250,000 was required from EAC to support delivery of the scheme.

- (v) The County Council would model pinch points on the infrastructure network in future to assess growth needs as part of the Long Term Transport Strategy work underway.
- (vi) Members were invited to propose suggestions for future projects to be funded.

Councillor Bourke requested the Chisholm Trail be added to the list set out in section 2 of the Officer's report.

EAC supported the principle of undertaking joined up infrastructure projects with other Area Committees as strategic projects would benefit the whole of Cambridge. EAC would allocate s106 funding from their budget for joint projects on the understanding that other Area Committees would do the same.

**Action Point: Councillor Bourke to circulate feasibility study information regarding Chisholm Trail for bicycles.**

Councillor Owers requested speed warning lights in Coleridge Road be added to the list of future projects seeking s106 funding.

**Action Point: Head of Transport and Infrastructure to advise Councillor Owers if his proposed Transport Corridor Area Transport Plan project for speed warning lights in Coleridge Road is eligible for s106 funding.**

Councillor Owers requested merging the following projects and removing maintenance actions that were not covered by s106 criteria:

- (2.1) Refreshing all cycle path and cycle lane markings, especially around the Perne Road/Cherry Hinton Road roundabout.
- (2.3) Perne Road/Cherry Hinton Road roundabout improvements to address traffic flow and safety issues.

Following discussion, Members **resolved (unanimously):**

- (i) To recommend projects set out below for approval by County Council Cabinet:
  - A joint project combining (2.1) Refreshing all cycle path and cycle lane markings, especially around the Perne Road/Cherry Hinton Road roundabout with (2.3) Perne Road/ Cherry Hinton Road roundabout improvements to address traffic flow and safety issues.
  - (2.5) Contraflow Cycling Signage following audit to identify need
  - (2.6) Tenison Road traffic calming scheme

- (ii) To recommend the Chisholm Trail joint infrastructure project proposed by Councillor Bourke for further investigation into its feasibility and estimated cost to be shared with other Area Committees.
- (iii) To approve retaining the following projects as low priorities to be funded if any budget remained after funding higher priority projects:
  - (2.7) Removal of unnecessary street signage.
  - (2.10) Citywide 20 mph/coherent speed limit (this could be explored as part of wider strategy work).
- (iv) To approve undertaking a joint feasibility study with South Area Committee for (2.2) Access link from the CB1 development to the Leisure Park, so that both sites could access the Leisure Park multi storey car park.
- (v) To defer consideration of s106 fund allocation for (2.9) Improve safety at Stanley Road junction with Newmarket Road until environmental improvement work and road marking changes had been implemented. This would enable Officers to ascertain if s106 funding was still required, or if issues had been addressed.
- (vi) To discount projects set out below:
  - (2.4) Madingley Road Cycleway Phase 2 as this should be referred to the West Area Committee for approval, although a member of public raised it at East Area Committee.
  - (2.8) Park and ride facility for Cherry Hinton as feasibility and need would need to be considered as part of the long-term County Transport Strategy.

EAC asked for a Transport Corridor Area Transport Plan report six months from 6 September 2012 meeting.

**Action Point: Head of Transport and Infrastructure to bring back a report to East Area Committee regarding East and South Transport Corridor Area Transport Plans in March/April 2013.**

### **12/50/EAC Planning Applications**

### **12/50/EACa 12/0260/FUL - Ryedale House, 40 Cambridge Place**

The Committee received an application for full planning permission.

The application sought approval for conversion of existing buildings to form 4 no1bedroom flats, along with cycle and refuse store, first floor dormer side extension and part demolition of rear.

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

- Mrs Bell
- Mrs Josselyn

The representations covered the following issues:

- (i) The Bodyworks Dance Studio holds classes for adults and children; these were loud and intrusive to neighbours.
- (ii) Took issue with Environmental Health Officer comments that previous noise concerns had been addressed. Noise restriction measures implemented in the past were not effective.
- (iii) Raised concern regarding lack of information about the application available on-line.
- (iv) The proposed extension would impose on the skyline and overshadow neighbours. It was suggested the design was poor quality because it overdeveloped the site, overshadowed neighbours, was airless and noisy.
- (v) Concern regarding lack of parking for the application, although some provision as part of the development was welcomed to mitigate overspill into neighbouring residential areas.
- (vi) Objectors suggested the area needed more accommodation (housing) rather than a larger dance studio.

#### The Committee:

**Resolved (unanimously)** to reject the officer recommendation to approve the application.

**Resolved (unanimously)** to refuse the application contrary to the officer recommendations for the following reasons:

#### Reasons for Refusal

- 1 In the absence of a noise report to demonstrate the impact of the noise generated by the adjacent use, Bodyworks Dance Studio, on the living conditions of future occupants and mitigation measures to ensure that

the internal and external noise environment for future residents will be acceptable in terms of residential amenity, the development is contrary to policies 4/13 and 5/2 of the Cambridge Local Plan 2008.

- 2 The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, transport mitigation measures, affordable housing, public realm improvements, public art, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 5/14 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010.

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

### **12/50/EACb 12/0837/FUL - 25 Cambridge Place**

The Committee received an application for change of use.

The application sought approval for change of use from offices (Class use B1) to form 2 No. studios and 2 No. 1 Bed. flats with associated access arrangements, parking and external alterations.

The Committee received a representation in objection to the application from Mrs Josselyn.

The representation covered the following issues:

- (i) Welcomed the inclusion of parking facilities in the application.
- (ii) Suggested the application did not meet National Planning Policy Framework or City Council sustainable development requirements.
- (iii) Units were too small and not serviced by a lift. It was suggested this made them suitable only for able bodied students and temporary occupants, when homes were required for all members of society. It was suggested that Cambridge Place was being swamped by small developments that broke up diversity.
- (iv) A house or two maisonettes were suggested as more appropriate developments for the site.

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

The City Development Manager proposed an amendment to the Officer's recommendation that the application would only be brought back to Committee if new issues were raised in correspondence.

This amendment was **carried unanimously**.

The Committee:

**Resolved (unanimously)** to accept the officer recommendation to approve planning permission as per the agenda, amended to confirm that the application would only be brought back to Committee if new issues were raised in correspondence.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV6, ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8

Cambridge Local Plan (2006): 3/4, 3/7, 4/11, 4/13, 5/1, 5/2, 8/2, 8/6, 8/10, 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.



Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 06 December 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, waste storage, waste management facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 5/14, and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the RECAP Waste Management Design Guide SPD 2012, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

### **12/50/EACc 12/0883/FUL - 47 Priory Road**

The Committee received an application for full planning permission.

The application sought approval for a single storey rear extension

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

- Mr Holden
- Ms Elwood

The representations covered the following issues:

- (i) Took issue with the Officer's recommendation to approve the application.
- (ii) Concerns regarding lack of light and overshadowing from the development. This would exacerbate current low light levels in neighbour's gardens.
- (iii) The rising ground level would make the building more visible to neighbours.

Ms Adams (Applicant's Architect) addressed the Committee in support of the application.



The Committee:

**Resolved (by 6 votes to 0)** to accept the officer recommendation to approve planning permission as per the agenda.

## Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV6 and ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/14, 4/11

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

**12/50/EACd 12/0742/FUL - 233 Lichfield Road**

The Committee received an application for full planning permission.

The application sought approval for a new first floor extension over existing garage to provide study/bedroom.

Mr Douglas (Applicant's Architect) addressed the Committee in support of the application.

Councillor Benstead (Ward Councillor for Coleridge) addressed the Committee about the application.

The representation covered the following issues:

- (i) Supported the application and took issue with the reasons for refusal.
- (ii) The building lines of existing terrace houses varied, so the application would not fit into these.
- (iii) The application would not look out of character in the area.

The Committee:

**Resolved (unanimously)** to reject the officer recommendation to refuse the application.

**Resolved (unanimously)** to approve the application contrary to the officer recommendations subject to the following conditions and reasons for approval:

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

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

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

3. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

### **Reasons for Approval**

Having heard comments from the applicant's agent, and comments from a Member representing the ward, East Area Committee questioned the City Development Manager and then discussed the proposals and its implications for the area (particularly the visual impact of the extension and the impact on

the residential amenity of neighbouring occupiers). East Area Committee resolved to approve the application because the Committee did not think that the visual impact of the development would have a detrimental effect on the streetscene. The site is well screened by trees and the extension does not project forward of the building line established by the adjacent block of flats. Taking into account the relationship between the front garden and windows in 235 Lichfield Road and the side elevation of the extension and the lack of objection from the occupiers of that property, the Committee considered that the extension would not be harmful to the residential amenities of the occupiers of 235 Lichfield Road.

This development has therefore been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1, ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/14

The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission. These reasons for approval can be a summary of the reasons for grant of planning permission only.

## **12/51/EAC General Items**

### **12/51/EACa Enforcement Report - 86 Brooks Road, Cambridge**

The Committee received an application for planning enforcement action to be taken.

The application sought authority to authorize the Head of Legal Services to commence enforcement proceedings under the provisions of Section 172 of the Town and Country Planning Act 1990 (as amended), for unauthorised operational development.

Site: 86 Brooks Road, Cambridge.

Breach: Unauthorised Development: erection of an extension without planning permission.

The Committee:

Resolved (unanimously) to accept the officer recommendation that the Head of Legal Services be authorised to commence enforcement proceedings under the provisions of Section 172 of the Town and Country Planning Act 1990 (as amended), for unauthorised operational development.

The meeting ended at 10.10 pm

**CHAIR**

**Report by:** Cambridgeshire Community Foundation  
**To:** Area Committee – East, 18<sup>th</sup> October 2012  
**Wards:** Abbey, Coleridge, Petersfield, Romsey

<b>Community Development and Leisure Grants 2012-13</b>
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## 1. Introduction

This report reminds members of the process for the allocation of Community Development and Leisure grants by Area Committees, confirms the funds available, seeks approval for applications which have been assessed and lists further applications which are still under review. Further information available in Appendix 1.

The application process has been administered by Cambridgeshire Community Foundation (CCF, registered charity 1103314) since April 2009. CCF advertise available funds; support potential applicants; assess applications; present applications to the Grants Manager at the City Council; and convey the Grants Manager recommendations to Area Committees; advise applicants of Area Committee decisions; facilitate grant payments and seek feedback and monitoring from the funded projects. CCF does not therefore make decisions on the grants awarded from the Area Committee funds.

## 2. Recommendations

2.1 To consider the grant applications and agree recommendations detailed below.

<b>Current Applications. Available: £15,448</b>				
CCF ref	Group	Project	Requested	CCC Grants Manager Recommendations
WEB 54153	Friends of Mill Road Cemetery	for running costs, hall hire, insurance, publicity.	£400	£300
WEB 54188	Mill Road Winter Fair	to provide better signage and information boards for the Mill Road Winter Fair.	£900	£900
WEB 54804	Cambridge Art Salon	first 'Romsey Art Festival' in Summer 2013.	£900	£900
WEB 55333	Mill Road Bridges	to print and distribute newsletters.	£3,280	£1,640
<b>Total</b>			<b>£5,480</b>	<b>£3,740</b>
<b>Budget available</b>				<b>£16,048</b>
<b>Budget remaining after recommendations</b>				<b>£12,308</b>

### 3. Background

The total of £84,000 Area Committee funding available in 2012-13 has been increased to £100,690. £71,690 is from the Community Development grants budget and £29,000 is from the Leisure grants budget. These budgets have been merged and allocated to each area committee in accordance with population and poverty calculations.

2012-13		
Committee	%	£
North	37.8	38,060
South	20	20,138
East	32.2	32,423
West Central	10	10,069

### 4. East Area Committee 2012-13 Current Applications

#### 4.1 Funding allocated to date: £16,375

CCF ID	Group	Project	AC Grant
3408	East Barnwell Friendship Club	contribution towards the cost of hiring a coach for outings	£300
3416	Priory Townswomen's Guild	cost of speakers at meetings	£250
WEB45548	28th Cambridge Scouts	to hold a Queen's Jubilee Street party for all nearby neighbours and residents	£500
WEB45670	SIN Cru	a 6 week long creative project with children and young people	£2,000
3430	Cambridge Music Festival	Drumming project with percussion workshops for disadvantaged children of primary school age	£2,000
WEB9405	Petersfield Area Community Trust	a summer event	£5,000
WEB48403	Christ the Redeemer Church	to provide a week of summer holiday activities and a day trip for families	£950
3571	Cherrytrees Over 50's	an outing to the coast and lunch	£600
CCC OA*	Hemingford Road	Jubilee & Olympics street party	£500
CCC OA	Westering Jubilee Street Party	Jubilee street party	£250
CCC OA	Hope Street	Jubilee street party	£1,000

CCC OA	Priory Road	Jubilee street party	£200
CCC OA	Barnwell Baptist Church	Dudley Road Jubilee street party	£250
CCC OA	Cambridge Community Church	Shinegirl self-esteem course	£1,000
CCC OA	Rawlyn Court Residents Assoc	entertainment evening	£500
CCC OA	Glisson Road Street Party	Jubilee party	£825
CCC OA	Abbey Bowls Club	kitchen equipment	£250
<b>Total</b>			<b>£16,375</b>
<b>Budget</b>			<b>£32,423</b>
<b>Remaining</b>			<b>£16,048</b>

\*CCC OA = Cambridge City Council Officer Action authorisation

## 4.2 Grant application background information

<b>East Area Committee 2012-13 grants</b>	<b>CCF ref WEB54153</b>
<b>Applicant:</b> Friends of Mill Road Cemetery	<b>Ward(s):</b> Petersfield and Romsey
<b>Purpose of group:</b> Friends of Mill Road Cemetery is a volunteer group dedicated to the preservation and enhancement of a major historic and environmental resource.	
<b>Project: for running costs, insurance, hall hire, publicity etc.</b>	
<b>Breakdown of costs:</b> £225 Public Liability Insurance (for volunteer activities, school groups, events and tours); £80 towards running costs for photocopying, stationery, postage; £45 for the AGM Hall Hire; £55 for AGM publicity	
<b>Total cost:</b> £405	<b>Requested:</b> £400
<p><b>Expected benefits or outcomes as a result of funding as described by the applicant:</b> The Friends of Mill Road Cemetery are a successful group which has an increasing membership, many of whom are trying to trace ancestors buried within the cemetery. The grant will enable the continuation of this group, facilitate their promotion as an organisation and to help attract new members and raise the profile of the site. Donations received from friends and the public help significantly to support the continued grave restoration project. It will enable the volunteers to expand their work with local schools, support site management initiatives such as the meadow restoration and bulb planting as this is a designated city wildlife site. We hope to expand the number of site tours in the coming year and retain our popular programme of events.</p> <p><b>Number of beneficiaries:</b> 600</p>	

**CCF Comments based on telephone interview and feedback from previous awards:** The Group is dependent on 'friends' donations/membership for the majority of their income which they use to buy plants, fund grave restorations and events. Members ( approx 100) pay between £5- 20 annually. Annual income in year end Mar 2012 £1850, expenditure of £1018 and unrestriced reserve of £1700 at year end. They are applying for a small grant to cover some of the running costs. The group holds a few events throughout the year, including a stall at the Mill Road Winter Fair, guided tours, open days, and a Remembrance Event. They advertise these through leaflets and flyers which are displayed in shops on Mill Road. Overall, the group aims to encourage the local community to come and use the cemetery as an accessible and enjoyable green space to walk their dog, enjoy the wildlife, research the history, visit a family grave, enjoy a walk in the green space, pick blackberries etc. Schools visit the cemetery to work on wildlife projects and Anglia Ruskin for botanical research.

Monitoring from grant awarded in 2011 showed group successfully deployed sum awarded for an event enjoyed by ~80 local people.

**Previous funding from this Area Committee:** £200 in 04/05 for insurance; £754 in 05/06 for activities and repairs; £186 in 05/06 for insurance; £281 in 97/08 for insurance and leaflets; £1,191 in 07/08 for insurance and restoration; £411 in 10/11 towards running costs and purchase of materials; £450 in 11/12 to run an open day.

**Recommendation:** Unrestricted reserves could cover running costs. Contribution of £300

<b>East Area Committee 2012-13 grants</b>	<b>CCF ref WEB54188</b>
<b>Applicant:</b> Mill Road Winter Fair	<b>Ward(s):</b> Romsey and Petersfield
<b>Purpose of group:</b> The Mill Road Winter Fair exists to highlight the opportunities that exist on Mill Road, and to foster a sense of mutual respect and community understanding in the area. The Fair encourages groups and individuals to demonstrate and exhibit works and activities which represent their culture and way of life, and promotes interest in representative groups and individuals and their work. It aims to foster friendships throughout the area by providing a common initiative, thus creating a more cohesive community. The event also provides an opportunity for both groups and individuals to raise money for charity by enabling small charities to make contact with a large number of people in a cost-effective way, and by increasing the footfall for those charities already based in Mill Road.	
<b>Project: to provide better signage and information boards for the Mill Road Winter Fair. Breakdown of costs:</b> Fixed signage £350 + £70 VAT; Information boards £1150 + £230 VAT	
<b>Total cost:</b> £1800	<b>Requested:</b> £900



<p><b>Expected benefits or outcomes as a result of funding as described by the applicant:</b> Aim to improve safety by ensuring a more even distribution of people along Mill Road by using static signs to direct them to a wider range of locations. In addition the use of more and better information boards will help to ensure that people do not miss events, and if these can be continually updated we can avoid frustration when, as is inevitable, there are changes to the programme. We will also be able to use these boards to manage the flow of people to different events. Surveys will be undertaken to monitor the success of the initiatives.</p> <p><b>Number of beneficiaries:</b> 10,000</p>
<p><b>Background information:</b> The sum applied for is to cover capital costs only. 50% of the funding required will come from existing funds. All running costs are covered by volunteers.</p>
<p><b>Previous funding from this Area Committee:</b> £450 in 07/08 for a website; £2,480 in 07/08 for the winter fair; £2,461 in 08/09 for marquee, flooring and other costs of the fair; £3,500 in 09/10 for the winter fair; £1,250 in 10/11 for volunteer, operational and publicity costs; £850 in 11/12 for the winter fair.</p>
<p><b>Recommendation: £900</b></p>

<b>East Area Committee 2012-13 grants</b>	<b>CCF ref WEB54804</b>
<b>Applicant:</b> Cambridge Art Salon	<b>Ward(s):</b> Romsey
<p><b>Purpose of group:</b> The Cambridge Art Salon nurtures art and creative ideas created by the public, for the public. Our unique policy of inclusion reaches out to both marginalised groups and individuals in the arts and creative sectors with a passion for the arts and creativity. We are the only arts enterprise incubator in Cambridge, serving artists and cultural entrepreneurs who need a nurturing, affordable environment to springboard their creative idea.</p>	
<p><b>Project: for the first 'Romsey Art Festival' in Summer 2013.</b></p>	
<p><b>Breakdown of costs:</b> Materials £200; Artists £700; Website £500; Flier / Programme £500; Posters £200; Telephone £200; Volunteers – T Shirts - £50</p>	
<b>Total cost:</b> £2350	<b>Requested:</b> £900
<p><b>Expected benefits or outcomes as a result of funding as described by the applicant:</b> The Romsey Art Festival will unite and add a sense of pride to residents, businesses and groups within the area and create fresh perspectives on day to day life within Romsey.</p> <p>Romsey is fast becoming a 'cultural quarter' within Cambridge and this festival celebrates that, but keeps the Romsey community at the heart of this development. The festival will integrate community, ethnic and residential groups, roles and relationships through a celebration of local identity, community and art. It will give the public a chance to engage with the community, strengthening relations and attracting new visitors.</p> <p>The festival will raise use art to raise the profile of Romsey to the rest of Cambridge. Even the rest of the UK – or the world! Through social media marketing, the reach of the festival could even be international -making this an ambitious community festival with huge potential. <b>Number of beneficiaries:</b> 2000</p>	

**Background information:** Grant expenditure will contribute towards Romsey-based artists to facilitate the creation of art with different community groups and relevant publicity. Remaining costs will be covered by a combination of in kind support, plus sponsorship from Romsey businesses who will pay for advertising space on the website and in the programme. Public liability insurance is already provided by the Cambridge Art Salon and all artists will have their own.

**Previous funding from this Area Committee:** New applicant

**Recommendation:** £900

<b>East Area Committee 2012-13 grants</b>	<b>CCF ref</b> WEB55333
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**Applicant:** Mill Road Bridges

**Ward(s):** Romsey and Petersfield

**Purpose of group:** *An extract from the revised Constitution to be adopted at an EGM on 25th October 2012:*

1.To further or benefit the residents the neighbourhood and the local stakeholders of Mill Road Cambridge and its environs (“Mill Road”) without distinction of age race cultural background religion family composition relationship status disability political belief gender sexual orientation or other opinions by associating together the said residents and the local authorities voluntary and other organisations in a common effort to promote for the benefit of the public the interests heritage and rich cultural diversity of Mill Road.

2.To facilitate information sharing and encourage community activities.

**Project:** to print and distribute a newsletter.

**Breakdown of costs:** Printing four editions of the newsletter, 6,000 copies of each edition are produced.

**Total cost:** £3280

**Requested:** £3280

**Expected benefits or outcomes as a result of funding as described by the applicant:** To continue to keep the residents of the area informed on local events and organisations. To add to community cohesion which we also foster through our meetings and the Mill-Road.Com website. **Number of beneficiaries:** 6000

**Background information:** The Group (MRB), in furtherance of its aim to unite all people who live and work in the Mill Road area, is building on the friendly spirit and goodwill generated at the once a year Mill Road Winter Fair when the whole community comes together. There are several action groups, societies and special interest organisations in the area each with specific agendas which can be divisive. As you will have seen from the objects of the group set out in Box 1.7 MRB has no political or agenda and seeks to bring people and organisations together to share information and common purpose. The newsletters have been well received.

**CCF Comments from discussion with applicant :** Printing will be done by Elitian in Mill Road, chosen because they provided a competitive quote and are a local business.

**Previous funding from this Area Committee:** New applicant

**Recommendation:** £1,640 for next 2 editions 2012-13 and encourage group to seek sponsorship and more sustainable way to produce newsletter going forward. Group can apply for 2013-14 funding when appropriate.

## Newsletters

Community Development have reviewed their grant conditions to clarify that grants cannot be used in any way to promote a political or religious organisation or to generate private gain. The organisation will also take care to avoid giving the impression that it supports any political party or candidate in an election and will not give publicity to political parties or to individual politicians or candidates in the six week period leading to an election.

Organisations which promote any political parties, are involved in party politics, or which promote political views are not eligible to apply and grants cannot be used for the promotion of a political party or publicity that appears to be designed to affect public support for a political party.

## BACKGROUND PAPERS and research used in the preparation of this report:

Grant applications.

Monitoring from previous grant awards.

Telephone interview.

To inspect these documents contact Marion Branch on 01223 410535 or [marion@cambscf.org.uk](mailto:marion@cambscf.org.uk)

## Appendix 1

### Area Committee Grants – Process and Criteria 2012-13

#### 1. Budget

The total of £84,000 Area Committee funding available in 2012-13 has been increased to £100,690. £71,690 is from the Community Development grants budget and £29,000 is from the Leisure grants budget. These budgets have been merged and allocated to each area committee in accordance with population and poverty calculations.

The amount available for each area is as follows:

2012-13		
Committee	%	£
North	37.8	38,060
South	20	20,138
East	32.2	32,423
West Central	10	10,069

#### 2. Committee Reports

There will be two rounds for applications to be presented by Cambridgeshire Community Foundation at committees in 2012. This is the second and final for this committee.

Although the Cambridgeshire Community Foundation is unable to attend Chair's briefings for the above committees they are happy to answer any questions at any time. Prior to briefings assessed applications will be accessible via a password protected area on their website and members will be given access to review applications and raise questions prior to committee meetings.

If the Cambridgeshire Community Foundation is unable to attend a committee for any reason an officer from the Grants & Voluntary Sector Support Team will cover wherever possible.

### 3. Chair's and Officer's Action

In between the above rounds grants, if justified new applications cannot wait until the next round, they will be considered, in line with the Council's constitution, by:

- Officer Action (the Council's Grants Manager) for awards up to £2,000
- Chairs Action for awards £2-£5k

**The Chair's Action** process is where a recommendation for an award is £2-£5k the report will be sent to Chairs and Spokes of the appropriate committee by CCF following consultation with the Council's Senior Grants Officer. The Chair and Spokes will be expected to respond within 5 working days either approving the award, asking for further information, or rejecting the award, giving reason for rejection. If no response it received the recommendation will stand.

**The Officer's Action** process is where a recommendation for an award is up to £2k the report will be sent to the Grants Manager to respond within 5 working days either approving the award, asking for further information, or rejecting the award, giving reason for rejection. If no response it received the recommendation will stand.

All awards made by Chair and Officer Action will be included in the next report to committee.

### 4. Criteria for Grants

Community Development and Leisure grants both have budgets specifically devolved to area committees for local projects. The policy decision for this dates back to Community Development and Leisure Scrutiny Committee 24 March 2005.

The criteria for awarding area committee grants mirrors the Community Development and Leisure grants strategies and priorities (attached as appendix 2) but also gives flexibility for area committees to decide to on area priorities and to award grants for both for capital or revenue expenditure. Themes for 2012-13 will include the Diamond Jubilee and the Olympics.

The money is to enable projects that provide services or activities to benefit people living in one of the four areas of Cambridge City (North, South, East, West/Central). Priority will be give to projects that are aimed at those people whose opportunities are restricted by disability, low income or discrimination.

### 5. Eligibility to apply

Applications are invited from community groups and voluntary organisations which:

- are independently set up for charitable or philanthropic purposes
- have a constitution or set of rules defining aims and procedures and decide policy and overall management practice through a committee of elected, unpaid volunteers
- meet the needs of Cambridge residents and are open to all eligible users
- have structures in place to manage affairs efficiently, hold regular meetings to plan and monitor activities, keep minutes and circulate information to group members
- involve members and users in policy-making and in management and recruit and support volunteers, where appropriate
- meet the legal responsibilities of an employer and adopt appropriate health and safety policies and practices including child and vulnerable adult protection measures, if appropriate
- adopt good environmental and equal opportunities practices
- keep proper financial records and show that financial help is needed.

Groups, which are actively working towards meeting these conditions, may be considered for funding as well as

- groupings of local residents able to meet basic accountability requirements.

- partnerships of constituted group(s) and local residents.

(Organisations are not eligible if they are set up and/or managed wholly or partly by a statutory organisation; seek a grant for religious instruction or worship; operate for private gain or are connected with any political party or are involved in party politics.)

## **6. Awards**

- There is a £5,000 limit on application and grant award levels for any organisation.
- Grants cannot be made retrospectively.
- Councillors will be asked to consider and decide on applications in two area committee cycles a year. Grants may be made between meetings if the applicants can demonstrate that they are unable to wait for the next scheduled grants meeting and will be processed via a Chair's/Officer's Action process.
- Groups receiving a grant will need to provide feedback on how they spent the money and the impact it has made.
- At the end of December 2012 the area committee funds are merged with the main grants budget to enable flexibility to spend the budget on appropriate grants to voluntary organisations.

## **7. Management of Area Committee Grants**

The Community Development Service Review and Strategy 2009-12 went to the Community Services Scrutiny Committee on 15<sup>th</sup> January 2009. A part of this review focussed on Area Committee Grants - primarily on areas where there are internal and external factors driving the need for change and where there is scope to deliver services more efficiently and effectively. It was agreed to increase the range and availability of funding opportunities for voluntary organisations in partnership with the Cambridgeshire Community Foundation (CCF).

Community Development worked closely with Cambridgeshire Community Foundation and a Service Level Agreement was implemented enabling CCF to manage the area committee grant process from April 2009- 2012. This has been extended for a further year until March 2013.

CCF advertise available funds; support potential applicants; assess applications; present applications to an independent grant panel with local knowledge which will make recommendations for awards; present recommendations to Area Committees; advise applicants of Area Committee decisions; make grant payments and seek feedback and monitoring from the funded projects.

## **8. Cambridgeshire Community Foundation**

Cambridgeshire Community Foundation was established in 2004 as a charity (number 1103314) and limited company (number 04998990) to benefit communities particularly, although not exclusively, in Cambridgeshire.

Their vision is: 'effective giving, thriving communities and enriched lives'. Their purpose is to be the hub for community philanthropy in an area – inspiring and supporting giving that strengthens communities and enriches local life.

A board of trustee directors, chaired by Mr Peter Gutteridge, governs the Cambridgeshire Community Foundation, and a small team of staff led by their Chief Executive, Jane Darlington, oversees day-to-day activities.

Individuals, families and companies can set up a named philanthropic fund at the Community Foundation to support community needs identified and/or particular causes that match donors'

interests. They match applications from groups and individuals to the funds held, and advise donors to ensure their giving is effective. They handle all the administration and ensure all gifts are tax efficient. Many of the funds are held within their endowment, which is invested to maximise resources for grant-making and operations now and in the future. They also manage 'flow-through' funds where donors give amounts annually.

Since 2004 they have distributed just under £5 million in grants and built a unique knowledge of local charitable projects. This expertise has been recognised by the Lottery, National and local Government, Comic Relief, and household names such as Mars and Microsoft, all of whom have commissioned them to distribute money on their behalf.

Their supporters, who include private individuals and companies such as Cheffins, Ridgeons, Marshall, Mills & Reeve, Bidwells and AmeyCespa (previously Donarbon), have chosen Cambridgeshire Community Foundation to help with their charitable giving for a variety of reasons. Some wish to keep their identity private, others wish to cut down on the administration time and the majority seek their knowledge to inform where the needs are greatest.

## **9. Community Initiatives Funding**

For those groups that are new, developing and non-constituted the Grants Manager manages applications through a Community Initiatives process. These groups are unable to apply via the Cambridgeshire Community Foundation so a small amount of area committee funding is decided at officer level for initiatives where a group of residents come together to make an idea happen. These groups are also given other support in their development as required.

## **10. Neighbourhood Youth Work Funding**

There was a neighbourhood youth work fund of £16,690 for work, which will be commissioned by Community Development officers, to be delivered in local areas and undertaken by voluntary organisations. This has now been merged with the area committee budgets and allocated to each area.

## **11. How to apply**

For **Area Committee Grants**, constituted organisations can apply using the online application form accessed through the Area Committee Grants page on the Cambridgeshire Community Foundation website – link below

[www.cambscf.org.uk/area-committee-grants.html](http://www.cambscf.org.uk/area-committee-grants.html)

Groups wishing to discuss their project or funding request should contact Marion Branch at Cambridgeshire Community Foundation on 01223 410535

### **For organisations/groups without a constitution or governing document:**

Groups will need to apply via **Community Initiatives Grants**. Contact Elaine Shortt in the Council's Grants & Voluntary Sector Support Team who will discuss the project and process with those smaller groups.

Tel: (01223) 457968

Email: [elaine.shortt@cambridge.gov.uk](mailto:elaine.shortt@cambridge.gov.uk)

## Community Development & Leisure Priorities relating to Area Committees

### *Community Development*

#### Community Activities

1. Activities which support **children and young people and families experiencing disadvantage:**
  - to provide children and young people with opportunities to participate in positive activities, engage in democratic processes, and improve the quality of life in neighbourhoods
  - to meet the needs of children and young people in the areas of growth or demographic change
2. Activities which support
  - **BME groups**
  - **people with disabilities**
  - **LGBT groups**
  - **women** lacking opportunities to live safe and fulfilling lives
  - **community cohesion** - activities helping people from different backgrounds to integrate into the Cambridge community and to get on well together
3. Activities which support **older people** to live socially and physically active lives.

**Consideration will be given to specific activities and services that enable those groups and individuals to participate in their communities and improve their own well-being.** Activities must include one or more of the following:

- supporting those who are disadvantaged by low income/ disability/ discrimination
- proposals that enable people to participate in decisions and influence the services that affect their lives
- bringing people together to identify common issues and to bring about change
- investigating local needs and developing responsive projects
- increasing the awareness of and celebrating the city's cultural diversity

*It is not for personal care services, proselytising or worship or services which are the responsibility of other statutory agencies*

**2. Social and Economic Deprivation** - projects, services or activities which promote **Economic Inclusion**. Supporting organisations that help individuals to overcome barriers to participation in the City's economy. Support, advice and guidance for workless people and those at the risk of worklessness to gain the confidence, motivation, skills and qualifications to engage in rewarding employment or entrepreneurial activities.

**3. A Growing City** - enabling voluntary and community activity in new communities on fringe sites to flourish and to support the integration with neighbouring parts of the city.

- Community development activities in new developments in the City (see Community Activities above for the type of activities eligible for funding).
- Building capacity in and making links with adjoining neighbourhoods where development is taking place

## **Leisure**

### **1. Improve access to leisure activities**

A targeted approach to improving access to arts and sports for city residents who currently have restricted access, particularly including:

- Minority Ethnic Groups
- People with disabilities
- People on low incomes
- Children, young people and older people at risk of exclusion from leisure opportunities

### **2. Enhance the City's cultural offer**

Arts and sports activities that enhance Cambridge's cultural offer by doing some or all of the following:

- Celebrating Cambridge's cultural identity or local traditions
- Benefiting the local economy
- Reflecting the city's creative reputation through being new, innovative, and ambitious
- Promoting environmental sustainability
- Celebrating the London 2012 Olympic Games and supporting the aims of the City's Olympic Action Plan (available from [www.cambridge.gov.uk/olympics](http://www.cambridge.gov.uk/olympics))

### **3. Encourage and support local neighbourhood arts and sports activities that enhance current provision and are for the benefit of local residents**



## DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS

### 1.0 Central Government Advice

1.1 **National Planning Policy Framework (March 2012)** – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

1.2 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

1.3 **Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

### 2.0 East of England Plan 2008

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

SS3: Key Centres for Development and Change

SS6: City and Town Centres

E1: Job Growth

E2: Provision of Land for Employment

E3: Strategic Employment Locations

E4: Clusters

E5: Regional Structure of Town Centres

E6: Tourism

H1: Regional Housing Provision 2001to 2021

H2: Affordable Housing

C1: Cultural Development

T1: Regional Transport Strategy Objectives and Outcomes

T2: Changing Travel Behaviour

T3 Managing Traffic Demand

T4 Urban Transport

T5 Inter Urban Public Transport  
T8: Local Roads  
T9: Walking, Cycling and other Non-Motorised Transport  
T13 Public Transport Accessibility  
T14 Parking  
T15 Transport Investment Priorities

ENV1: Green Infrastructure  
ENV3: Biodiversity and Earth Heritage  
ENV6: The Historic Environment  
ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 2: Water Infrastructure  
WAT 4: Flood Risk Management

WM6: Waste Management in Development

CSR1: Strategy for the Sub-Region  
CSR2: Employment Generating Development  
CSR4: Transport Infrastructure

### 3.0 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision  
P9/8 Infrastructure Provision  
P9/9 Cambridge Sub-Region Transport Strategy

### 4.0 **Cambridge Local Plan 2006**

*3/1 Sustainable development*  
*3/3 Setting of the City*  
*3/4 Responding to context*  
*3/6 Ensuring coordinated development*  
3/7 Creating successful places  
3/9 Watercourses and other bodies of water  
3/10 Subdivision of existing plots  
3/11 The design of external spaces  
3/12 The design of new buildings  
3/13 Tall buildings and the skyline  
3/14 Extending buildings  
3/15 Shopfronts and signage

4/1 Green Belt  
4/2 Protection of open space  
4/3 Safeguarding features of amenity or nature conservation value

- 4/4 Trees
- 4/6 Protection of sites of local nature conservation importance
- 4/8 Local Biodiversity Action Plans
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 4/13 Pollution and amenity
- 4/14 Air Quality Management Areas
- 4/15 Lighting
  
- 5/1 Housing provision
- 5/2 Conversion of large properties
- 5/3 Housing lost to other uses
- 5/4 Loss of housing
- 5/5 Meeting housing needs
- 5/7 Supported housing/Housing in multiple occupation
- 5/8 Travellers
- 5/9 Housing for people with disabilities
- 5/10 Dwelling mix
- 5/11 Protection of community facilities
- 5/12 New community facilities
- 5/15 Addenbrookes
  
- 6/1 Protection of leisure facilities
- 6/2 New leisure facilities
- 6/3 Tourist accommodation
- 6/4 Visitor attractions
- 6/6 Change of use in the City Centre
- 6/7 Shopping development and change of use in the District and Local Centres
- 6/8 Convenience shopping
- 6/9 Retail warehouses
- 6/10 Food and drink outlets.
  
- 7/1 Employment provision
- 7/2 Selective management of the Economy
- 7/3 Protection of Industrial and Storage Space
- 7/4 Promotion of cluster development
- 7/5 Faculty development in the Central Area, University of Cambridge
- 7/6 West Cambridge, South of Madingley Road
- 7/7 College and University of Cambridge Staff and Student Housing
- 7/8 Anglia Ruskin University East Road Campus
- 7/9 Student hostels for Anglia Ruskin University
- 7/10 Speculative Student Hostel Accommodation
- 7/11 Language Schools
  
- 8/1 Spatial location of development
- 8/2 Transport impact
- 8/4 Walking and Cycling accessibility

8/6 Cycle parking  
8/8 Land for Public Transport  
8/9 Commercial vehicles and servicing  
8/10 Off-street car parking  
8/11 New roads  
8/12 Cambridge Airport  
8/13 Cambridge Airport Safety Zone  
8/14 Telecommunications development  
8/15 Mullard Radio Astronomy Observatory, Lords Bridge  
8/16 Renewable energy in major new developments  
8/17 Renewable energy  
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/7 Land between Madingley Road and Huntingdon Road  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area

10/1 Infrastructure improvements

#### Planning Obligation Related Policies

3/7 Creating successful places  
3/8 Open space and recreation provision through new development  
3/12 The Design of New Buildings (*waste and recycling*)  
4/2 Protection of open space  
5/13 Community facilities in Areas of Major Change  
5/14 Provision of community facilities through new development  
6/2 New leisure facilities  
8/3 Mitigating measures (*transport*)  
8/5 Pedestrian and cycle network  
8/7 Public transport accessibility  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area  
10/1 Infrastructure improvements (transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects)

## 5.0 Supplementary Planning Documents

### 5.1 Cambridge City Council (May 2007) – Sustainable Design and

**Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

- 5.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 5.3 **Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 5.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 5.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.
- 5.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

**Eastern Gate Supplementary Planning Document (October 2011)** Guidance on the redevelopment of the Eastern Gate site. The purpose

of this development framework (SPD) is threefold:

- To articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within
- the area and guide decisions (by the Council and others); and
- To identify a series of key projects, to attract and guide investment (by the Council and others) within the area.

## **6.0 Material Considerations**

### **Central Government Guidance**

#### **6.1 Letter from Secretary of State for Communities and Local Government (27 May 2010)**

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

#### **6.2 Written Ministerial Statement: Planning for Growth (23 March 2011)**

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

### 6.3 City Wide Guidance

**Arboricultural Strategy (2004)** - City-wide arboricultural strategy.

**Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001)** - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

**Cambridge Landscape and Character Assessment (2003)** – An analysis of the landscape and character of Cambridge.

**Cambridge City Nature Conservation Strategy (2006)** – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.

**Criteria for the Designation of Wildlife Sites (2005)** – Sets out the criteria for the designation of Wildlife Sites.

**Cambridge City Wildlife Sites Register (2005)** – Details of the City and County Wildlife Sites.

**Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)** - a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

**Strategic Flood Risk Assessment (2005)** – Study assessing the risk of flooding in Cambridge.

**Cambridge and Milton Surface Water Management Plan (2011)** – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

**Cambridge City Council (2011) - Open Space and Recreation Strategy:** Gives guidance on the provision of open space and recreation facilities through development. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study

in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.

The strategy:

- sets out the protection of existing open spaces;
- promotes the improvement of and creation of new facilities on existing open spaces;
- sets out the standards for open space and sports provision in and through new development;
- supports the implementation of Section 106 monies and future Community Infrastructure Levy monies

As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan

**Balanced and Mixed Communities – A Good Practice Guide (2006)** – Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

**A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Cambridge Sub-Region Culture and Arts Strategy (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Cambridgeshire Quality Charter for Growth (2008)** – Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

**Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)** - sets out in more detail how existing council policy can be applied to proposals for tall buildings or those of significant massing in the city.

**Cambridge Walking and Cycling Strategy (2002)** – A walking and cycling strategy for Cambridge.



**Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)** – Guidance on how development can help achieve the implementation of the cycle network.

**Cambridgeshire Design Guide For Streets and Public Realm (2007)**: The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

**Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

**Air Quality in Cambridge – Developers Guide (2008)** - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

**The Cambridge Shopfront Design Guide (1997)** – Guidance on new shopfronts.

**Roof Extensions Design Guide (2003)** – Guidance on roof extensions.

**Modelling the Costs of Affordable Housing (2006)** – Toolkit to enable negotiations on affordable housing provision through planning proposals.

#### **6.4 Area Guidelines**

**Cambridge City Council (2003)–Northern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Southern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:**

**Cambridge City Council (2003)–Western Corridor Area Transport Plan:**

The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

**Buildings of Local Interest (2005)** – A schedule of buildings of local interest and associated guidance.

**Brooklands Avenue Conservation Area Appraisal (2002)**  
**Cambridge Historic Core Conservation Area Appraisal (2006)**  
**Storeys Way Conservation Area Appraisal (2008)**  
**Chesterton and Ferry Lane Conservation Area Appraisal (2009)**  
**Conduit Head Road Conservation Area Appraisal (2009)**  
**De Freville Conservation Area Appraisal (2009)**  
**Kite Area Conservation Area Appraisal (1996)**  
**Newnham Croft Conservation Area Appraisal (1999)**  
**Southacre Conservation Area Appraisal (2000)**  
**Trumpington Conservation Area Appraisal (2010)**  
**Mill Road Area Conservation Area Appraisal (2011)**  
**West Cambridge Conservation Area Appraisal (2011)**

a Guidance relating to development and the Conservation Area including  
review of the boundaries

**Jesus Green Conservation Plan (1998)**  
**Parkers Piece Conservation Plan (2001)**  
**Sheeps Green/Coe Fen Conservation Plan (2001)**  
**Christs Pieces/New Square Conservation Plan (2001)**

Historic open space guidance.

**Hills Road Suburbs and Approaches Study (March 2012)**  
**Long Road Suburbs and Approaches Study (March 2012)**  
**Barton Road Suburbs and Approaches Study (March 2009)**  
**Huntingdon Road Suburbs and Approaches Study (March 2009)**  
**Madingley Road Suburbs and Approaches Study (March 2009)**  
**Newmarket Road Suburbs and Approaches Study (October 2011)**

Provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

**Station Area Development Framework (2004)** – Sets out a vision and Planning Framework for the development of a high density mixed use area including new transport interchange and includes the **Station Area Conservation Appraisal**.

**Southern Fringe Area Development Framework (2006)** – Guidance which will help to direct the future planning of development in the Southern Fringe.

**West Cambridge Masterplan Design Guidelines and Legal Agreement (1999)** – Sets out how the West Cambridge site should be developed.

**Mitcham's Corner Area Strategic Planning and Development Brief (2003)** – Guidance on the development and improvement of Mitcham's Corner.

**Mill Road Development Brief (Robert Sayle Warehouse and Co-Op site) (2007)** – Development Brief for Proposals Site 7.12 in the Cambridge Local Plan (2006)

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<b>Application Number</b>	12/0480/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	24th April 2012	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	19th June 2012		
<b>Ward</b>	Romsey		
<b>Site</b>	8 Montreal Road Cambridge Cambridgeshire CB1 3NP		
<b>Proposal</b>	Erection of four dwellings following demolition of 8 Montreal Road.		
<b>Applicant</b>	Mr Trezise C/o Agent		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The sites lends itself to subdivision; the acceptable design and layout justifies development of low priority garden land.</li> <li>2. There will not be a significant visual impact for residential properties along Mill Road.</li> <li>3. The revised access serves a layout which could accommodate future residential development to the rear of number 6 Montreal Road.</li> </ol>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site is a backland plot situated on the west side of Montreal Road. The plot is served by an unmade access off Montreal Road to the north of number 8. The site area has varied in size with recent planning history and is currently formed from the rear garden of number 8 Montreal Road and rear sections of numbers 6 and 7.

- 1.2 To the east of the site is number 8 Montreal Road, a detached 2 storey residential property. Adjacent to the south east is number 7 Montreal Road, which is an extended 2 storey semi detached property. It has a relatively deep single storey extension projecting approximately 10m to the west. To the north of the site are terraced residential properties fronting onto Mill Road, which occupy relatively narrow rectangular plots some 15m in depth.
- 1.3 The site is not within, but is adjacent to the Mill Road extended Central Conservation Area. The site is outside of the Controlled Parking Zone, (CPZ). There are no Protected Trees on, or adjacent to the application site.

## **2.0 THE PROPOSAL**

- 2.1 This amended application seeks consent for the demolition of number 8 Montreal Road and the erection of 2 one bedroom and 2 two bedroom houses.
- 2.2 Plot 1 is a 2 storey detached house with an eaves height of 4.8m and an overall ridge height of 7.9m. Plots 2 to 4 form an inner terrace, with plot 4 single storey in height standing 5m.
- 2.3 The houses are traditionally detailed, with buff facing brickwork and slate roofs. The shared surface driveway is to be finished with block paving.
- 2.4 The application is accompanied by the following supporting information:
  1. Design and Access Statement
  2. Transport Statement

### Amended Plans

- 2.5 Amended plans have been received reducing the height of plot four to single storey. Neighbouring residential properties have been consulted on this amendment.

### 3.0 SITE HISTORY

Reference	Description	Outcome
10/0028/FUL	Erection of chalet bungalow to the rear of 8 Montreal Road and demolition of outbuildings to side of 8 Montreal Road.	Refused
10/0510/FUL	Erection of chalet bungalow to the rear of 8 Montreal Road and demolition of outbuildings to side of 8 Montreal Road.	Refused
11/0116/FUL	Erection of eleven new apartments following demolition of existing house at 8 Montreal Road and land to the rear.	Withdrawn
11/0547/FUL	Erection of two bungalows (following demolition of outbuildings to rear).	Refused

The most recent application **11/0547/FUL** was refused for the following reason:

1. The introduction of the proposed two bungalows into this backland site is unacceptable, because instead of proposing a form that will have a positive impact, it introduces an alien built form, entirely out of keeping with the housing to the west in Mill Road and the housing of Montreal Road, which will detract from the prevailing character and appearance of the area. The proposal has not therefore demonstrated that it has responded to its context or drawn upon key characteristics of the surroundings. For these reasons the proposal constitutes poor design in conflict with policies 3/4, 3/7, 3/10 and 3/12 of the Cambridge Local Plan (2006) and advice in Planning Policy Statement 1(2005).
2. The proposal has not demonstrated that it has adopted a comprehensive design approach to achieve good interrelations between buildings, routes and spaces, but instead prejudices the comprehensive development of the wider area of which the site forms a part. For these reasons the proposal is contrary to policies 3/6, 3/7 and 3/10 of the Cambridge Local Plan (2006).

3. The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12, 5/14, 8/3 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

- 5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	ENV6 ENV7
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/4 3/6 3/7 3/10 3/11 3/12 4/11 4/13 5/1 8/2 8/6 10/1



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

Central Government Guidance	National Planning Policy Framework March 2012  Circular 11/95  Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Affordable Housing  Planning Obligation Strategy
Material Considerations	<u>Central Government:</u>  Letter from Secretary of State for Communities and Local Government (27 May 2010)  Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Area Guidelines:</u>  Mill Road Area

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Transport)

- 6.1 The current proposal proposes an access further south than for previous proposals, and achieves this by demolishing the existing dwelling.

By virtue of this change the proposal achieves vehicle to vehicle visibility in accordance with the standards proposed in Manual for Streets 2.

Whilst this route is used as a rat-run to avoid the signal controlled junction of Brookfields with Brooks Road, it has been satisfactorily demonstrated that vehicular speeds are very low on this route.

Therefore this proposal overcomes the concerns previously raised by the Highway Authority in regard to impact upon highway safety.

The provision of a 5 metre wide shared surface access is considered adequate for the level of use associated with the proposal.

### **Head of Environmental Services**

- 6.2 No objections subject to demolition and construction hours conditions.

### **Historic Environment Manager**

- 6.3 Awaiting comments.

### **Architectural Liaison Officer**

- 6.4 No objections. Layout acceptable in terms of surveillance. Car parking space 1 could be more visible.

### **Sustrans**

- 6.5 Cycle parking must be provided.

### **Cambridgeshire County Council (Archaeology)**

- 6.6 Further site investigations required.

### **Ministry of Defence Safeguarding**

No comments.

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

## **7.0 REPRESENTATIONS**

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

### **6 Letters of support**

31 Cramswell Close, 125 Paget Road, 30a Cambridge Road, 10 Mallets Road, 32 Dolphin Close.

7.2 The representations can be summarised as follows:

#### *Principle of development*

- The erection of 4 dwellings would look neat and tidy and make the area look a lot better.
- As a former resident I support the application (125 Paget Road).
- The site has become unsightly and a dumping ground for rubbish.
- The scheme will provide much needed family homes.

### **12 Letters of objection**

1, 3 Hobart Road, 358, 370, 376, 378, 380, 382, 384, 388 Mill Road, 6 Montreal Road, 7, 6 Montreal Square,

7.3 The representations can be summarised as follows:

#### *Principle of Development*

- This is the third occasion that residents have responded robustly to a poorly thought out and opportunistic plan for the site.
- Little has changed with regard to the main issues.
- Any development on this green garden space, now or in the future is unacceptable.
- The site is former garden land, not brownfield, which should not be built upon.
- There is various wildlife on the site which will be adversely affected.

- The plot has been run down over recent years with the felling of trees.
- This is the sixth application in three years.
- The previous applications are material considerations.

#### *Design objections*

- The development is out of character.
- The buildings have no architectural merit.

#### *Amenity concerns*

- Increased noise, overlooking and loss of privacy for number 7 Montreal Road.
- There is the potential for 16 car trips a day going past number 7 Montreal Road.
- The proposed development would overshadow houses on Mill Road.
- The Mill Road gardens are tranquil and offer a retreat from the busy Mill Road.
- The houses would impact on the quality of life for occupants of Mill Road.

#### *Access objections*

- The increased traffic around Montreal Road will create a safety hazard.
- There is limited visibility from the access.
- Montreal Road is heavily used by children from the community college and cars emerging from the inadequate access will cause a danger to them.

#### *Refuse concerns*

- Refuse arrangements unsatisfactory.

#### **A petition has also been received signed by 134 people.**

The petition expresses the following:

- The garden land site is not appropriate for development.
- The land is highly valued by the community as a green space in an otherwise built up area.
- The application does not represent sustainable development.

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

## **8.0 ASSESSMENT**

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

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

### **Principle of Development**

8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained in the National Planning Policy Framework 2012. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 The NPPF declassifies garden land from the definition of brownfield land and such sites are no longer included within the Authority's five year housing land supply. This notwithstanding, Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots which remain acceptable in principle, subject to design and the impact on the open character of the area. Policy 3/10 recognises the important part of the character and amenity value gardens contribute to the City.

- 8.4 The contribution that the existing garden land makes to the character of the area, the comparative density of the development and the visual impact of the new dwellings on the prevailing character of the area are all important considerations in assessing whether the proposed development is acceptable. The density, design and layout are in my view appropriate in this context (discussed in design section below) and appropriate justification has been provided for its development. I recognise that the garden site contributes to openness of the area, but given the acceptable design and contribution to the housing stock, I consider this an appropriate plot subdivision in principle. There is therefore adequate justification for development of a low-priority site.
- 8.5 The development of this backland site demonstrates that due consideration has been given to safeguarding appropriate development in the future on the adjacent plot to the west, in accordance with Local Plan policy 3/6. The layout of the site includes a turning head which could be extended through to serve the adjacent plots. In my view the current site dimensions and proposed layout would satisfactorily integrate with possible future development. The principle of development in this form is therefore deemed acceptable, in accordance with policies 3/4, 3/6, 3/7 and 3/10.

### **Context of site, design and external spaces**

- 8.6 The acceptability of this scheme in terms of design, turns on the detailed design and appearance of the new buildings in relation to the surrounding context and the adjacent Conservation Area. I discuss below how this revised scheme addresses the previous reasons for refusal.
- 8.7 The 2 previous applications proposed a chalet style bungalow within a smaller overall plot. Committee found this design out of character and unacceptable, which formed the basis of reason for refusal number 1 of applications 10/0028/FUL and 10/0510/FUL.
- 8.8 Application 11/0547/FUL proposed 2 bungalows arranged at right angles, within a larger overall plot. The application failed to demonstrate that it had adopted a comprehensive design approach. The scheme did not make efficient use of the site area, with the ad hoc siting of the two bungalows, and failed to

adequately demonstrate integration with the possible future development of adjacent plots.

- 8.9 In contrast, the current scheme proposes a form and density of development which makes an efficient use of the site which successfully integrates with the surrounding context. This is because the plot layout reflects the surrounding layout along Hobart Road and Montreal Road with an east/west pattern, and is of a relatively low density (33 dwellings per hectare), which allows for generous gardens. In so doing, the application has drawn positive inspiration in bringing forward an appropriate design for this sensitive backland site in accordance with local plan policies 3/4 and 3/10.
- 8.10 The footprint of the two bungalows proposed in 11/0547/FUL was disproportionately large in relation to the site boundaries, resulting in a cramped layout, despite the low density of the development. The footprint of the four dwellings in the application proposal closely reflects the development pattern of adjacent buildings, which results in a large proportion of the site remaining as private garden land. In my opinion, this revised scheme would have a positive impact on its setting and would not cause harm to the character and appearance of the area, including the adjacent Conservation Area.
- 8.11 The scale, massing and detailed design of the four houses draws positive inspiration from the Victorian properties in the vicinity. This is in contrast to the anomalous bungalow designs previously proposed. In my view the proportions of the site lend itself to subdivision in this manner. Amended plans have been received reducing plot four to single storey, which results in a more satisfactory contextual relationship with the terraced houses along Mill Road. In my opinion the overall design approach of this revised scheme address reason for refusal 1 of 11/0547/FUL.
- 8.12 The previous scheme 11/0547/FUL proposed to retain the existing side access to the site adjacent to 8 Montreal Road. The width of the access was not considered suitable for a more intensive use in the future. As such the proposal failed to ensure coordinated development contrary to Local Plan policy 3/6. This revised scheme proposes a new repositioned access which achieves improved sightlines and overall width. In my view this would adequately serve the proposed development

and any future development to the rear of number 6 Montreal Road in the future. As such, reason for refusal 2 of 11/0547FUL has been adequately addressed.

- 8.13 In my opinion the application proposes an acceptable plot subdivision, which, given the acceptable design, justifies the development of low priority garden land. As such the scheme is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.14 Plots 2 and 3 will create some visual impact and overlooking on number 7 Montreal Road. There is now a front to rear distance of approximately 25m. Given the distances involved, I do not consider the relationship so harmful as to justify refusal. Planting between the 2 properties would also mitigate against any overlooking.
- 8.15 The accessway of the development also passes in close proximity to the flank wall of number 7 Montreal Road and the replacement dwelling at 8 Montreal Road. The comings and goings from this development would create some disturbance for the occupiers of this property, but I do not feel the overall levels of vehicle and pedestrian movements to be significantly harmful as to justify refusal of the application.
- 8.16 The proposed new inner terrace will have some impact upon number 6 Montreal Road. The lower section of the garden of number 6 has a common boundary with the application site and will experience some overlooking. Given the overlooking, visual impact and proximity of the turning head affects mainly the end section of the garden which is less sensitive, I consider this relationship acceptable.
- 8.17 It is the impact upon the neighbouring residential properties to the north along Mill Road, which Committee felt was previously unacceptable in the determination of the proposed chalet bungalow applications 10/0028/FUL and 10/0510/FUL. The current application has been amended to provide a single storey dwelling to the south of numbers 378 to 380 Mill Road. Given the rear to flank separation of 17m, the overall height and



position of the new single storey dwelling, there will not be any significant overshadowing, or adverse visual impact for the occupants of residential properties along Mill Road.

- 8.18 I recognise the general level of concern relating to the development of this site for residential purposes, and the impact this will have on the secluded character of the area. The site is not however formed from any of the rear gardens of Mill Road. The rear gardens of Mill Road are relatively deep and I do not consider that their rear outlook, seclusion and privacy will be significantly curtailed. The land to the rear of number 6, 7 and 8 Montreal Road is anomalous in size and shape, and given its private ownership, lends itself to residential development.
- 8.19 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

#### Amenity for future occupiers of the site

- 8.20 The application provides four desirable homes suitable for family occupation, with generous gardens. In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7, 3/10 and 3/12.

#### **Refuse Arrangements**

- 8.21 The scheme provides adequate refuse storage provision within the proposed generous rear gardens. A refuse collection point has been provided close to the entrance of the site for convenient collection. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

#### **Highway Safety**

- 8.22 The County Highways Authority is satisfied with the visibility from the proposed junction adjacent to number 8 Montreal Road. The previous application was not refused on the basis of its impact upon highway safety. The revised access would serve both the application proposal, and be suitable for a more intensive use should the adjacent plot at number 6 Montreal

Road be developed in the future. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Car and Cycle Parking**

- 8.23 The application provides adequate cycle parking within rear outbuildings. The 1 car parking space per dwelling does not exceed the Council's maximum standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.24 The issues raised in the representations received have been considered in the above report.

The following issues have also been raised:

*There is limited visibility from the access.*

The County Highways Officer has inspected the proposed access and sightlines and concludes that it will not create a hazard to highway safety.

*The site has become unsightly and a dumping ground for rubbish.*

Implementation of this proposal would eliminate any problems caused by dumping and neglect.

*Refuse arrangements unsatisfactory.*

The proposed generous rear gardens provide ample storage for bins. The proposed collection point is acceptable to the Council's Streets and Open Spaces Team.

### **Planning Obligation Strategy**

#### **Planning Obligations**

- 8.25 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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The proposed development triggers the requirement for the following community infrastructure:

### Open Space

8.26 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357	2	714
2-bed	2	238	476	1 net (minus existing)	476
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>1190</b>

<b>Indoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50	2	807
2-bed	2	269	538	1 net (minus existing)	538
3-bed	3	269	807		
4-bed	4	269	1076		
<b>Total</b>					<b>1345</b>

<b>Informal open space</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	2	726
2-bed	2	242	484	1 net (minus existing)	484
3-bed	3	242	726		
4-bed	4	242	968		
<b>Total</b>					<b>1210</b>

<b>Provision for children and teenagers</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	1 net (minus existing)	632
3-bed	3	316	948		
4-bed	4	316	1264		
<b>Total</b>					<b>632</b>

8.27 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

### Community Development

8.28 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	2	2512
2-bed	1256	1 net (minus existing)	1256
3-bed	1882		
4-bed	1882		
<b>Total</b>			<b>3768</b>

8.29 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

### Waste

8.30 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling

basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75	3 (net)	225
Flat	150		
<b>Total</b>			<b>225</b>

8.31 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

#### Monitoring

8.32 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as 150 per financial head of term, 300 per non-financial head of term. Contributions are therefore required on that basis.

#### Planning Obligations Conclusion

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

## 9.0 CONCLUSION

- 9.1 The design and layout of this revised scheme reflects the characteristics of the site, which adequately reflects the development of low priority garden land. In my view, the loss of the secluded nature of the former garden land will not create significant harm to the character of the area of the amenities of neighbours. APPROVAL is recommended.

## 10.0 RECOMMENDATION

### **1. APPROVE subject to the satisfactory completion of the s106 agreement by 1 December 2012 and subject to the following conditions and reasons for approval:**

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

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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 appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

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

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

4. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

5. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

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



Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

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

**INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

### **Reasons for Approval**

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV6, ENV7

Cambridge Local Plan (2006): 3/4, 3/6, 3/7, 3/10, 3/12, 4/11, 4/13, 5/1, 8/2, 8/6, 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

**2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 1 December 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):**

**The proposed development does not make appropriate provision for public open space, community development facilities, waste storage, waste management facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the RECAP Waste Management Design Guide SPD 2012, and the Open Space Standards Guidance for Interpretation and Implementation 2010**

**3. 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**

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Under Section 100D of the Local Government Act 1972, the following are background papers\_ for each report on a planning application:

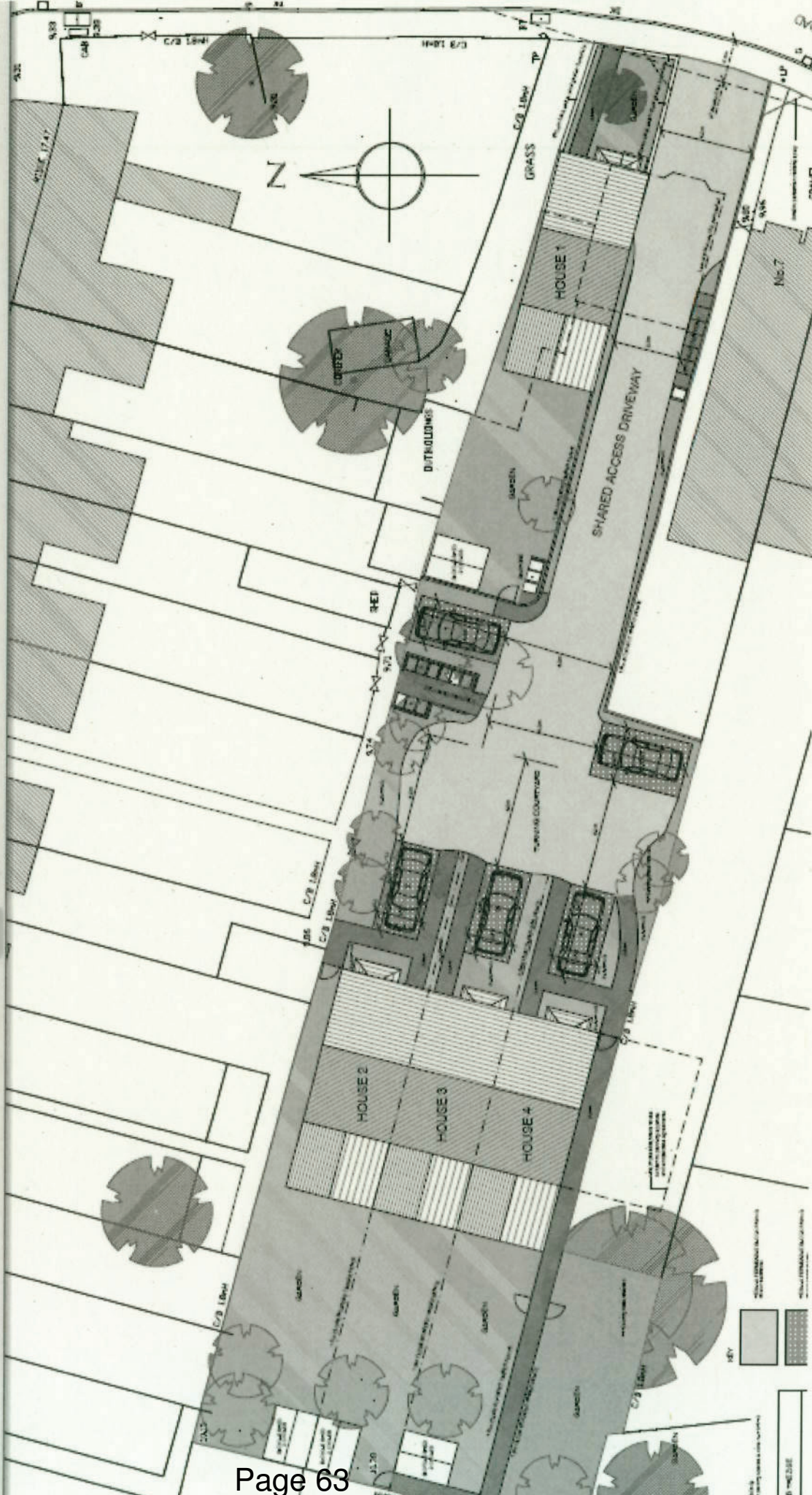
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;

4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses 'exempt or confidential information'
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:  
[www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess)  
or by visiting the Customer Service Centre at Mandela House.







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<b>Application Number</b>	12/0935/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	30th July 2012	<b>Officer</b>	Ms Lorna Gilbert
<b>Target Date</b>	24th September 2012		
<b>Ward</b>	Petersfield		
<b>Site</b>	7 Kerridge Close Cambridge CB1 2QW		
<b>Proposal</b>	New house to be built on foundations of existing house extension.		
<b>Applicant</b>	Mr P Sabin 7 Churchhill Court Lighthorne Warwick CV35 0AR		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <p style="padding-left: 40px;">A two-storey extension was approved planning permission (reference 07/0572/FUL) at 7 Kerridge Close but it has not been built. The proposal is of similar design to the approved extension.</p> <p style="padding-left: 40px;">It is considered that the proposal would not lead to a loss of light, outlook or privacy to neighbouring properties.</p> <p style="padding-left: 40px;">The applicant has agreed to use materials that would match other properties in Kerridge Close, if the application were to be approved.</p>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 7 Kerridge Close is a two-storey, end of terrace dwelling constructed from a mixed brick and slate roof. The close is residential comprising of small terraced dwellings, off Sturton

Street. The close is not typical in that it is both a relatively modern development in an area of predominantly Victorian terraced dwellings, and in that what appears from one side as a terrace of 7 dwellings is in fact two terraces of 7 small units which are built literally back-to-back; units 7 – 13 face are west facing – units 14 - 20 are east facing.

- 1.2 The site lies within City of Cambridge Conservation Area No. 1 (Central).

## **2.0 THE PROPOSAL**

- 2.1 The application proposes the erection of a two-bedroom house adjacent to No.7 Kerridge Close. The house would extend to a height of 6.6m, be up to 4.1m wide and have a length of up to 8.5m.
- 2.2 The walls and roof materials would match those on No.7 Kerridge Close. Although the application form proposed white PVC windows and doors, the applicant has since agreed to use materials to match the houses in Kerridge Close.
- 2.3 There is no car parking provision for the proposed property. The existing property of No.7 Kerridge Close has an allocated parking space, in the parking area to the west of the property.
- 2.4 A bin store is located in the front garden.
- 2.5 The application is accompanied by the following supporting information:
  1. Design Statement
- 2.6 An amended plan has been received which show the following revisions: The location of the bin store in the front garden area. This is shown on the drawing for the proposed site plan.

## **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
07/0572/FUL	Two storey side extension to house.	Approved 20.7.12
06/1087/FUL	Two-storey side extension.	Withdrawn
C/00/0168	Erection of a single storey side	Approved



extension to existing dwelling. 16.5.2000

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 ENV6 ENV7
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/10 3/12 4/4 4/11 5/1 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations
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	2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Arboricultural Strategy Open Space and Recreation Strategy Cambridgeshire Design Guide For Streets and Public Realm Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Mill Road Area

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

The proposal does not have frontage access to the public highway.

No off-street parking is provided for either the existing or the proposed dwellings. Additional parking demand will appear on-street in competition with existing residential units.

## **Head of Environmental Services**

Environmental Protection comments: No comments.

Scientific Team comments: I have reviewed the information for the site and historic maps. OS mapping records show that the site was formerly occupied by Joinery Works. Records from Kelly's Trade Directory show the site was part of a builders yard for over 70 years. Records from the County Council Petroleum Officer also indicate the presence of underground tanks (although their exact location is not known). Please put the full contaminated land condition.

Waste Strategy comments: No details of the provisions for the storage of waste and recycling are shown on the drawings and section 7 of the planning application form is marked as, No. The application therefore contains insufficient information about the provisions for the storage of waste and recycling.

Further to my memo dated 9th August 2012 and your email of the 18 September. The amended drawing supplied now show sufficient storage for waste and recycling

## **Urban Design and Conservation Team**

The site has a previous approval; 07/0572/FUL to extend number 7 Kerridge Close. My comments are written with the prior approval in mind. The principal of development on this parcel of land is accepted.

The proposed dwelling has a lower ridge height than the existing dwelling to give it a subservient appearance to the existing dwelling, number 7. This makes the new addition more prominent as a later addition, because it does not conform to the existing ridge height.

Windows and doors are proposed to be white UPVC, this will appear stark and contrasting to the dark wood timber frames of the existing dwellings in Kerridge Close.

The application in its current form is not supported, as it will severely weaken the pre-existing character within Kerridge Close. This does not preserve or enhance the character or

appearance of the Conservation Area; therefore it does not conform to Cambridge Local Plan Policy 4/11.

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

## **7.0 REPRESENTATIONS**

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

Numbers 8, 11, 12, 18, 20, 25, 31, 33 Kerridge Close

Number 50 Sturton Street

7.2 The representations can be summarised as follows:

Kerridge Close is a compact living space which already suffers some congestion of parked cars, refuse bins, delivery services. The proposed new house will increase the congestion as well as have a negative visual effect on the design of the space.

Each house in Kerridge Close comes with its own specific car space, which are already well abused by non residents of the Close, so a new house with no provision for parking will not help this problem.

Concerned the new house proposes white PVC windows. The size, plans and construction detail of the proposed house are inappropriate and will disfigure the existing look of the Close.

Kerridge Close consists of neatly designed identical units for one or two person occupancy. Kerridge Close is peaceful and quiet neighbourhood, and the new proposed development might put an end to it if a larger family moves in.

In the revised site plan the bins for the new house are shown in the lefthand corner of the front garden, in a location of the existing combined bin plus cycle shed of No.7. The new house should have a combined bin plus cycle shed to maintain the overall homogeneity of the Close.

The door of the new house should conform in style as well as material to the original doors of Kerridge Close, in order to maintain the overall homogeneity of the Close.

The owners of the existing houses in Kerridge Close have a duty, inscribed in the deeds, to maintain the original appearance of their houses, including the appearance of the fences. This should be inscribed in the deeds of the new house.

The material of the window frames and doors, the location of the first floor window on the front elevation, the height of the roof will alter, and spoil, the homogenous appearance of the close.

The first floor window on the rear elevation of the new house is to match the window on the front elevation. But the first floor windows on the adjacent houses (no.14-20 Kerridge Close) are shallow horizontal rectangles located immediately below the eaves, in order to protect the privacy of the gardens behind the houses on Ainsworth Street.

There is no realistic access or parking provision for contractors to undertake the necessary building work. Parking and access difficulties at the entrance are shortly to be eased by the Council by means of a TPO which will make for further obstacles towards construction work.

The development appears in itself to break one of the obligations of the owner of No.7 in the deeds – not to cause permit or suffer to be done upon the property any act or thing which may become a nuisance annoyance danger or detriment to the owners or occupiers of the estate or any party thereof.

There may perhaps be a problem about the location of the boundary line between the garden of no.7 Kerridge Close and the garden of no.69 Ainsworth Street. HM Land Registry title from 1990 shows the garden of no.69 Ainsworth Street extends beyond the boundary line shown in the online plan.

I'm not sure that permission was gained to remove mature trees/bushes in its front garden.

Concerned that the tree in the garden is going to be cut down and a wall is going to be built across the garden of No.20 Kerridge Close.

The Design Statement does not provide a true reflection of Kerridge Close.

Restrict privacy to the rear garden of 50 Sturton Street.

Access to the existing parking spaces must specifically not be obstructed during the period of the building works. The only means of access shown is via the front gate. A wheel chair, bicycle and bins could not be safely squeezed between the vehicles parked in other residents' parking spaces immediately in front of the new house. The house will not be wheel chair accessible at all times.

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

## **8.0 ASSESSMENT**

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

1. Principle of development
2. Context of site, design and external spaces
3. Disabled access
4. Residential amenity
5. Refuse arrangements
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

### **Principle of Development**

8.2 This is a windfall site, and the principle of residential use does not conflict with policy 5/1 of the Local Plan (2006), providing the proposal is in accordance with other relevant policies.

8.3 The principle of development in this location has been established, as a two-storey extension with a similar footprint to the proposal, was approved planning permission in 2007 (reference 07/0572/FUL). Only the foundations of the extension have been constructed.

8.4 Policy 3/10 of the Local Plan explains that residential development within the garden area or curtilage of existing properties will not be permitted if it will harm neighbours' amenities, detract from the prevailing character and appearance of the area, provide inadequate amenity space or vehicular

access arrangements and parking spaces, or adversely affect trees. This will be assessed in the following sections.

- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

### **Context of site, design and external spaces**

- 8.6 Planning permission reference 07/0572/FUL was granted in July 2007 subject to conditions, for a two-storey side extension to 7 Kerridge Close, Cambridge. The approved extension measures two-storeys high with a single storey rear projection. It measures 8.5m in depth at ground floor and 7m in depth at first floor. It measures 4m wide and 6.3m high.
- 8.7 The proposed new house would be constructed adjacent to the northern flank of 7 Kerridge Close, in the location of the approved two-storey extension.
- 8.8 Comments were received from the Council's Conservation Team. The application is not supported by the Conservation Team. They have concern over the impact of the proposal on the character and appearance of the Conservation Area. They have raised concern that the roof ridge height would be lower than the neighbouring dwelling and the use of proposed white UPVC windows and doors.
- 8.9 The proposed ridge height of the new house would be 0.4m lower than the neighbouring property of No.7 Kerridge Close. The approved two storey extension (reference 07/0572/FUL) also had the roof ridge set down. Although it is accepted that there is a uniform appearance to the existing properties in Kerridge Close, the proposed house would appear similar to the approved two storey extension. It is therefore considered that the roof ridge height is acceptable in this location.
- 8.10 The applicant originally proposed the use of white PVC windows on the proposed house but has since agreed to use materials to match those on the neighbouring properties in Kerridge Close. If the application were to be approved it is recommended a condition be attached to ensure the materials match those used for properties in Kerridge Close.

- 8.11 The applicant has submitted amended plans that show the front and rear first floor windows matching the design and position of the windows on other properties in Kerridge Close. This helps to improve the appearance of the property.
- 8.12 It is considered that the use of matching materials on the proposed house and the design of the proposal being similar to the approved two storey extension at No.7 Kerridge Close, creates an acceptable proposal that would preserve the character and appearance of the conservation area.
- 8.13 There is a large tree in the rear garden of No.20 Kerridge Close. The foundations for the approved two storey extension at No.7 Kerridge Close have been laid. The foundations have the same footprint as the proposed house. It is therefore felt unnecessary to add a tree roots condition if the proposal were approved.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Disabled access**

- 8.15 Third party comments have been received that dispute that the property would provide acceptable wheel chair access as referred to in the Design Statement submitted.
- 8.16 I do agree that it may be difficult for a wheelchair user to have access through the front gate if a vehicle is parked in the car parking space in front of the gate. However, the gate is presently used by No.7 Kerridge Close. The front door to the proposed property and internal door widths are acceptable and meet the appropriate standards.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.18 The properties of No.7 and No.20 Kerridge Close have no flank windows. The proposal adjoins No.7 Kerridge Close and is set back 1.1m from the flank wall of No.20 Kerridge Close. It is considered that the proposed windows would not lead to an



unreasonable loss of privacy to neighbouring properties because of their position. The proposed windows on the front and rear elevations would be located over 15m away from No.69 Ainsworth Street and No.6 Kerridge Close. A ground and a first floor flank window are proposed. These serve a hallway and landing area and therefore would not lead to a loss of privacy to the garden of No.50 Sturton Street to the north.

- 8.19 In my view, the position of the proposal would not lead to a loss of light to No.7 or 20 Kerridge Close.
- 8.20 It is considered that the scale of the proposed house and use of matching materials would prevent the proposal from harming outlook from nearby properties.
- 8.21 The proposal involves building a house on much of the existing garden of No.7 Kerridge Close. This end of terrace house has a larger garden than most of the properties in Kerridge Close. The proposal would leave a garden at No.7 Kerridge Close of similar size to others in Kerridge Close. The proposal provides a garden area for the proposed house.
- 8.22 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

#### Amenity for future occupiers of the site

- 8.23 The proposal provides an adequately sized two bedroom house with a private garden area.
- 8.24 In my opinion the proposal provides an adequate living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

#### **Refuse Arrangements**

- 8.25 An amended drawing number 1 was received on 17<sup>th</sup> August 2012 that shows a provision for bins for the proposed house and No.7 Kerridge Close. This was submitted following the Environmental Services consultation comments. The bins are

located in the front garden. A third party comment has requested that a combination of a bike and bin store similar to others in Kerridge Close are provided. Details of the store could be dealt with by condition if the proposal is approved.

- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

## **Car and Cycle Parking**

### Car Parking

- 8.27 There is no car parking provision for the proposed house. The property of No.7 Kerridge Close has an allocated parking space. The applicant has offered to transfer the parking space for No.7 Kerridge Close to the new house if it were to be approved as the tenant does not use their space. However, there would still remain a shortfall of one parking space for the properties.
- 8.28 A number of objections have been received in relation to the lack of parking for the proposed house and concern that other neighbours' parking spaces may be used. Highways noted there would be additional parking demand on-street in competition with existing residential units.
- 8.29 It is considered that the potential additional parking demand on the street from the new house, although is not ideal, would not be so detrimental to the amenity of nearby properties. It is recommended an informative is included if the application were to be approved, to clarify that the occupiers of the new house should not park in any allocated parking spaces in Kerridge Close or be able to apply for residents parking permits.

### Cycle Parking

- 8.30 The Design Statement explains that cycles can be accommodated at the rear of the properties. It is recommended that a condition is included for details of the bike store, if the application were to be approved.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.32 A number of the objections have been addressed above. The remainder will be below:
- 8.33 There is concern that there is no space for construction vehicles and that residents parking spaces would not always be accessible during the construction period. It is advisable that a condition be included if the application were to be approved, for details of measures that would be put in place through the construction stage to avoid harm to neighbours' amenities.
- 8.34 Other properties part of Kerridge Close have duties in their deeds. The inclusion of such deeds for a new house is a legal matter, rather than a planning one.
- 8.35 Site boundary lines for the properties of No.69 Ainsworth Street and No.7 Kerridge Close would need to be altered as the proposed house would occupy land at these properties. However, the site location plan shows that the applicant owns the land at both of these properties. The alteration of site boundaries is a legal matter.
- 8.36 The accuracy of the Design Statement has been questioned by an objector. It is accepted that the Design Statement does not go into great depth, however it is felt that sufficient information has been submitted to be able to determine the application.
- 8.37 The proposed house has two bedrooms. It is considered that any additional noise from the proposed property would not lead to an unreasonable level of noise or disturbance to nearby residents.

### **Planning Obligations**

- 8.38 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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.39 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.40 The application proposes the erection of one two-bedroom house. A house or flat is assumed to accommodate one person for each bedroom. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		

2-bed	2	238	476	1	476
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>476</b>

<b>Indoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538	1	538
3-bed	3	269	807		
4-bed	4	269	1076		
<b>Total</b>					<b>538</b>

<b>Informal open space</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484	1	484
3-bed	3	242	726		
4-bed	4	242	968		
<b>Total</b>					<b>484</b>

<b>Provision for children and teenagers</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	1	632
3-bed	3	316	948		
4-bed	4	316	1264		
<b>Total</b>					<b>632</b>

## Community Development

- 8.41 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	1	1256
3-bed	1882		
4-bed	1882		
<b>Total</b>			<b>1256</b>

- 8.42 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

## Waste

- 8.43 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
<b>Total</b>			<b>75</b>

8.44 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

#### Monitoring

8.45 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

#### Planning Obligations Conclusion

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

## **9.0 CONCLUSION**

## **10.0 RECOMMENDATION**

### **FOR RECOMMENDATIONS OF APPROVAL**

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

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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 appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. The unit hereby permitted shall not be occupied until details of waste and bicycle storage for the existing house at 7 Kerridge Close and approved house have been submitted to and approved in writing by the local planning authority, and the agreed provision has been implemented on site.

Reason: To ensure adequate waste storage and bicycle storage facilities (Cambridge Local Plan 2006 policy 3/10 and 8/6).

4. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.



(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2006 policy 4/13)

5. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

i) contractors access arrangements for vehicles, plant and personnel,

ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

**INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

### **Reasons for Approval**

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1 ENV6 ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 P9/8

Cambridge Local Plan (2006): 3/1 3/4 3/7 3/8 3/10 3/12 4/4 4/11 5/1 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

**INFORMATIVE:** The occupiers of the new house hereby approved planning permission should be made aware that they are not entitled to use parking spaces allocated to other residents of Kerridge Close and are not entitled to residents parking permits.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

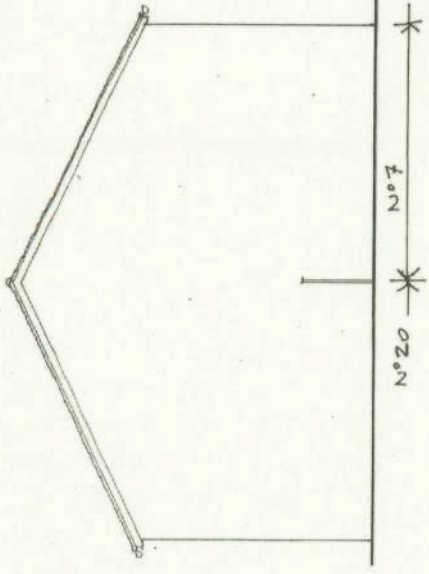
These papers may be inspected on the City Council website at:

[www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess)

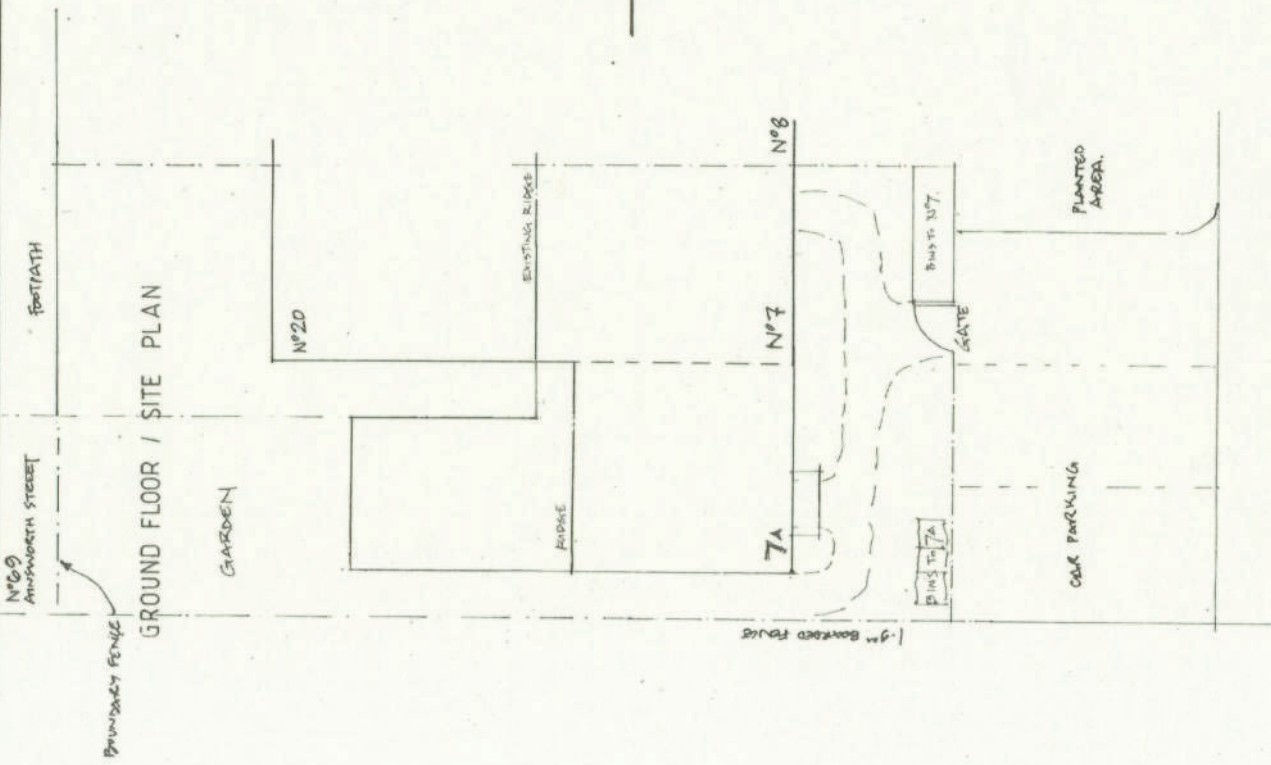
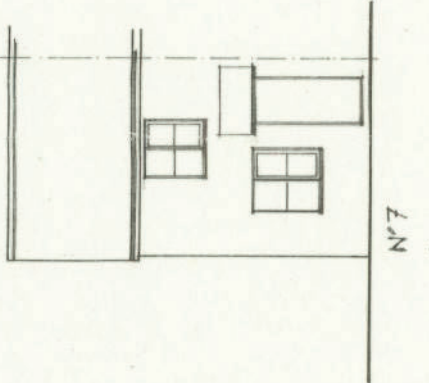
or by visiting the Customer Service Centre at Mandela House.

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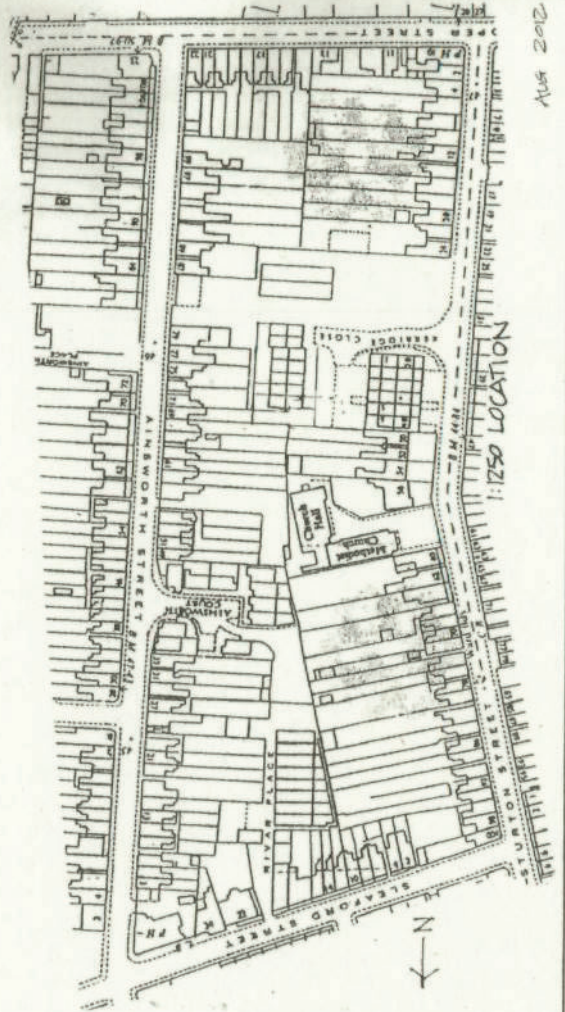
NORTH ELEVATION



WEST ELEVATION

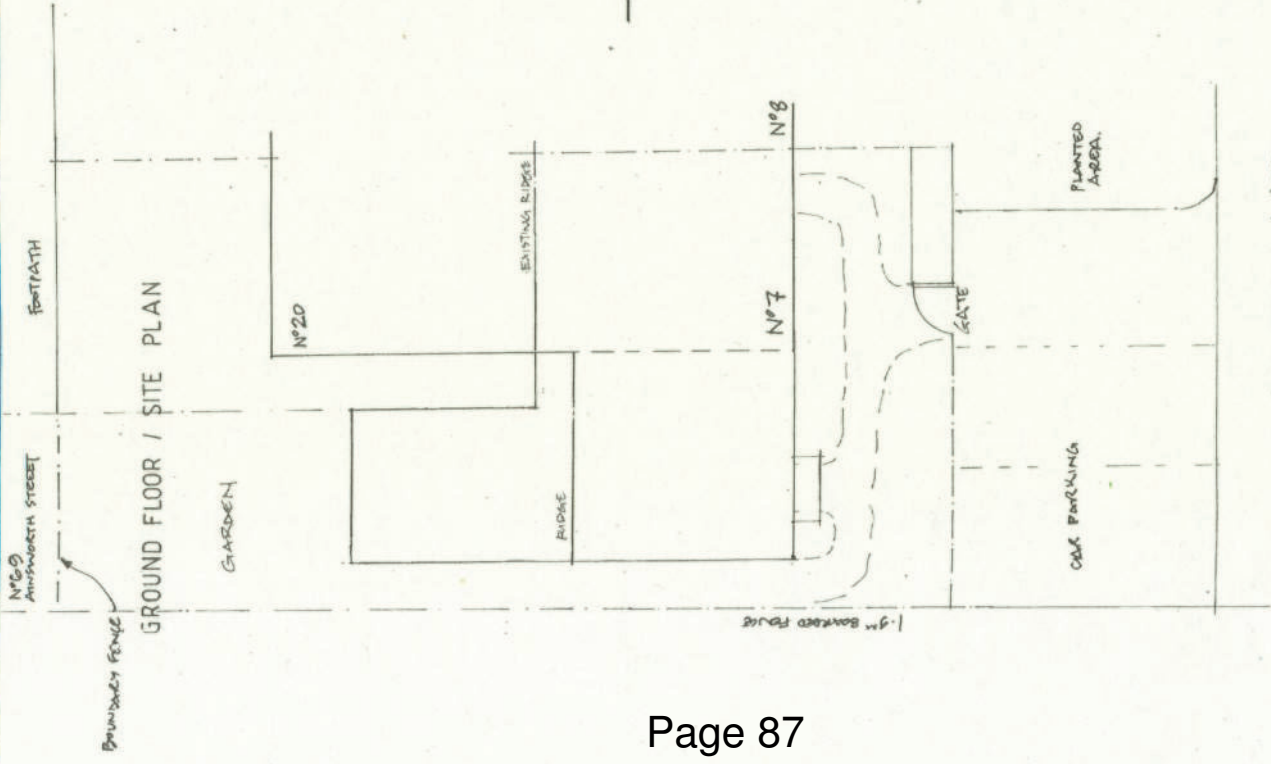


SITE PLAN • 1:100 •  
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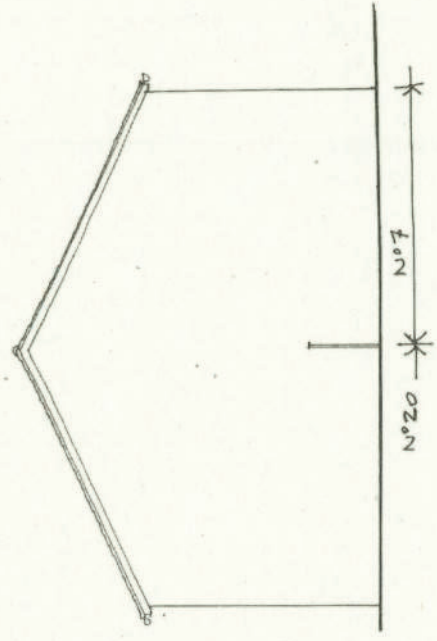


AUG 2012

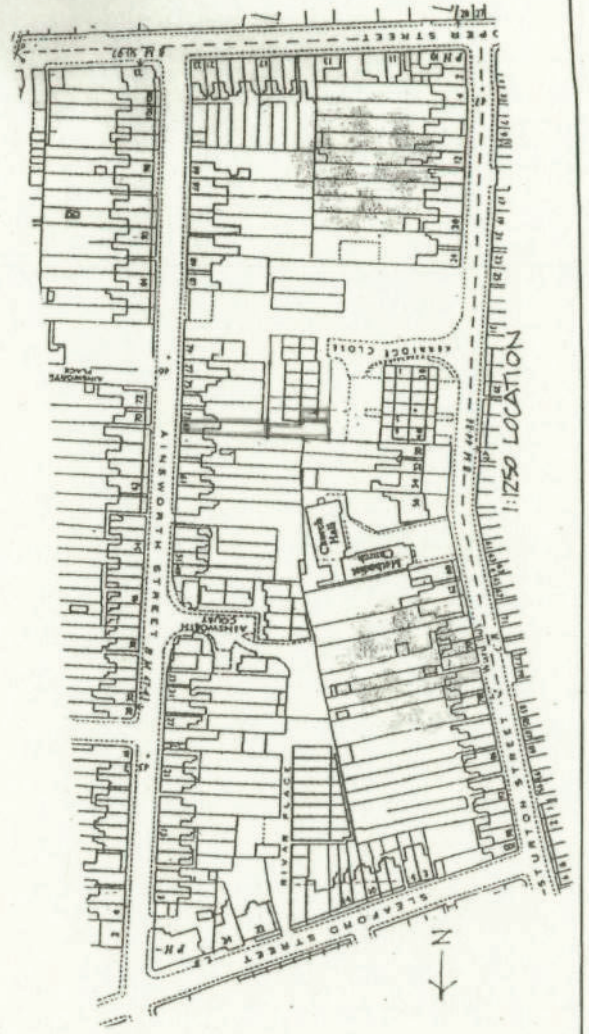
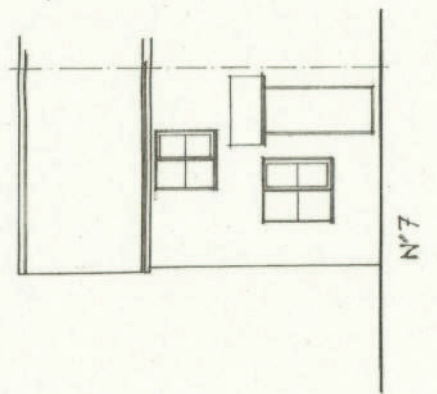




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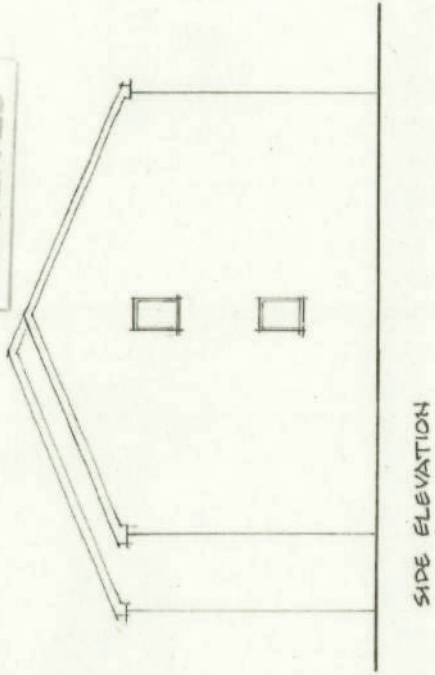
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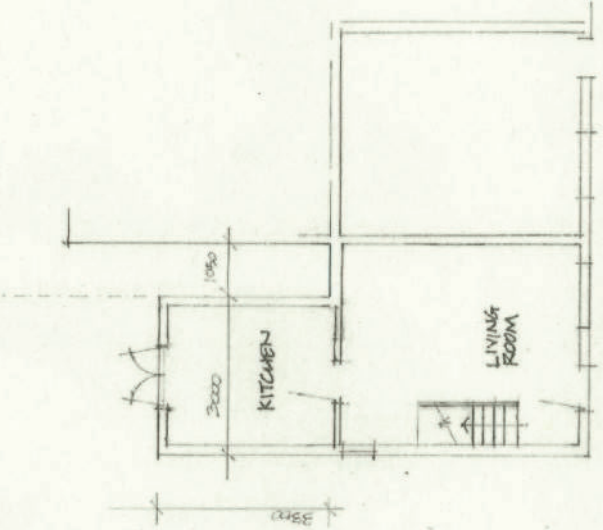
SITE PLAN • 1:100 •  
(SHOWING ROOF PLAN)

To: Lorne Gilbert

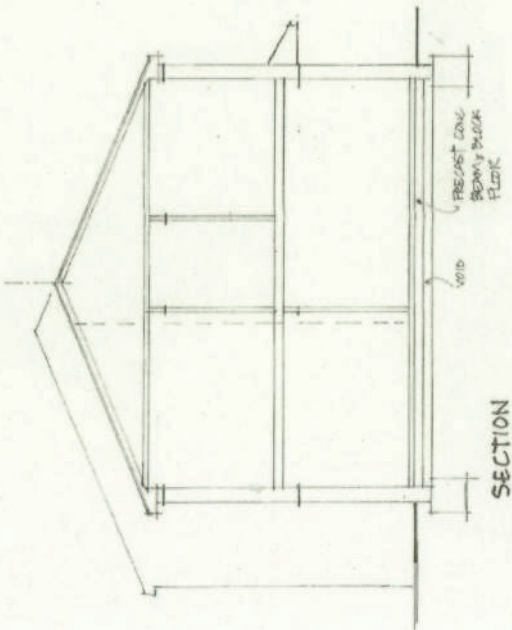
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28 SEP 2012  
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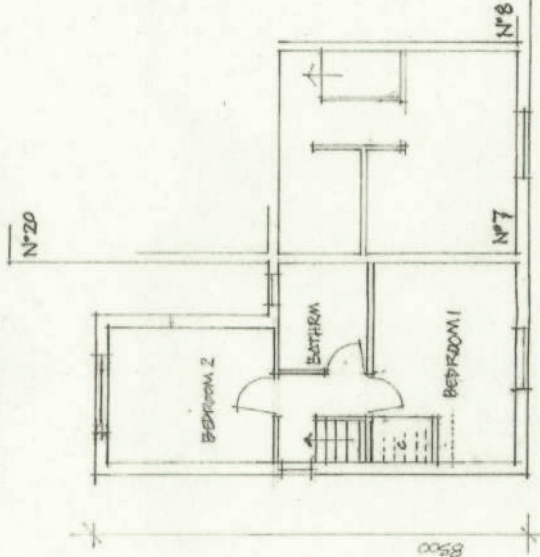
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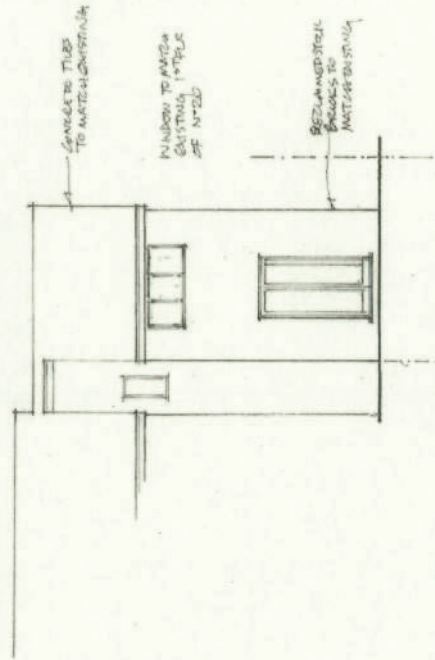
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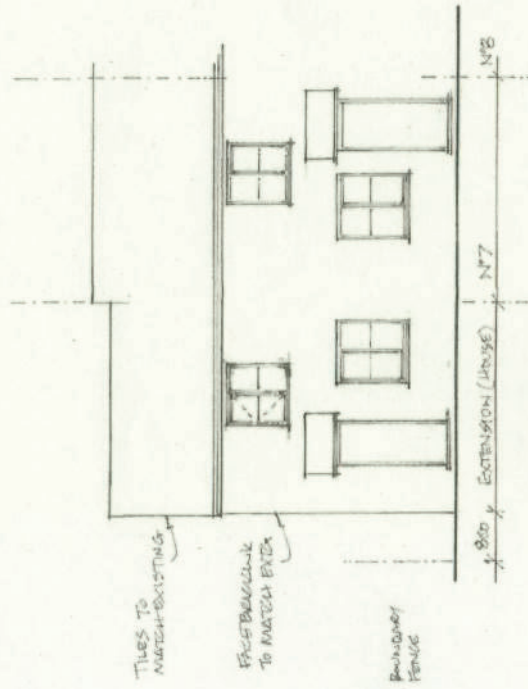
SECTION



FIRST FLOOR



REAR ELEVATION



SCALE 1:100



SEPT 2012  
JULY 2012

## CAMBRIDGE CITY COUNCIL

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REPORT OF: Head of Planning Services

TO: East Area Committee

DATE: 18/10/12

WARD: Romsey

### **PLANNING ENFORCEMENT CONTROL ENFORCEMENT NOTICE REPORT**

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**32 Romsey Road, Cambridge**

**Unauthorised Development**

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#### **1 INTRODUCTION**

- 1.1 This report seeks the authority to close an Enforcement Investigation on the grounds that it is not expedient to pursue the breach of planning control further.

Site: 32 Romsey Road, Cambridge.  
See Appendix A for site plan.

Breach: Unauthorised Development: alteration to the roof of an existing rear extension that exceeds permitted development limitations.

#### **2 BACKGROUND (Timeline of Enforcement Investigation)**

- 2.1 On 19<sup>th</sup> March 2012 City Council Officers received an enquiry that works were being undertaken at the above property, which may require planning permission.
- 2.2 Customer Service Centre staff were contacted the following day by the builder, checking if the proposed works would require planning permission. Informal advice was given in relation to the drawings supplied that planning permission may not be required.



- 2.3 A site visit was undertaken to assess the works undertaken on site, which found that the height of the roof had been raised by 15cm.
- 2.4 Contact was made with the owner of the property who advised that he had checked the details with a planning officer before undertaking any work and on the basis of the advice given was of the opinion that permission was not required. Upon reading the correspondence, it became clear that there had been a misunderstanding on the owner's behalf and it was confirmed that there was a breach of planning control as a result of the roof being raised.
- 2.5 A retrospective planning application was invited for consideration on 17 April 2012.
- 2.6 No planning application has been submitted for the works to date.
- 2.7 An informal opinion was requested from the City Development Manager in relation to the works that had been carried out. The informal opinion provided was that if a planning application had been made, it would be likely to have been supported by officers.
- 2.8 To date a breach of planning control remains unresolved.
- 2.9 The current Scheme of Delegation does not permit officers to close investigations that have an outstanding breach of planning control. A decision therefore needs to be taken as to whether formal action should be taken forward or if the particular details of the case concerned are such that it should not be pursued.
- 2.10 All parties connected to this investigation have been made aware that this report is being put before members for consideration and of the opportunity to make representations to the Committee.

### **3 POLICY AND OTHER MATERIAL CONSIDERATIONS:**

#### **3.1 National Planning Policy Framework states:**

'Para 207. Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor



the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.'

- 3.2 Enforcement is a discretionary power. The Committee should take into account the planning history and the other relevant facts set out in this report. Officers only recommend the service of an Enforcement Notice when all attempts at negotiating a resolution to remedy the breach of planning control have failed.
- 3.3 The breach of planning control concerned relates to part of a previously flat roof being raised by 15cm to create a sloped roof.
- 3.4 The informal opinion from planning officers is that the impact of the development in question is very small and would be acceptable should an application have been made to regularise the situation.
- 3.5 Officers do not consider that it would be expedient to pursue formal action in this instance.

## **4 RECOMMENDATIONS**

- 4.1 It is recommended that the Head of Planning Services be authorised to close the investigation into unauthorised operational development at 32 Romsey Road on the grounds that it is not expedient to pursue the matter further.

## **5 IMPLICATIONS**

- (a) **Financial Implications** - None
- (b) **Staffing Implications** - None
- (c) **Equal Opportunities Implications** - None
- (d) **Environmental Implications** - None
- (e) **Community Safety** - None
- (f) **Human Rights** - Consideration has been given to Human Rights including Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination). It is considered that enforcement notices in this case would be lawful,

fair, non-discriminatory, and necessary in the general public interest to achieve the objective of upholding national and local planning policies, which seek to restrict such forms or new residential development. The time for compliance will be set as to allow a reasonable period for compliance.

**BACKGROUND PAPERS:**

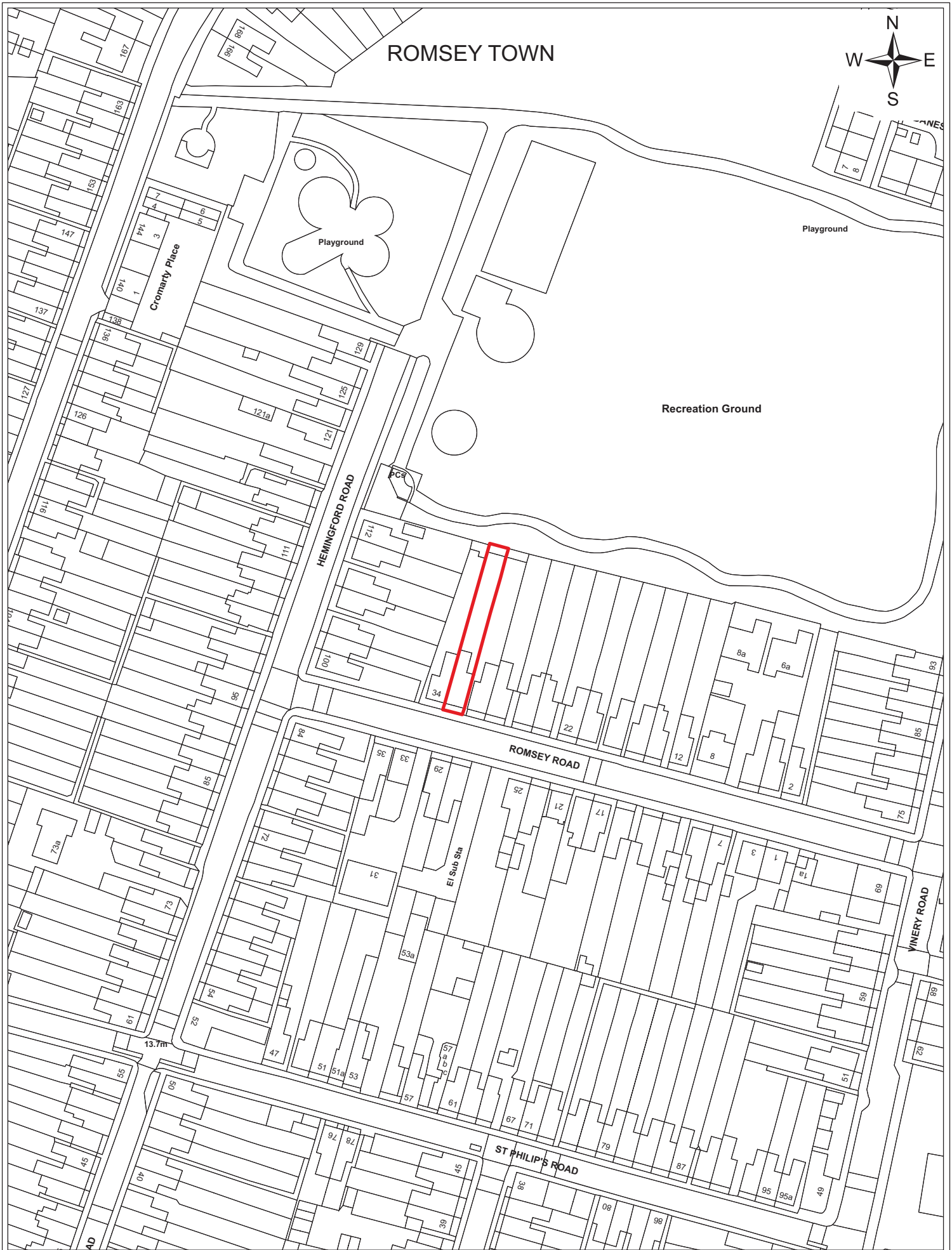
No background papers were used in the preparation of this report:

**APPENDICES**

Appendix A      Site plan

The author and contact officer for queries on the report is Alison Twyford on extension 7163.

Date originated: 03 August 12      Date of last revision: 29 Aug 2012



32 Romsey Road  
Page 93

Date: 13 September 2012  
 Produced by: Timothy Cliff  
 Section/Department: Information Systems, Environment Dept  
 Scale: 1:1,250 @ A4



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