



## EAST AREA COMMITTEE



### AGENDA

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

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

*Dispatched: Wednesday, 17 April 2013*

**Date:** Thursday, 25 April 2013

**Time:** 7.00 pm

**Venue:** Dublin Suite - Cambridge United Football Club, R Costings Abbey Stadium, Newmarket Road, Cambridge, CB5 8LN

**Contact:** James Goddard **Direct Dial:** 01223 457013

#### 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**.

### Minutes And Matters Arising

#### 3 MINUTES *(Pages 1 - 18)*

To confirm the minutes of the meeting held on 26 March 2013. *(Pages 1 - 18)*

#### 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://democracy.cambridge.gov.uk/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 SOUTH & EAST TRANSPORT CORRIDOR AREA  
TRANSPORT PLANS (Pages 19 - 22)**

**Intermission**

**Appendix 1 for full details of Central Government Planning Guidance**

**Planning Items**

**7 PLANNING APPLICATIONS**

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.

7a 12/1613/FUL - Land r/o 289-293 Cherry Hinton Road (Pages 33 - 56)

7b 13/0102/FUL - Garages r/o 76 Abbey Road and 12 Riverside (Pages 57 - 74)

7c 12/1621/FUL - 117 Vinery Road (Pages 75 - 102)

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

<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

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** 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:

<http://democracy.cambridge.gov.uk/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.

**Facilities for disabled people** Level access is available at all Area Committee Venues.

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).

**General Information** Information regarding committees, councillors and the democratic process is available at <http://democracy.cambridge.gov.uk>.

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**EAST AREA COMMITTEE**26 March 2013  
7.00 - 10.55 pm**Present**

**Area Committee Members:** Councillors Blencowe (Chair), Owers (Vice-Chair), Benstead, Brown, Johnson, Marchant-Daisley, Moghadas, Saunders and Smart

**Area Committee Members:** County Councillors Bourke and Sadiq

Councillors Bourke and Sadiq left after the vote on item 13/25/EAC

**Officers:**

Principal Planning Officer: Tony Collins

Operations and Resources Manager: Jackie Hanson

Safer Communities Section Manager: Lynda Kilkelly

Committee Manager: James Goddard

**Other Officers in Attendance:**

Police and Crime Commissioner: Sir Graham Bright

Police Sergeant: Colin Norden

**FOR THE INFORMATION OF THE COUNCIL****13/18/EAC Apologies For Absence**

Apologies were received from Councillors Hart, Herbert and Sedgwick-Jell.

**13/19/EAC Declarations Of Interest**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Councillor Bourke	13/22/EAC	Personal: Member of Cambridgeshire Cycling Campaign.
Councillor Saunders	13/22/EAC	Personal: Member of Cambridgeshire Cycling Campaign.

**13/20/EAC Minutes**

The minutes of the 14 February 2013 meeting were approved and signed as a correct record.

### **13/21/EAC Matters & Actions Arising From The Minutes**

- (i) **13/15/EAC Open Forum “Action Point: Councilor Blencowe to raise Dr Eva’s concerns regarding Riverside Consultation process and consultation document covering letter with relevant Officers and Members prior to close of consultation process 15 March.**

**Councillor Herbert undertook to pass Dr Eva’s concern onto Abbey Ward Councillors and ask them to contact Dr Eva about his concerns.”**

Councillor Blencowe passed on Dr Eva’s comments to Alistair Wilson (Asset Manager (S&OS)). The Asset Manager apologised to Dr Eva for the lack of contact information and took on board his comments for future consultation exercises.

Councillor Herbert passed on Dr Eva’s concerns to Councillor Johnson who has responded.

### **13/22/EAC Open Forum**

1. **Mr Taylor queried the impact on cycle parking provision at the Railway Station from 6 March 2013 Planning Committee’s decision to refuse planning permission for demolition of Wilton Terrace as part of application 12/1556/FUL 32-38 Station Road.**

Councillor Blencowe said that planning permission had been refused for the previous iteration of 12/1556/FUL as part of the CB1 development. The Council was waiting to see if the Applicant would appeal against the decision to refuse planning permission for 12/1556/FUL. If this occurred, both appeals maybe dovetailed together. An appeal would lead to delays in s106 payments coming forward, which would impact on infrastructure.

2. **Mr Gawthrop asked for East Area Committee’s (EAC) comment on station cycle parking provision being dependent on the demolition of Wilton Terrace. Mr Gawthrop raised the following points:**
- **Brookgate had already received public funding to provide cycle parking.**



- **The provision of parking should not be dependent on the demolition of Wilton Terrace.**

Councillor Brown said that the demolition of Wilton Terrace had been given outline planning permission, but was subject to Conservation Area Consent permission. This was an on-going issue.

Councilor Blencowe said cycle parking was linked to the demolition of Wilton Terrace through the s106 infrastructure package. He added that EAC could not comment in detail until the Applicant had decided how to proceed with 12/1556/FUL.

**3. Mr Green raised the following points:**

- **Three committees had rejected applications related to 12/1556/FUL due to car parking provision issues.**
- **Referred to 2006 Local Plan car parking standards.**
- **Expressed concern regarding the 2013 Local Plan consultation process, specifically details relating to car parking provision standards. Mr Green did not feel he had received satisfactory responses to his representations to Officers and the Executive Councillor for Arts, Sport and Public Places.**

Councilor Blencowe said the 2006 Local Plan set maximum, not minimum parking standards. Any representations made by Mr Green would be discussed by the Local Plan Steering Group amongst other issues as part of the car parking review.

**Action Point: Councilor Blencowe to clarify details with Mr Green regarding 6 March 2013 Planning Committee's decision to refuse planning permission for applications 12/1556/FUL and 12/1553/CAC 32-38 Station Road.**

**4. Mr Wood raised the following points:**

- **Asked if EAC would commit to giving consideration to which stretches of roads and streets should be considered for a ban on footway and verge parking.**
- **Queried if a ban should apply along the section of Mill Road within Petersfield Ward.**
- **Suggested a ban on footway and verge parking would benefit cyclists and pedestrians without a negative impact on traffic flow or deliveries.**

- **Queried if Members were aware that English Traffic Authorities with civil parking enforcement powers (eg County Council) could prohibit parking on footways and verges where considered necessary.**
- **Referred to Secretary of State Norman Baker's correspondence to Council Leaders 21 February 2011 setting out details on how local pavement parking bans could be introduced through traffic regulation orders.**

Councillor Bourke said he had been in contact with others concerning the footway and verge parking ban issue, including Secretary of State Norman Baker. County Officers would present a capital program to the Cabinet in April 2013 that included funding to repair pavements damaged by parking. A significant sum was expected to be allocated to the Mill Road area. Councillor Bourke acknowledged verge and pavement parking were important issues for residents, and thanked Mr Wood for his evidence which had been used to justify funding. Councillor Bourke said the root causes for pavement and verge parking needed to be reviewed as part of the Transport Plan, as would the impact on traffic flow if vehicles parked in the road instead eg to make deliveries.

- 5. Mr Lucas-Smith asked if EAC would support residents' calls to replace car parking spaces outside their properties with cycle parking spaces.**

Councillors said they would support individuals making requests to replace car parking spaces outside their properties with cycle parking spaces. However, they did not think it appropriate to support unilateral car parking space removal. Residents may wish to apply for environmental improvement project funding through the City Council website to replace car parking spaces with cycle ones. EAC suggested it may be advisable to trial the parking space conversion in one area to review its impact. Residents may consider joining a car club as another way to free up parking spaces. Acknowledged that cycle racks were not always secure, that secure cycle parking was required for people's homes; and ideally in front of public access buildings such as pubs.

### **13/23/EAC Police and Crime Commissioner**

The Committee received a verbal presentation from Sir Graham Bright, Police and Crime Commissioner. He made the following points:

- (i) Different issues were being reviewed, such as anti-social behaviour.
- (ii) Burglary was a priority issue to address.
- (iii) Historically it had been difficult to encourage members of the public to report concerns on the 101 number due to the long response time. A response could now be expected within approximately 30 seconds.
- (iv) The Police would aim to be able to respond to a call anywhere in the county within minutes of a call.
- (v) Referred to the work of Neighbourhood Watches.
- (vi) Members of the public could access Home Office software listing neighbourhood profile information, such as emerging issues and crime levels.
- (vii) Sir Graham had the following priorities:
  - He wanted to speed up the response time by support services to victims of crime. Sir Graham was concerned that victims were traumatised after attacks and may not know how or where to seek help.
  - Focussing on crime prevention.
  - Proactive youth crime prevention through early intervention (through joining up actions with other services) to help young people avoid getting into trouble as this could stigmatise them. For example, providing activities. Sir Graham was seeking sponsorship from businesses to assist with this.
  - Raising the profile of and recruiting more Special Constables, plus giving them specific roles to perform alongside Police Officers.
- (viii) Sir Graham felt the old Police Authority Plan worked well, so he used this as a basis for his own Police and Crime Plan for consistency.
- (ix) Sir Graham needed appropriate funding for his Police and Crime Plan. He was liaising with surrounding counties to look at different ways to work jointly, reduce costs and share resources.
- (x) Crime rates were falling in the county and Sir Graham hoped to continue this trend. Cambridgeshire was one of the safest areas in the country.

Members of the public asked a number of questions, as set out below.

- 1. Mr Taylor asked for clarification on some points made in Sir Graham's presentation.**

Sir Graham responded:

- (i) 94% of calls to the 101 number were answered within 30 seconds, 100% within 35 seconds. The Call Centre had a monitoring system to record calls missed and the reason why. Sir Graham had expressed his thanks to Call Centre staff for improving call response times.
- (ii) The Draft Police and Crime Plan was available on the Police and Crime Commissioner for Cambridgeshire website. People were asked to comment on it. The Plan could be amended in future and was not set in stone. Consultation comments would be taken on board.
- (iii) Appropriate staff were required to generate and test ideas for the Police and Crime Plan. Sir Graham was recruiting support staff as people undertaking the jobs to date had other roles to perform as well.
- (iv) Sir Graham would set high level Police and Crime Plan priorities after listening to local priorities suggested by others such as the East Area Committee. Input from East Area Committee etc was welcome.

In response to EAC Members' questions Sir Graham said the following:

- (i) Reported levels of hate crime had increased, possibly due to greater awareness rather than a higher number of incidents. People did not want to talk about hate crime, but they should be encouraged to report it.
- (ii) Greater agency join up was desirable in future to address hate crime issues and give victims appropriate support from specially trained staff.
- (iii) Sir Graham wanted the NHS to be more involved in the community eg to support people with mental health issues, as arresting them could be detrimental to their condition, so preventative action was desirable to avoid this. The Police, Fire and Ambulance Service could not support people on their own; NHS support was required too for specialist roles such as mental health. Join up may have to be tackled at national level.
- (iv) The Safer Peterborough Partnership was signposted as an example of good practice where agencies had joined up services based on experience from Glasgow. Glasgow staff were expected to visit in May 2013. E-CINS software was used by different agencies to monitor families with issues.

- (v) Sir Graham wanted to work with community and voluntary organisations to make use of their equipment and services to gather evidence of crimes (including raising awareness of and reporting them) and supporting victims. Sir Graham reiterated the need to encourage people to report issues to be followed up by the Police and specialist support agencies.
- (vi) One of Sir Graham's priorities was crime prevention. He was seeking sponsorship from businesses to support voluntary and community organisation work in this area. For example early intervention could help prevent youth crime by providing activities to prevent mischief such as vandalism. The Police could only respond to crimes, whereas join up with other agencies could lead to the identification and offer of support/intervention to youths and their families to prevent crime.
- (vii) Currently there was no formal partnership to share equipment and services with neighbouring counties. Sir Graham was considering if it would be viable to, with whom and how. The intention was to free up police officers from administration tasks so they could spend more time on the beat.
- (viii) The culture within the Police was changing. Specialist officers were aware of the seriousness of domestic violence, other officers were prompted to recognise when a situation had arisen and call in specialists. The Chief Constable was keen to tackle domestic violence.

The Committee asked Sir Graham to come back in future when he felt it appropriate.

### **13/24/EAC Policing and Safer Neighbourhoods**

The Committee received a report from Sergeant Norden regarding the policing and safer neighbourhoods trends.

The report outlined actions taken since the Committee on 29 November 2012. The current emerging issues/neighbourhood trends for each ward were also highlighted (see report for full details). Previous priorities and engagement activity noted in the report were theft of cycles in the East area, alcohol-related anti-social behaviour (ASB) in the Petersfield area, plus drug dealing in the Riverside and Stourbridge Common area.

The Committee discussed the following policing issues:

- (i) Rough sleepers in Mill Road Cemetery.
- (ii) Drug dealing, drug use and associated ASB affecting Norfolk Street and the surrounding area.
- (iii) ASB affecting open spaces in general (thematic rather than geographic focus).
- (iv) ASB linked to street drinking in Mill Road.
- (v) Number of burglaries in Abbey Ward.
- (vi) Speeding in Coldham's Lane.

In response to EAC Members' questions Sergeant Norden and the Safer Communities Section Manager said the following:

- (i) Police officers would arrest people in possession of Class A and B drugs, particularly dealers. If residents could signpost areas to target, the police would do so.
- (ii) In February 2013 the Safer Communities Section organised a street surgery in Ditton Fields, following some complaints about disruptive behaviour in the area. Surgeries had also been organised by PCSOs. All issues raised to date had been addressed to Sergeant Norden's knowledge, but he undertook to liaise with Councillor Johnson if not.
- (iii) The Police had only undertaken one licence review to date in the City, others may be considered in future as the case was successful in changing licencees' behaviour. Plain clothes officers were monitoring alcohol sales in the Mill Road area.
- (iv) The "bin the pin" campaign by council officers to drug users had reduced the number of discarded needles in public areas, as had the increased frequency of bin emptying. Any discarded needles should be picked up within 2 hours of identification.
- (v) The Mill Road area was patrolled daily, sometimes more than once. Any offences such as ASB around the Co-op should be reported to the police.
- (vi) The Police could undertake ad hoc speeding checks in Coldham's Lane without making it a police priority.

In response to members of the public concern regarding rough sleepers in Mill Road Cemetery, Councillor Blencowe said this issue would be addressed through the proposed 'Alcohol-related ASB in the Petersfield and Mill Road area' priority.

The following priorities were unanimously **agreed**:



- (i) Theft of cycles in the East area.
- (ii) Alcohol-related ASB in the Petersfield and Mill Road area.
- (iii) Drug dealing in the Riverside and Stourbridge Common area.

### 13/25/EAC Community Development and Leisure Grants

The Committee received a report from the Operations and Resources Manager regarding Community Development and Leisure Grants.

Members considered applications for grants as set out in the Officer's report, and table below. The Operations and Resources Manager responded to Member's questions about individual projects and what funding aimed to achieve.

<b>Ref</b>	<b>Organisation</b>	<b>Purpose</b>	<b>Award</b>
<b>E1</b>	Cherry Trees Over 50's	Summer outing	<b>500</b>
<b>E2</b>	Christ the Redeemer Church	Family Summer Holiday Club	<b>950</b>
<b>E3</b>	Friends of Mill Road Cemetery	Victorian Day	<b>314</b>
<b>E4</b>	Hemingford Road Street Party Committee	Street Party	<b>1,500</b>
<b>E5</b>	Mill Road Winter Fair	Workshops/materials for Carnival Parade	<b>5,000</b>
<b>E6</b>	Mill Road Winter Fair	New design of brochure for 2013 Fair	<b>1,850</b>
<b>E7</b>	Pakistan Cultural Association	Meetings	<b>100</b>
<b>E8</b>	Pakistan Cultural Association	Exercise sessions	<b>300</b>
<b>E9</b>	Pakistan Cultural Association	Swimming sessions	<b>1,400</b>
<b>E10</b>	Petersfield Area Community Trust	Summer event	<b>4,178</b>
<b>E11</b>	Rawlyn Court Residents Association	Entertainment evening	<b>335</b>
<b>E12</b>	Romsey Mill	Positive activities for young people - weekly sports and arts sessions and youth club	<b>4,000</b>
<b>E13</b>	The MAP Project	Community Arts Project	<b>4,000</b>

<b>Budget available</b>	<b>£27,048</b>
<b>Total awards</b>	<b>£24,427</b>
<b>Budget remaining</b>	<b>£2,621</b>

Following discussion, Members **resolved (unanimously)** to approve projects as set out in Appendix 1 of the Officer's report (and summarised above).

### **13/26/EAC Re-Ordering Agenda**

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

### **13/27/EAC Planning Applications**

#### **13/27/EACa 12/1573/FUL - 10 Coldhams Grove**

The Committee received an application for full planning permission.

The application sought approval for part-first-floor and part single-storey extension to the side and single-storey extension to the rear and change of use from single dwelling house to an eight-bedroom house in multiple occupation (sui generis).

The Principal Planning Officer referred to a typographical error listing '19 Alpha Grove' instead of '10 Coldham's Grove' in Condition 7 of the Officer's report.

The Committee:

**Resolved (unanimously)** to accept the officer recommendation to approve planning permission as per the agenda, with the amendment of the bracket in Condition 7 to read '10 Coldham's Grove' instead of '19 Alpha Grove'.

#### 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:

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/14, 5/1, 5/2, 5/7, 8/1, 8/2, 8/4, 8/6;



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.
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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.

### **13/27/EACb 13/0115/FUL - 5 Montreal Road**

The Committee received an application for full planning permission.

The application sought approval for erection of single dwelling house (1 bedroom).

#### The Committee:

**Resolved (unanimously)** to accept the officer recommendation to approve planning permission as per the agenda.

#### 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:

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

Cambridge Local Plan (2006): policies 3/1, 3/4, 3/7, 3/8, 3/10, 3/12, 5/1, 8/6 and 8/10

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.
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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.

### **13/27/EACc 12/1139/FUL - 2 Tenison Road**

The Committee received an application for retrospective permission for continued use for Friday prayers every week, and daily during Ramadan.

The application sought approval for a retrospective application for temporary continuation of use for additional assembly area for worship on Fridays (12.30pm to 2.30pm) and during Ramadan (midday to 2pm and 5pm to sunset).

The Principal Planning Officer referred to amendment sheets setting out revisions to conditions 5 and 6; plus minutes of the 16 January 2013 Development Control Forum regarding this application.

The Committee received a representation in objection to the application from Mr Davies.

The representation covered the following issues:

- (i) The application was a major shift in scale of Mosque facilities.
- (ii) Five hundred people were gathering in the space for two Victorian houses up to five times a day. This occurred 04:30 to post sunset. Residents felt this was a health and safety issue.
- (iii) The Mosque impacted on resident's amenities, which conditions failed to control.
- (iv) Residents were told that the Mosque would have to break planning conditions to operate. There was an established precedent of the Mosque Management Committee agreeing to conditions to get retrospective permission then breaking them.
- (v) Residents had specific concerns regarding:
  - Noise from Mosque public address system.
  - General noise from traffic.
  - Parking issues.
  - Threatening behaviour by Mosque visitors towards residents.
  - Lack of City Council enforcement of planning conditions.
- (vi) Residents queried if planning permission could be withdrawn if conditions were not met. Also if the planning permission could be granted for shorter periods in future (if appropriate).
- (vii) Residents welcomed having a Mosque in the area, but it needed to be a better neighbour, and find an alternative site as it had out grown its current location.

Councillor Blencowe read a statement on behalf of Mr Mukhtar (local resident) in support of the application.

Councillor Meftah (Ward Councillor for Trumpington) addressed the Committee about the application.

The representation covered the following issues:

- (i) Councillor Meftah had been involved with the Mosque Management Committee since November 2012. It was their responsibility to ensure the Mosque was a good neighbour.
- (ii) Most Mosque visitors arrived on foot.
- (iii) Cyclists and drivers were encouraged to park responsibly.
- (iv) Residents had not approached Councillor Meftah to report concerns regarding the Mosque. He acknowledged the public address system in the Mosque was loud, but so was the public address system in surrounding buildings such as the Salvation Army. They all had the same issues eg parking.
- (v) Friday prayers and Ramadan were important for Muslims.

- (vi) Space was required to educate people. The Mosque provided this to help community cohesion.
- (vii) The Mosque hoped to move to a bigger alternative site in future.

Councillor Blencowe proposed an amendment to the Officer's recommendation requiring a management travel and liaison plan be submitted to the City Council for approval.

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

Councillor Blencowe proposed an amendment to the Officer's recommendation for condition 1. The length of permission was reduced to 2015.

This amendment was **carried 4 votes to 1**.

Councillor Blencowe proposed an amendment to the Officer's recommendation for condition 3. Alternative wording was proposed: Delete 'In the event that'; insert 'Before any'.

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

#### The Committee:

**Resolved (by 6 votes to 2)** to accept the officer recommendation to approve planning permission as per the agenda, subject to the following amendments to conditions. (Reasons for conditions to remain as published in all cases.)

Within three months of this decision, a management, travel and community liaison plan for the use of the application premises shall be submitted to the local planning authority for approval.

Activities within 2 Tenison Road shall take place thereafter only in accordance with the approved plan.

Reason: To ensure that the use hereby permitted does not have an unacceptable impact on the residential amenity of neighbours or on the highway network. (Cambridge Local Plan (2006) policies 3/4 and 8/2).

Condition 1: Delete '01 January 2017'; insert '01 January 2015'.

Condition 3: Delete 'In the event that'; insert 'Before any'.

Condition 5: Delete all and replace with this text.

The use of the ground floor of this site as an assembly area for prayers hereby permitted shall take place only on Fridays between 1200 and 1500, except during Ramadan, when the use is permitted on any day between 1130 and 1430 and between 1630 and half an hour after sunset.

The precise dates for the period of Ramadan shall be submitted to the local planning authority at least one calendar month before Ramadan begins in each year.

Condition 6: Delete all and replace with this text.

Within three months of this decision, a framework document explaining the educational activities to be undertaken on the ground floor of the application site, which includes details of the activities, the number of people taking part, and the times involved shall be submitted to the local planning authority for approval.

Educational activities during the times for prayer hereby permitted shall take place only in accordance with the approved framework document. Educational activities shall not take place on the application site outside the times for prayer hereby permitted.

Add new Condition 7:

Within three months of this decision, a management, travel and community liaison plan for the use of the application premises shall be submitted to the local planning authority for approval.

Activities within 2 Tenison Road shall take place thereafter only in accordance with the approved plan.

Reason: To ensure that the use hereby permitted does not have an unacceptable impact on the residential amenity of neighbours or on the highway network. (Cambridge Local Plan (2006) policies 3/4 and 8/2)

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:  
  
Cambridge Local Plan (2006): policies 3/4, 3/7, 4/13, 5/12, 8/2, 8/6 and 8/10.
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.
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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.

### **13/28/EAC General Items**

#### **13/28/EACa 12/1132/FUL: CB1, 32 Mill Road**

The Committee received an application an amendment to the original officer recommendation for conversion of 32 Mill Road to provide 9 self-contained studios and the retention of the CB1 Internet Café.

The application sought approval to amend the contributions required for the s106 agreement so that it contains the financial contributions detailed in paragraph 3.2 of the Officer's report. These are considered to be the correct financial obligations and those which meet the tests set out in the Community Infrastructure Levy Regulations 2010, which place a statutory requirement on the Local Planning Authority to ensure that where planning permission is dependent upon a planning obligation under s106 being completed, the obligations sought pass the following tests:

- (i) They are necessary to make the development acceptable in planning terms.
- (ii) They are directly related to the development.
- (iii) They are fairly and reasonably related in scale and kind to the development.

The second recommendation was that the Committee allowed an extension of time for completion of the s106 agreement until 30 April 2013 to allow sufficient to draft the s106 agreement.

Councillor Blencowe proposed an amendment to the Officer's recommendation that completion of the s106 agreement be amended to 30 June 2013.

This amendment was **carried unanimously**.

The Committee:

**Resolved (unanimously)** to accept the officer recommendations as amended to approve amending the contributions required for the s106 agreement and extend the time for completion.

The meeting ended at 10.55 pm

**CHAIR**

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## **EASTERN AREA CORRIDOR FUNDING**

### **Note to Members of Cambridge City - East Area Committee**

**From: Dearbhla Lawson Head of Transport, Infrastructure Policy & Funding, Cambridgeshire County Council**

**Date: 25<sup>th</sup> April 2013**

#### **1.0 INTRODUCTION**

1.1 The purpose of this paper is to inform Members of the process for allocating Corridor Area Transport Plan (CATP) S106 funding. It is also to update on progress on funding and schemes. Views of the Committee are also welcome on additional schemes for future consideration and assessment for funding.

#### **2.0 BACKGROUND**

2.1 Transport s106 contributions are collected in Cambridge City and South Cambridgeshire largely through the Corridor Area Transport Plan (CATP) process. Contributions are collected from a number of developments, towards a range of schemes and principles that are included in the plans

2.2 The plans have been formally adopted by the City, South Cambridgeshire and the County and the allocation of funds must adhere to the principles in the plans. This is principally about mitigating the impacts of growth and improving accessibility and travel by sustainable modes.

2.3 A process is in place between Cambridge, South Cambridgeshire and Cambridgeshire, for making recommendations for allocating the pot of S106 funding which currently includes some £378,330 for the East Area. The Plans themselves form the starting point for considering schemes for funding, and officers from the authorities are asked for views on appropriate schemes that mitigate the effect of additional transport related movements from new development.

2.4 Views are also sought from the Area Committees on proposed schemes as well as suggestions for schemes which fit with the objectives of the CATP. Suggestions are then assessed using a Project Assessment Form, to establish a value for money score. The schemes and their assessment results are then taken back to the Area Committees to seek views on priorities/ additional schemes for consideration

2.5 Further consideration is then undertaken on the proposals to ensure fit with Area Transport Corridor Plan approach ahead of making

recommendations to Lead Portfolio holder and Cabinet for proposed funding allocations.

### 3.0 PROGRESS UPDATE

3.1 A number of schemes were discussed at the Area Committee on the 6<sup>th</sup> September 2012, and priorities were confirmed. Subsequent to this, funding recommendations were made to County Cabinet in December 2012. This included four schemes for the East Area Committee at a value of £450,370. Cabinet approved the proposed spending for the priority schemes which have now been allocated the funding. These schemes along with those approved in July are now being programmed for progressing and implementation over the next 3 years. The table below sets out status and next steps with projects in the Eastern Area.

Scheme	Funding allocated	Current status	Next steps	
			Activity	Date
Newmarket Road bus priority- part 1	£100,000	The provisional design for this scheme has been prepared	<ul style="list-style-type: none"> <li>Detailed design work to start..</li> <li>Consultation with the local community</li> </ul>	July 2013 Sept 2013
Crossing provision, Ditton Lane/Newmarket Rd	£60,000	An Initial discussion has been held with the Traffic Signals Team.	<ul style="list-style-type: none"> <li>Work will shortly begin on the preliminary design.</li> <li>Consultation with the local community</li> </ul>	July 2013 Sept 2013
The Tins Phase 2	£275,000	Met with landowners to discuss options for widening of part of the TINS cycle route. Work on designs for preliminary options being carried out.	Detailed negotiations with landowners on a preferred option and possible purchase of land.	April 2014
Radial Route Signing	£50,000	Currently the team responsible are assessing the scope of the project.	Carry out an audit on existing signs on the radial route.	Aug 2013
Removal of unnecessary street signage	£50,000	Currently the team responsible are assessing the scope of the project.	Carry out an audit on existing signs within the city but not on the radial route.	Aug 2013
Refreshing cycle path and cycle lane Perne Rd/Cherry Hinton Rd r/about, traffic flow and safety	£105,000	Project being considered as part of on-going programme of cycle works.	Engagement with local members to understand issues and to begin work on scope of the scheme.	April 2014

issues				
Contraflow cycling signage. First Phase - 15 sites across the city, with a number in East Area.	£50,000	Possible schemes are being assessed for suitability.	A safety audit of recommended schemes will be undertaken.	July 2013
Tension Rd traffic calming scheme	£245,370	A series of steering group meetings has been held. Design principles have been agreed.	Cambridge City and County joint design team complete the detailed design.	May/June 2013

3.2 At the Area Committee in Sept 2012, a couple of additional proposals were mentioned for follow up and investigation. This included the Chisholm Trail which is a proposal for a new strategic cycle route joining the north of the city with the south. Feasibility work has begun on this and discussions are underway with Network Rail. Once costs are known for sections within the east area corridor CCC will return to the East Area committee with project suggestions for the Committee's consideration.

3.3 A second suggestion from the East Area Committee was the potential for provision of speed warning lights on Coleridge Road and whether this is recommended. This is a highways matter rather than CATP and there could be potential to apply for Minor Highways Improvements Budget towards this. However while there may be some immediate impact, the long term benefits of these are questionable. In addition there will be ongoing costs for maintenance and revenue associated that will need to be covered by the applicant. Therefore the costs and benefits will need to be considered up front.

#### **4.0 RECOMMENDATION**

4.1 The Area Committees is asked to note the programme for progressing schemes in the area and welcome your views on other suggestions /schemes for consideration and assessment of fit with Area Corridor funding.

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## **APPENDIX 1 – 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 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

### **3.0 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*)

#### 4.0 **Supplementary Planning Documents**

- 4.1 **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.
- 4.2 **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.
- 4.3 **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.
- 4.4 **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.
- 4.5 **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.



- 4.6 **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.

## 5.0 **Material Considerations**

### **Central Government Guidance**

- 5.1 **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.

- 5.2 **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.

### 5.3 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.

## 5.6 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)**

Guidance relating to development and the Conservation Area including a 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)

# Agenda Item 7a

**EAST AREA COMMITTEE**

**Date: 25<sup>th</sup> April 2013**

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<b>Application Number</b>	12/1613/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	24th December 2012	<b>Officer</b>	Ms Lorna Gilbert
<b>Target Date</b>	18th February 2013		
<b>Ward</b>	Coleridge		
<b>Site</b>	Land To The Rear Of 289 - 293 Cherry Hinton Road Cambridge Cambridgeshire		
<b>Proposal</b>	Proposed erection of two semi-detached houses, car parking and associated landscaping on land to the rear of Nos. 289-293 Cherry Hinton Road.		
<b>Applicant</b>	Mr Robert Dickson c/o Agent		

<b>SUMMARY</b>	<p>The development does not accord with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li><input type="checkbox"/> The scale and mass of the proposed building fail to harmonise with the surrounding area.</li><li><input type="checkbox"/> A planning obligation agreement under Section 106 has not been completed.</li></ul>
<b>RECOMMENDATION</b>	<b>REFUSAL</b>

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

- 1.1 The application site is situated on the west side of Lichfield Road. The site is an L-shaped plot and is formed from the rear gardens of numbers 289 to 293 Cherry Hinton Road.
- 1.1 To the north are flats off Lichfield Road which are set well back from the street. To the east across the street is the bungalow of 315 Lichfield Road.
- 1.2 To the south of the site, number 293 Cherry Hinton Road is used as a B and B accommodation. The northern end of the

curtilage of this property has hardstanding and car parking for the guest house.

- 1.3 The site does not fall within a Conservation Area.

## 2.0 THE PROPOSAL

- 2.1 The proposal is for the construction of a pair of semi-detached houses. Both properties are two-bedroom houses. The houses are gable-ended fronting on to Lichfield Road. There is a provision of one car parking space in front of each house. Cycle sheds and space for bin storage is located in the rear gardens. Each property has a rear garden.
- 2.2 The properties would be constructed from Cambridge buff brick with timber cladding and the roofs would be in artificial clay slate tiles Sandtoft 20/20 in blue grey. The windows and doors would have timber frames.
- 2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

- 2.4 The application is brought before Committee at the request of Councillor George Owers so that Councillors may consider how the application addresses the previous reasons for refusal and examine the application against Local Plan policies 3/4, 3/7, 3/10 and 3/12.

## 3.0 SITE HISTORY

*Rear gardens of 289 –293 Cherry Hinton Road*

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
09/0773/FU L	Erection of two semi-detached houses to rear of 289-293 Cherry Hinton Road with vehicular access from Lichfield Road.	Withdrawn
10/0739/FU L	Erection of two semi-detached houses to rear of 289-293 Cherry Hinton Road with access	Refused 25.2.2011 and



from Lichfield Road.

dismissed  
on appeal  
21.12.11

3.1 The decision of the Planning Inspector in the appeal on the previous application 10/0739/FUL is attached to this report as Appendix 1.

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, 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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/10 3/11 3/12 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
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	Community Infrastructure Levy Regulations 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 Biodiversity Checklist Cambridge Landscape and Character Assessment Cambridge and South Cambridgeshire Strategic Flood Risk Assessment Strategic Flood Risk Assessment (2005) Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

- 6.1 The applicant must show the dimensions for the proposed car parking spaces, which should be 2.5m x 5m.
- 6.2 Conditions and informatives sought.

- 6.3 In view of the statement that the garage served 293, not 291, and the confirmation of parking space sizes, the concerns of the Highway Authority have been addressed.

### **Head of Environmental Services**

- 6.4 Noise from construction has the potential to harm local amenity if not controlled. I therefore recommend the standard construction/delivery hours conditions.
- 6.5 The full planning drawings illustrate 3 bins located in the rear gardens of each property. This is satisfactory.
- 6.6 A construction hours condition and collections or deliveries during construction condition are requested to any planning permission.

### **Landscape comments**

- 6.7 Improvement on the previous proposal. Site would be more suitable for one dwelling.
- 6.8 Green frontage is vital; proposal is appropriate to achieve this. Tree protection details required.
- 6.9 Green buffer of a hedge and trees required; revised landscape plan required.
- 6.10 If recommended for approval the following conditions are sought;
- Fully detailed soft landscape proposals, with particular reference to the frontage boundary.
  - Fully detailed tree protection plans.
  - Fully detailed hard landscape proposals

### **Arboricultural comments**

- 6.11 Satisfied that the proposed can be built without material damage to adjacent trees. This will be however subject to the requested conditions.

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

## 7.0 REPRESENTATIONS

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

- 287 and 294 Cherry Hinton Road
- 170 Lichfield Road

7.2 The representations can be summarised as follows:

- Cherry Hinton Road and Lichfield Road are already over developed and crowded areas. Parking is already difficult for residents in the area as Lichfield Road is already full during evenings and weekends. With the additional housing this would be even worse.
- The small piece of land the applicants wish to build on is not adequate for maintaining two houses as the drainage system is already at maximum capacity: flooding occurs regularly during heavy rain.
- Proposed housing would be overlooking private gardens resulting in a lack of privacy.
- There will be considerable noise due to the building and deliveries on site.
- Concerned with noise and mess if planning permission is granted. Suffered two weeks of all day bonfires when the land was cleared and trees burned.
- Cambridge has a shortage of family houses with decent gardens and this development will remove two more for future generations. It will mean more families are forced out of Cambridge and have to commute by car to the city.
- Lichfield Road is an area with many elderly and vulnerable residents. Parking in the road is already difficult at times. This situation has been exacerbated because of No.291 is being used as a plumbing business running 3 lorries/vans from it and also using No.289 as an overflow to the Guest House that runs at No.293 Cherry Hinton Road. Although some provision has been made for parking on the current plan, it is not adequate to deal with the current volume of traffic that this site generates. Further redevelopment will only make the situation worse.

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

## **8.0 ASSESSMENT**

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

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

### **Principle of Development**

8.2 In principle, policy 3/10, allows for proposals for the sub-division of existing plots in the garden area or curtilage of existing dwellings. Development of this nature will not be permitted, however, if it will have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, light or an overbearing sense of enclosure; provide inadequate amenity space, or detract from the prevailing character and appearance of the area. An analysis of these issues is provided in the design and amenity sub sections below.

8.3 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1, Cambridge Local Plan 2006.

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

8.4 The previous planning application (reference 10/0739/FUL) was for a pair of semi-detached houses. It was dismissed on appeal on 21<sup>st</sup> December 2011, following the refusal of planning permission. The properties subject to the appeal were set back

from the street with front gardens, bin and cycle stores and parking separating the properties from the street.

- 8.5 The Inspector stated that *'having regard to the wider context of the area, I do not consider that in itself the setting back of the building from the road frontage as proposed would necessarily be inappropriate. However, because of the limited width of the frontage the introduction of what would be prominent ancillary structures including a carport, cycle and recycling storage in front of the street facade, rather than more appropriately sited out of public view, the principle elevation of the property would, I believe, fail to address the street in a positive manner.'*
- 8.6 The Inspector concluded, *'in respect of the first main issue, that on balance the proposed development by reason of its design and layout would relate poorly to the surrounding development and erode the visual quality of the street and thereby detract from the prevailing character and appearance of the area and local townscape. The proposal would therefore be contrary to the objectives of Policy ENV7 of the East of England Plan 2008 (EEP) and policies 3/4, 3/7, 3/10 and 3/12 of the Cambridge Local Plan 2006 (LP) as they relate to, amongst other things, the quality of design and protection of the prevailing character and appearance of the area.'*
- 8.7 The proposed plans seek to address some of the issues raised in the appeal decision, such as setting forward the properties closer to the street.
- 8.8 The Inspector explained that *'indeed what would otherwise be a well-manned facade would be greatly diminished by the introduction of utilitarian structures and screening'*. The present proposal has sought to address these concerns of the Inspector by bringing the building forward, and eliminating the ancillary structures which obscured the front elevation in the previously refused application. However, by bringing forward the proposed building closer to the street other issues arise. The site is prominent along the street and did contain a number of trees, although some have been recently removed. The openness of the site is a positive contribution to the street scene. Lichfield Road is relatively green due to gardens and open spaces. The street is tree-lined and has an open feel. The proposed properties are located tight to the site boundaries. The footprint of the proposed houses are long and narrow, which is not

consistent with the more square footprints of the majority of the houses in the nearby area. The building appears wide and deep and I consider that its mass and scale makes the building appear bulky and cramped on site. The proposed building occupies most of the site width when viewed from the road and it dominates the site and fails to relate well to nearby developments of lower densities. The buildings encroach on the open aspect of the site.

- 8.9 The assessment above suggests that the site would better suit one larger family house that would not need to be located tight to the boundaries.
- 8.10 The Inspector was concerned that the entrance to one of the units was at the rear of the property. This has been addressed in the current application with both entrance doors at the front of the property.
- 8.11 In my opinion the proposal is not compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, and 3/12.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.12 The building would be located over 18m away from the first floor windows at properties No.291 and 293 Cherry Hinton Road to the south. The Inspector found this distance to be acceptable in the planning appeal decision for the previous planning application at this site. The Inspector summarized that '*the proposal would not prejudice the living conditions of the occupiers of numbers 289 and 291 Cherry Hinton Road.*' The position of the proposed building is closer to the street than in the previous application and is therefore nearer to No.293 rather than No.289 Cherry Hinton Road as in the previous application. However, the distance between the proposed building and houses to the house is similar to the previous scheme.
- 8.13 Third party comments have been received in relation to concerns with noise and mess during the construction stage. Environmental Health's requested conditions in relation to construction hours and collection or deliveries during

construction in their consultation response. This should help to address the noise concerns. If there becomes an issue with mess on the highway, then this can be investigated separately by Environmental Health if planning permission is granted.

- 8.14 I do not consider that the proposal would harm the amenities of properties surrounding the site. 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

- 8.15 In my opinion the proposal provides an acceptable 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**

- 8.16 The Council's Environmental Health comments found the provision of three bins located in the rear gardens of each property to be satisfactory.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

#### **Highway Safety and Car Parking**

- 8.18 The proposal provides one off-street car parking space per dwelling house. This is consistent with car parking standards set out in the Local Plan.
- 8.19 The highway authority requested additional information about the application. The agent responded with a statement and amended drawing number 1111/001 RevA. The highway authority is now satisfied with the information submitted but requests conditions and informatives.
- 8.20 I note that some of the objections are concerned with the proposal exacerbating existing parking problems along nearby



streets. However the proposal provides on street parking provision in accordance with the Local Plan.

- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2 and 8/10.

### **Cycle Parking**

- 8.22 Sheds to store cycles have been provided for each house. These can accommodate two cycles and are located within the rear gardens of each house.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/6.

### **Third Party Representations**

- 8.24 Comments have been raised in relation to drainage and flooding issues with the site. The site is not within a high risk Flood Zone. Environmental Health have not raised issues with this, I therefore believe it would be unreasonable to condition the application on this matter.
- 8.25 A third party comment is concerned that the proposal would build on land that was previously used as gardens and it would therefore reduce the garden space for existing houses. Policy 3/10 of the Local Plan permits this providing the proposal complies with certain policy criteria. Therefore, the principle of building on such sites can be considered acceptable.

### **Planning Obligations**

- 8.26 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**

8.27 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.

8.28 The application proposes the erection of two two-bedroom houses. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. 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	2	952
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>952</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	2	1076
3-bed	3	269	807		
4-bed	4	269	1076		
<b>Total</b>					<b>1076</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	2	968
3-bed	3	242	726		
4-bed	4	242	968		
<b>Total</b>					<b>968</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	2	1264
3-bed	3	316	948		
4-bed	4	316	1264		
<b>Total</b>					<b>1264</b>

8.29 In the absence of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and in accordance with the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), the proposal is in conflict 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

8.30 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	2	2512
3-bed	1882		
4-bed	1882		
<b>Total</b>			<b>2512</b>

8.31 In the absence of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), the proposal is in conflict 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

8.32 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	2	150
Flat	150		
<b>Total</b>			<b>150</b>

8.33 In the absence of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), the proposal is in conflict 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

8.34 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

8.35 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 I consider that the application should be refused because of the scale and mass of the proposed building. The building appears bulky and cramped on site and it fails to harmonise with the surrounding area. In my opinion the proposal is not compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, and 3/12

- 9.2 A Section 106 legal agreement has not been completed for this proposal and it therefore fails to comply with the Planning Obligation Strategy (2010) and Local Plan policy 10/1.

## **10.0 RECOMMENDATION**

### **REFUSE for the following reason/s:**

1. Because of their scale, mass, and position on the site, the proposed semi-detached houses would appear bulky and cramped, protruding into the street scene in an unacceptably dominant manner, eroding openness and detracting from the character of the area. The proposal would respond poorly to the context, and be poorly integrated with the locality, contrary to policies 3/4, 3/10 and 3/12 of the Cambridge Local Plan 2006 and government guidance in the National Planning Policy Framework 2012
2. The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14 and 10/1 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012.

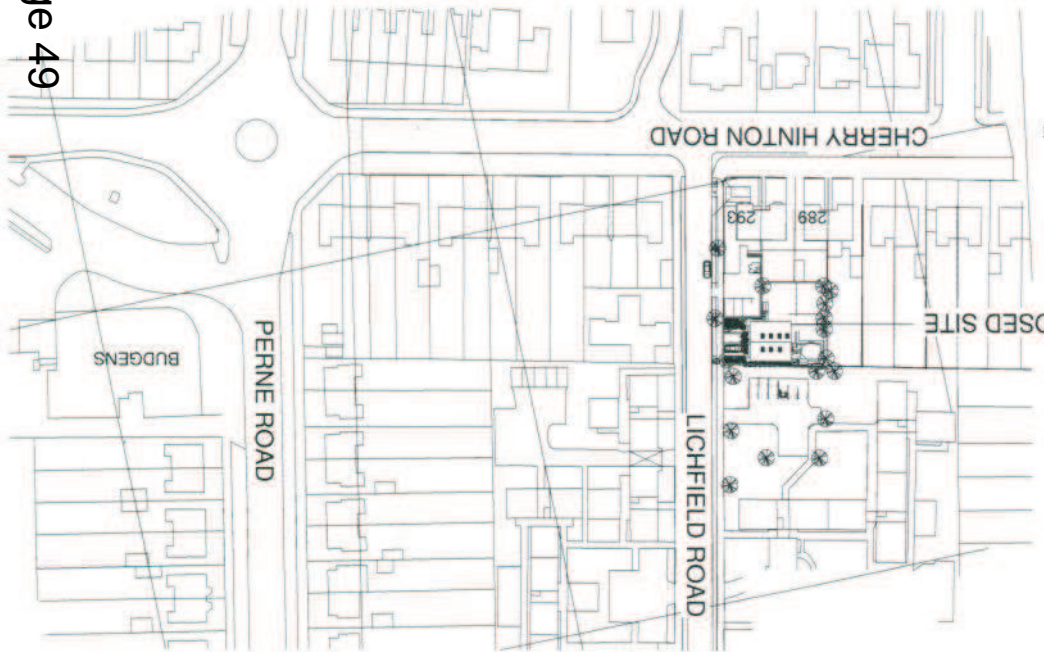


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Project: PROPOSED HOUSES TO LICHFELD ROAD REAR 293 CHERRY HINTON ROAD CAMBRIDGE for Mr DICKSON & Ms HILLS	
Drawing: SITE & LOCATION PLAN	
Scale: As indicated	Date: JUNE 2012
JOB No: 1111	REVISION: A

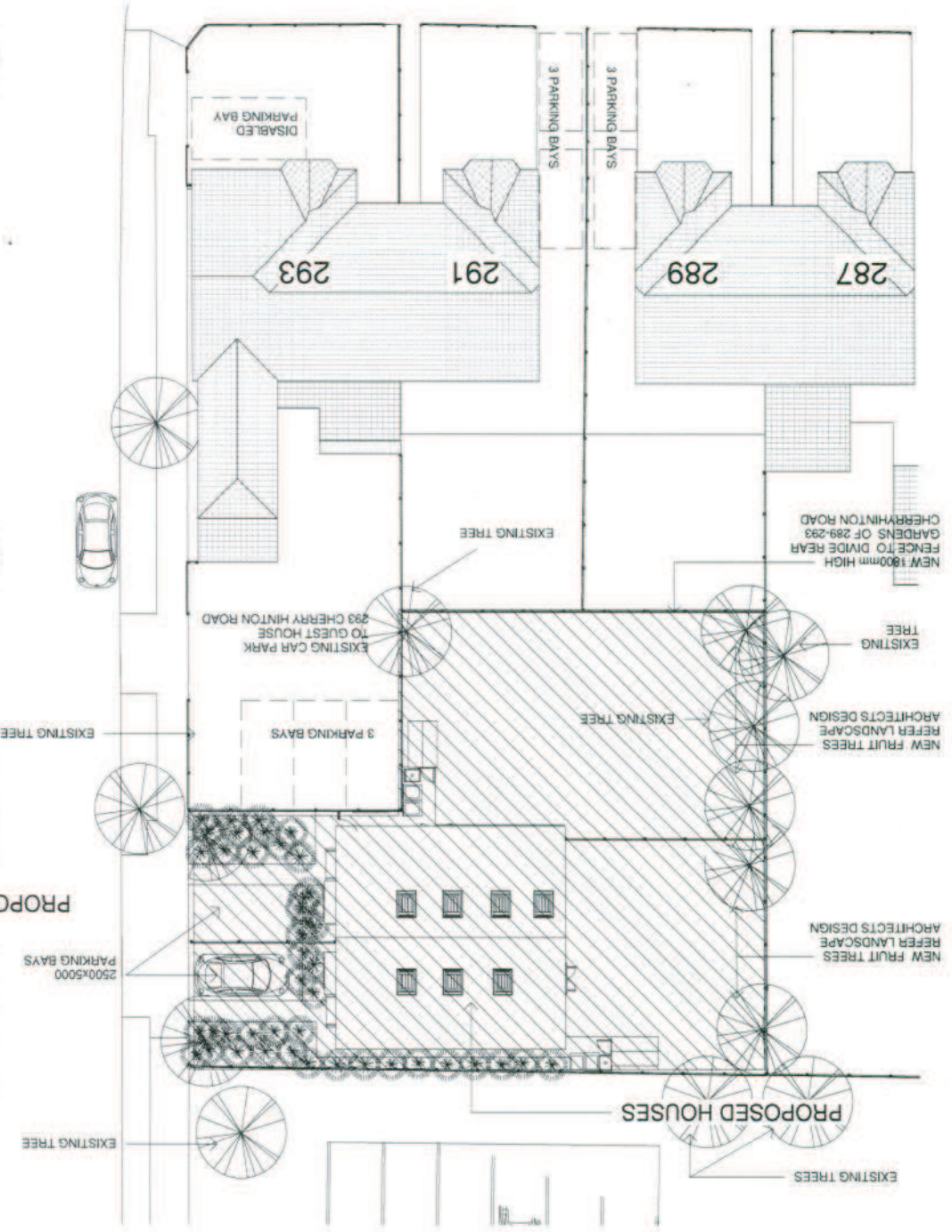
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**1** SITE LOCATION PLAN  
1 : 1250



**2** SITE PLAN  
1 : 200

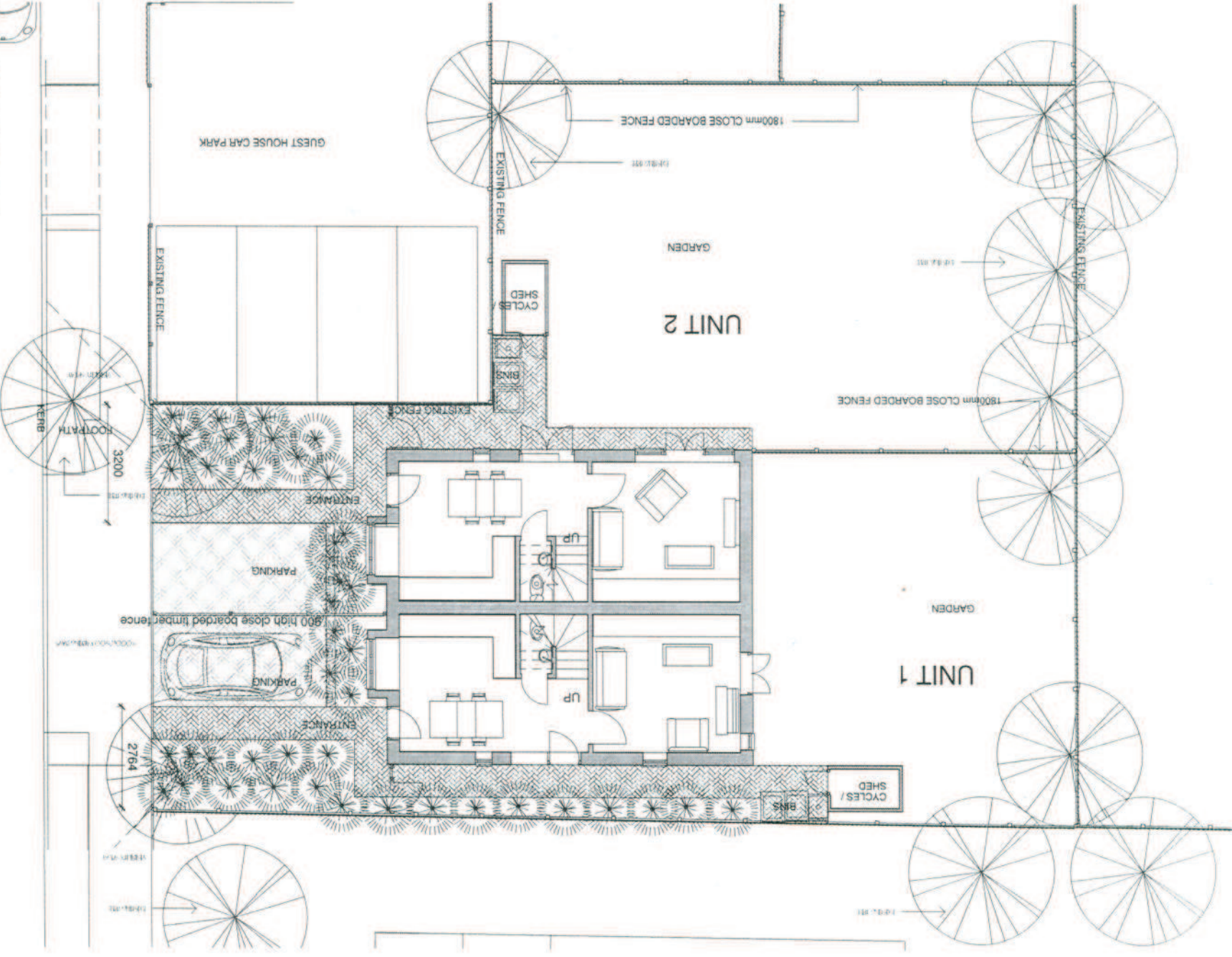




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Drawings: SITE LAYOUT

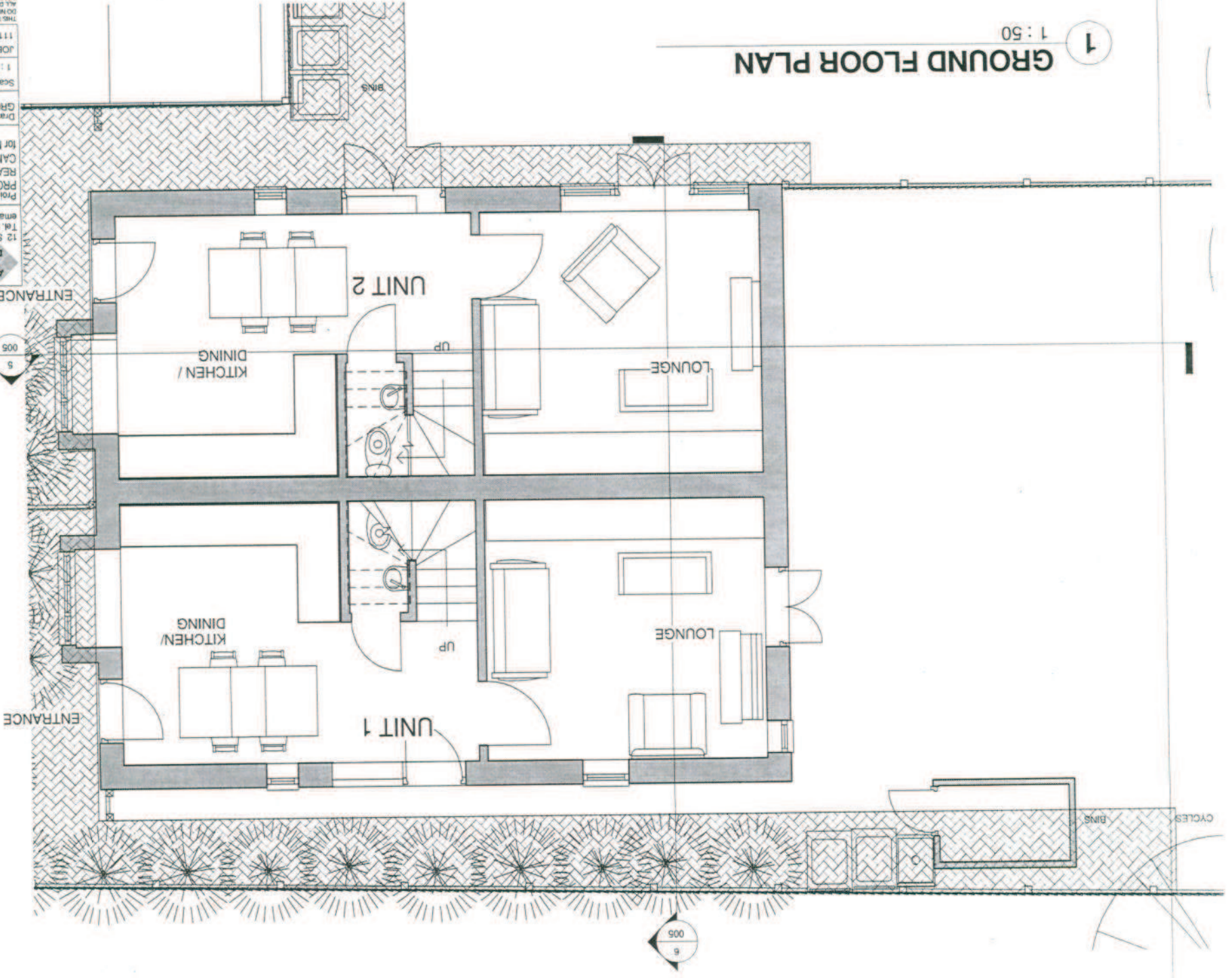




# GROUND FLOOR PLAN

1 : 50

1

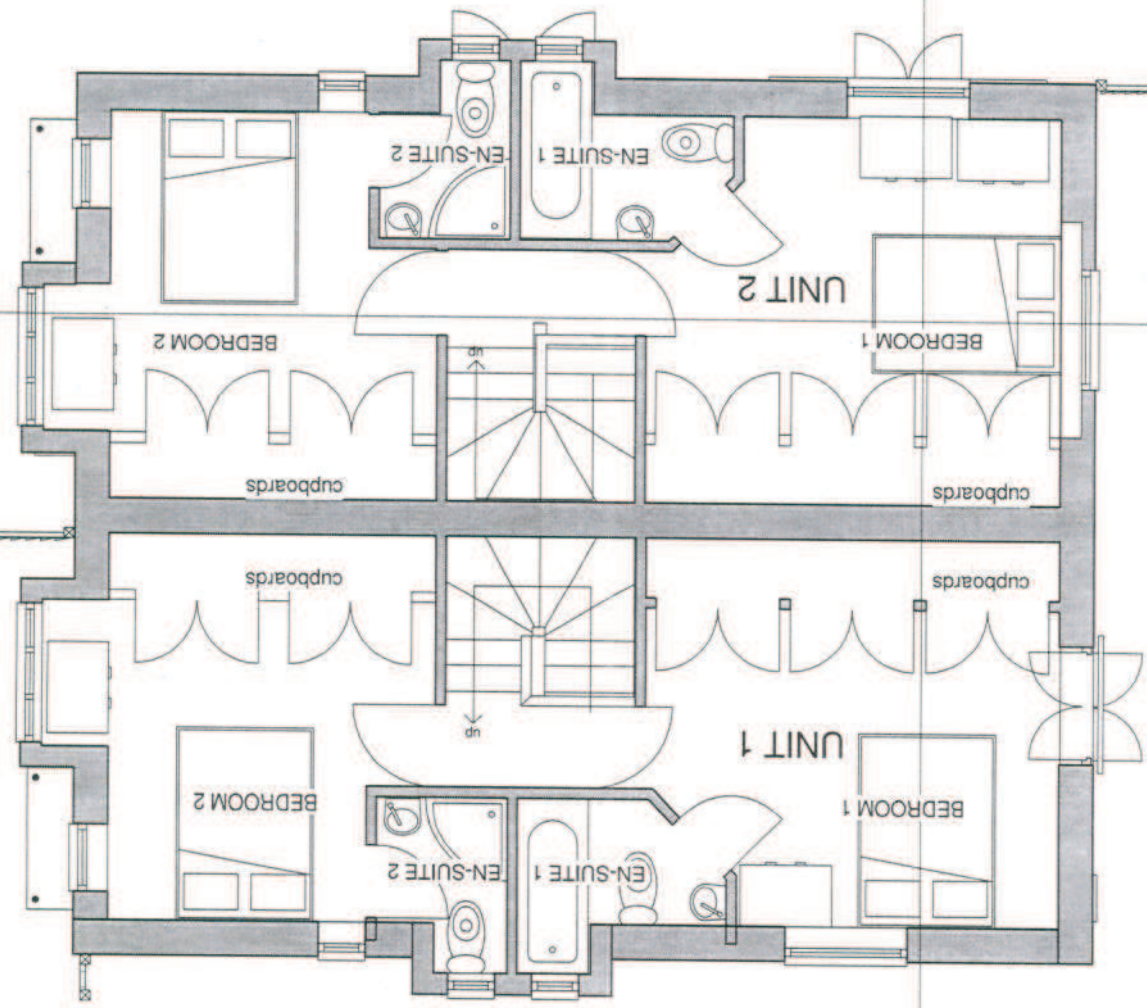


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Client:	FOR MR DICKSON & MR HILLS
Drawing:	GROUND FLOOR PLAN
Job No.:	1111 / 003
Revision:	
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# 1 FIRST FLOOR PLAN

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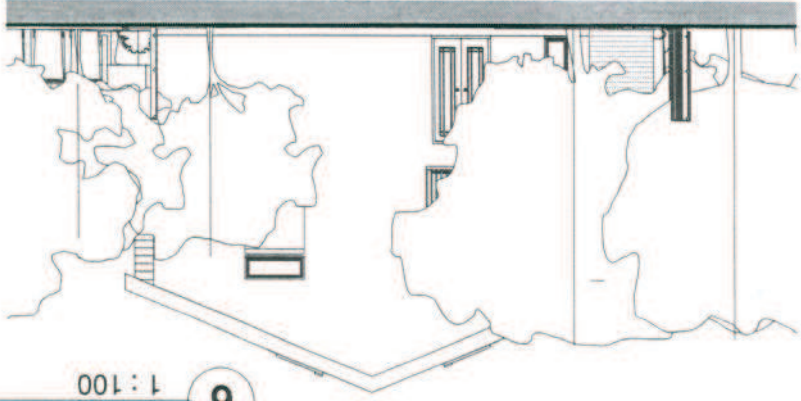


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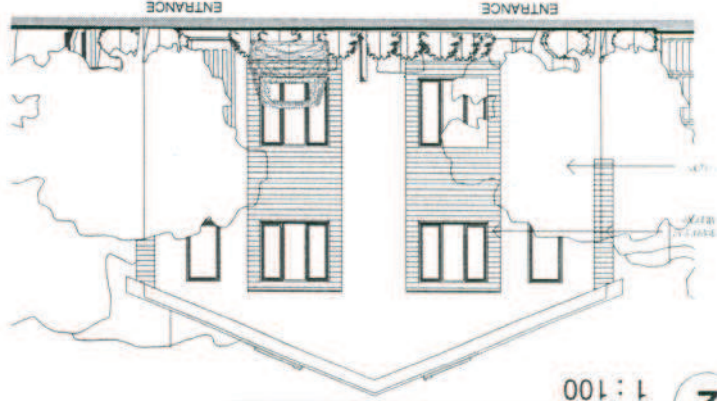


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**4 WEST ELEVATION** 1 : 100



**3 EAST ELEVATION** 1 : 100



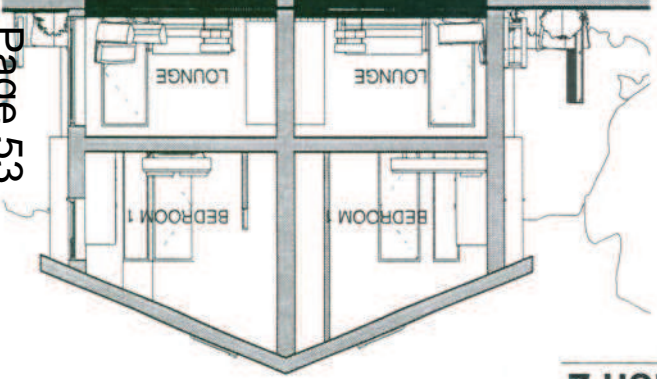
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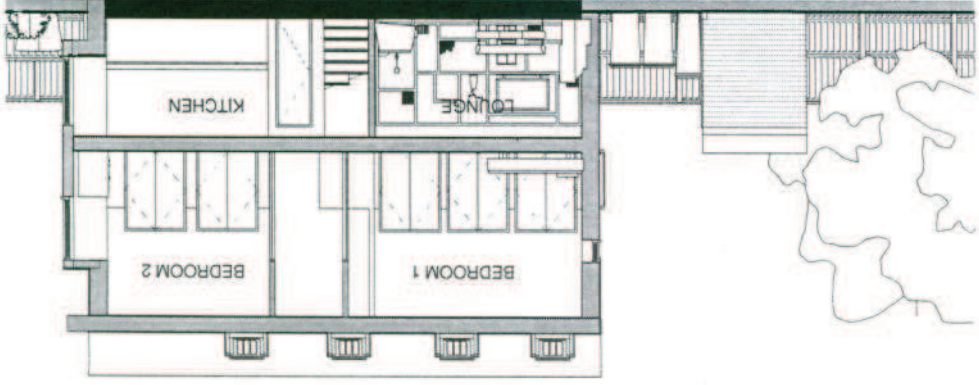
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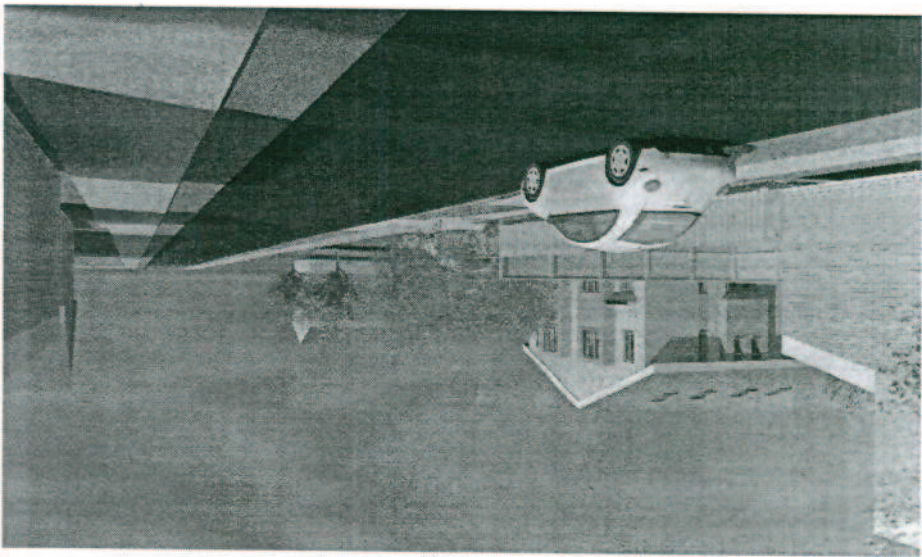
**6 Section 1** 1 : 100



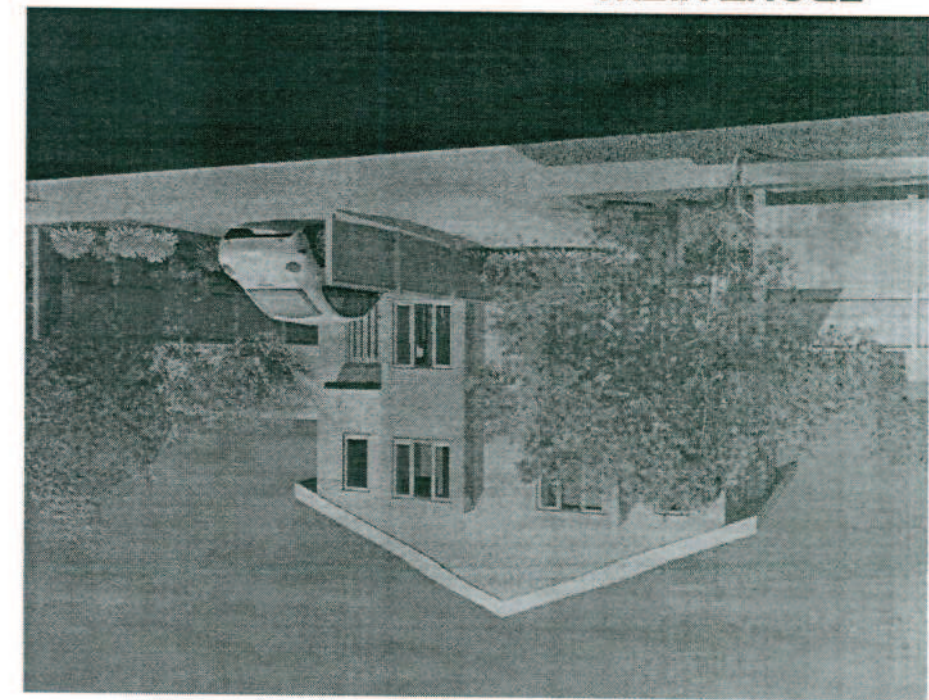
**5 Section 2** 1 : 100



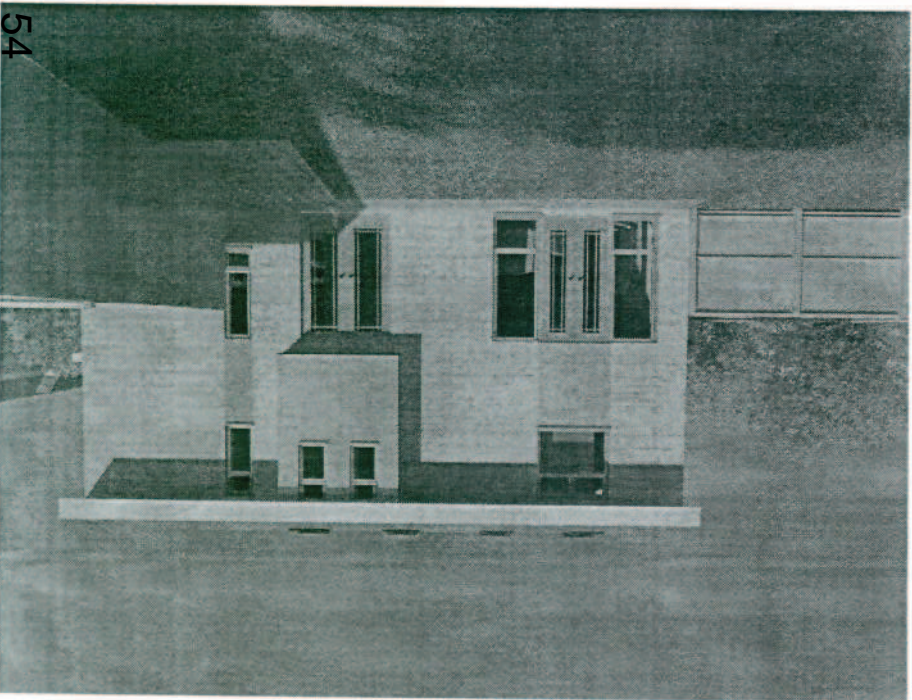




**1** FRONT VIEW  
N.T.S



**3** GARDEN VIEW  
N.T.S



**2** STREET VIEW  
N.T.S



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CAMBRIDGE  
for Mr DICKSON & Ms HILLS

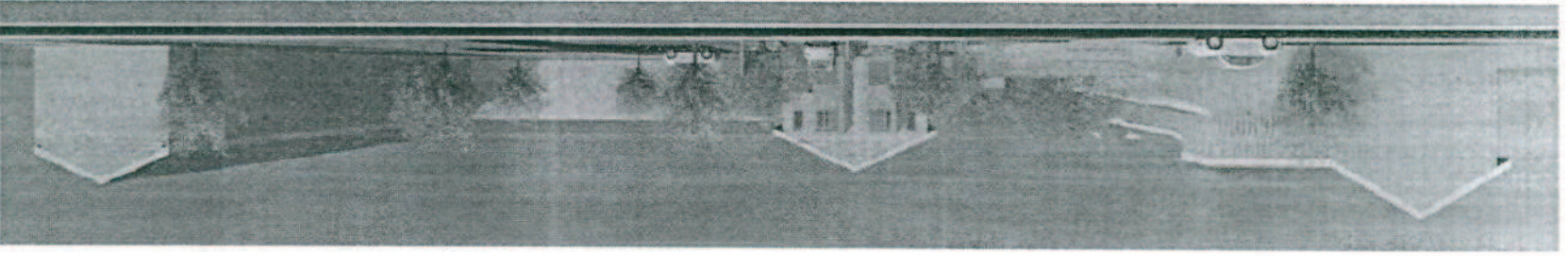
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JOB No:	1111 / 006

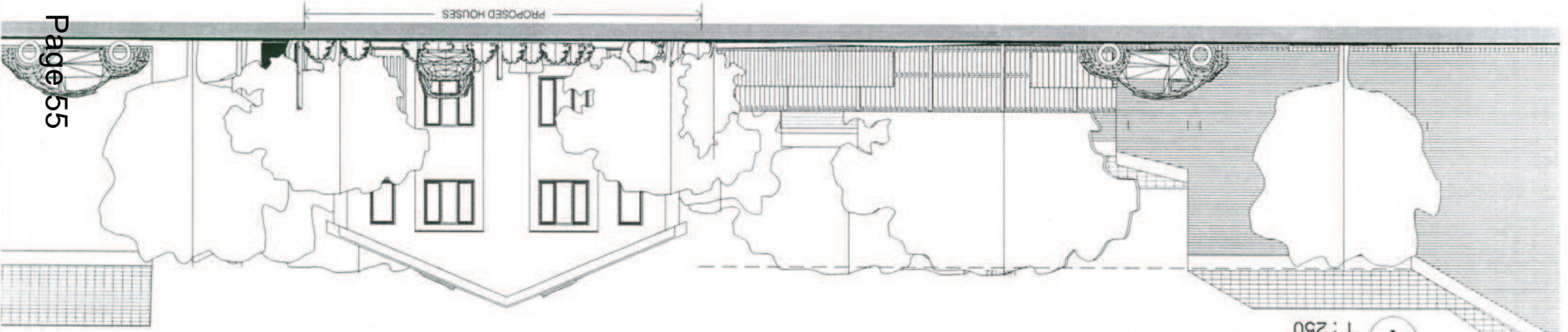
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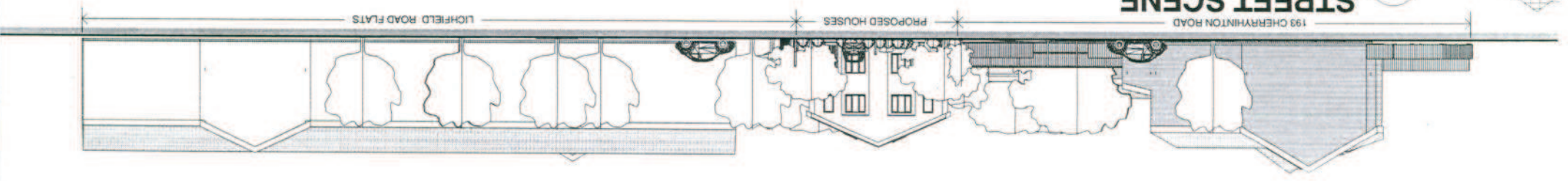
**3** 3D Street view  
N.T.S



**2** STREET SCENE - DETAIL  
1 : 100



**1** STREET SCENE  
1 : 250  
193 CHERRYHINTON ROAD



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<b>Application Number</b>	13/0102/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	30th January 2013	<b>Officer</b>	Mr Amit Patel
<b>Target Date</b>	27th March 2013		
<b>Ward</b>	Abbey		
<b>Site</b>	Garages To Rear Of 76 Abbey Road And 12 Riverside Cambridge Cambridgeshire		
<b>Proposal</b>	Proposed conversion of existing lock-up garages to form 2No. 1.5 storey dwellings		
<b>Applicant</b>	Mr James Arnold Bennell Farm West Street Comberton Cambridge Cambridgeshire CB23 7DS		

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

- 1.1 The site is a pair of garages located between 68 and 76 Abbey Road close to the junction with Riverside. The area is predominately residential in character with two storey terrace houses finished in brick with slate roof.
- 1.2 To the north of the site is the number 76, to the south is number 68 and to the east is the rear garden of 13 Riverside and to the west is the public highway and car park immediately opposite the site. The topography of the area means that the roof has a incline running north to south.
- 1.3 The site falls within Conservation Area and there are no listed buildings closes by. The site falls within the controlled parking zone. The site falls within a Flood Risk Zone 2.

## **2.0 THE PROPOSAL**

- 2.1 The proposal is to convert the existing garages into two one-bedroom flats. The main changes to the building are:
1. Raising the eaves height by 400mm to 3.3m from 3.7m
  2. Increase the ridge height from 3.8m to 4.2m
  3. Addition of roof lights to front and rear slopes of the roof

4. Change in the street elevation by changing the middle garage door to a glazed door
5. Landscaping to the front.

2.2 The application is accompanied by the following supporting information:

1. Design Statement
2. Flood Risk Assessment
3. Plans

### **3.0 SITE HISTORY**

No site history relevant to this application.

### **4.0 PUBLICITY**

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

### **5.0 POLICY**

#### **5.1 Central Government Advice**

##### **National Planning Policy Framework (March 2012)**

The National Planning Policy Framework 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.

##### **Circular 11/95 – The Use of Conditions in Planning Permissions**

**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.

## 5.2 Cambridge Local Plan 2006

3/1 Sustainable development  
3/4 Responding to context  
3/7 Creating successful places  
3/10 Subdivision of existing plots  
3/11 The design of external spaces  
3/12 The design of new buildings  
3/14 Extending buildings  
4/11 Conservation Areas  
5/1 Housing provision  
5/5 Meeting housing needs  
8/1 Spatial location of development  
8/2 Transport impact  
8/4 Walking and Cycling accessibility  
8/6 Cycle parking  
8/10 Off-street car parking

### Planning Obligation Related Policies

3/8 Open space and recreation provision through new development  
3/12 The design of new buildings  
5/14 Provision of community facilities through new development  
10/1 Infrastructure improvements

## 5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:  
Cambridge City Council (March 2010) – Planning Obligation Strategy

## 5.4 Material Considerations

### Central Government Guidance

**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.

## **City Wide Guidance**

Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

- 6.1 The proposed dwellings would not qualify for Residents Parking permits except those for visitors, but the site is close to streets where there is no control and this would lead to high competition in those streets if the occupiers were to keep cars. Condition sought relating to removing the existing dropped kerb and funding a Traffic Regulation Order. Informatives suggested regarding public utilities, approval of any highway works by County Highways and avoidance of encroachment onto the public highway.

### **Head of Environmental Services**

- 6.2 The properties should have three 140 litre bins and a condition relating to working hours.

### **Historic Environment Manager**

- 6.3 The application is supported with conditions relating to approval of external colours, brickwork, roof lights and roofing materials.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

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

- 68 Abbey Road

- 7.2 The representations can be summarised as follows:

- The raise in height by 400 or 450mm would create a sense of enclosure;
- Reduce the level of natural light into our first floor windows on the gable end;
- The character of our entrance would be impacted upon.

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

## **8.0 ASSESSMENT**

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

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

### **Principle of Development**

8.2 Policy 5/1 of the Cambridge Local Plan explains that provision is made for an increase of 12,500 dwellings over the period 1999-2016; although it recognises that many of these will be from larger sites within the urban area and in the urban extensions, development for housing on windfall sites, such as this, will be permitted subject to the existing land use and compatibility with adjoining uses.

### **Context of site, design and external spaces and impact on the Conservation Area**

8.3 This is a residential area. Comments have been received about the proposal impacting upon the character of the entrance to number 68. I do not consider that this will be the case as the proposal is not increasing in foot print to cover or hide the entrance which will still be visible in the street. The main change to the street elevation is the central door, which is being replaced with a window in a more modern idiom, which is supported by the Conservation Officer. Other changes create a landscaped front area and bin storage, which is also supported. Other properties in the locality have small front gardens, a pattern which is being replicated here. As this is a very constrained site the bin location, to the front, uses the existing

boundary walls to the north and south to hide this from views up and down the street and this is welcomed as it will not appear to clutter the frontage. The choice of external materials will be key; I support the conditions suggested by the Conservation Officer about brickwork and roofing details, but in my view those suggested with respect to rooflights and paintwork are not in accordance with Circular 11/95. Subject to conditions, I do not consider that this proposal will have a harmful impact

- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.5 Comments have been received about the proposal impacting upon the number 68 through the loss of light and sense of enclosure. The proposal is increasing in height by 400mm at the eaves and ridge. The roof design is hipped, the building is much lower than number 68 and is set away from the gable of that house by 1.3m. Taking all these factors into account and the fact that the proposed development is sited north of number 68, I do not consider that No. 68 will lose light or suffer enclosure to an extent that would warrant a refusal.
- 8.6 The proposed units lie to the south of 76 Abbey Road and 13 Riverside. Given the hipped design of the roof and the limited increase in height of 400mm, the proposal would not in my opinion have a significant overshadowing or enclosing impact upon these neighbours.
- 8.7 There are roof lights proposed in the rear elevation serving the internal stairs. There is the potential for some over looking from these roof lights to the rear. However, if they are obscure glazed and any opening is at least 1.7m above floor level I do not consider the adjoining neighbours would suffer loss of privacy from these windows. I recommend a condition accordingly. The front roof lights overlook a car park area. This would improve natural surveillance and would not create any new overlooking.
- 8.8 In my opinion, subject to condition, 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

8.9 The footprint of the building is not changing and although this will not provide external private amenity space for future occupiers I consider that this is acceptable, given that these are one-bedroom properties which are close to large open spaces of Midsummer Common and Jesus Green.

8.10 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 and 3/12.

### **Refuse Arrangements**

8.11 The proposal shows two bins in the front area. The City Council has a three-bin policy and would require an additional bin for each dwelling. I consider that there is room on site to accommodate this and therefore recommend a condition to control this.

8.12 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Highway Safety**

8.13 The local highway authority raises no issues relating to safety, and in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Car and Cycle Parking**

8.14 There is no car parking associated with the development and this is in accordance with the Council's car parking standards. In my view there is a strong likelihood that occupiers of such small units in so sustainable a location would elect not to keep a car. Parking in the immediate area is in any case, controlled. I do not consider that the highway authority's request for a condition requiring the applicant to partly fund reinstatement of the kerb and creation of a Traffic Regulation Order can be

justified. There is cycle parking space internally for a single cycle, and this is in line with the cycle parking standards in the Cambridge Local Plan (2006).

- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.16 The third party comments have been addressed in the report above.

### **Planning Obligation Strategy**

#### **Planning Obligations**

- 8.17 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 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

- 8.18 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.

- 8.19 The application proposes the creation of two one-bedroom houses. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom units are assumed to accommodate 1.5 people. 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	714
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>714</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		
3-bed	3	269	807		
4-bed	4	269	1076		
<b>Total</b>					<b>807</b>

<b>Informal open space</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such	Total £



				units	
studio	1	242	242		
1 bed	1.5	242	363	2	726
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
<b>Total</b>					<b>726</b>

8.20 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 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

8.21 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		
3-bed	1882		
4-bed	1882		
<b>Total</b>			<b>2512</b>

8.22 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

- 8.23 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	2	150
Flat	150		
<b>Total</b>			<b>150</b>

- 8.24 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

- 8.25 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

- 8.26 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 RECOMMENDATION

**APPROVE** subject to the following conditions:

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

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

2. All new brickwork shall match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture, etc.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

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

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

4. The rooflights hereby permitted in the rear roof slope of the building shall be obscure glazed, and any point of opening shall be at least 1.7m above stair level at that point.

Reason: to protect the privacy of neighbouring occupiers. (Cambridge Local Plan 2006 policy 3/4)

5. No development shall take place until full details of waste storage facilities allowing for three separate bins per unit have been submitted to and approved in writing by the local planning authority. The units shall not be occupied until the approved waste storage provision has been installed.

Reason: To ensure adequate waste storage. (Cambridge Local Plan policy 3/12)

6. Except with the prior written agreement of the local planning authority 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)

**INFORMATIVE:** The applicant is advised that this development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

**INFORMATIVE:** The applicant is advised that public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

**INFORMATIVE:** The applicant is advised that following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

### **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:

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

Cambridge Local Plan (2006): policies 3/1, 3/4, 3/7, 3/8, 3/11,  
3/14, 5/1, 8/6 and 8/10

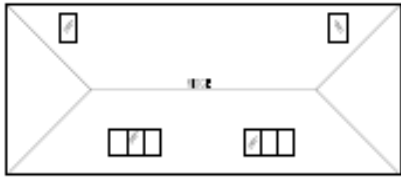
2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

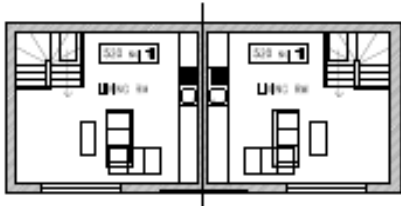
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

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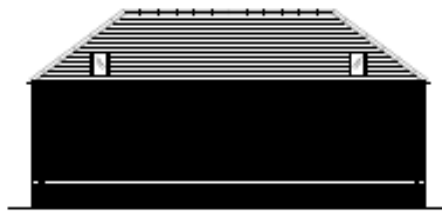
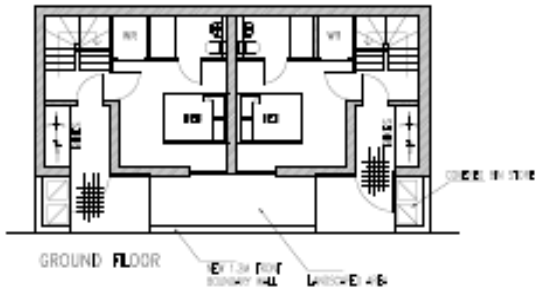




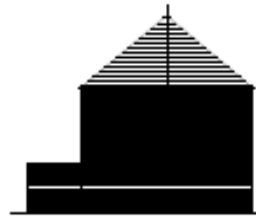
ROOF PLAN



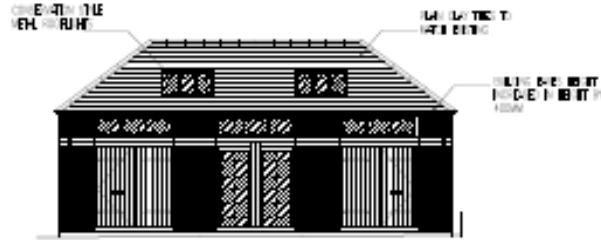
FIRST FLOOR



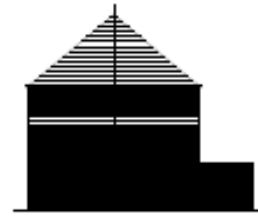
REAR ELEVATION



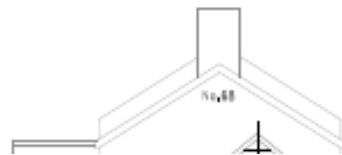
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION





# Agenda Item 7c

**EAST AREA COMMITTEE**

**Date: 25<sup>th</sup> April 2013**

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<b>Application Number</b>	12/1621/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	30th December 2012	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	24th February 2013		
<b>Ward</b>	Romsey		
<b>Site</b>	117 Vinery Road Cambridge CB1 3DW		
<b>Proposal</b>	Demolition of existing house and side extension and erection of 6 New Apartments		
<b>Applicant</b>	Mr & Mrs Hitesh Patel 4 Vinery Road Cambridge Cambridgeshire CB1 3DR United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li><input type="checkbox"/> The proposed development would enhance the appearance of this corner plot in an area that has limited architectural merits.</li><li><input type="checkbox"/> The proposed development would not create any adverse residential amenity issues.</li><li><input type="checkbox"/> The proposed development would make efficient and effective use of the site to provide additional housing.</li></ul>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.117 is a two storey 1930s semi-detached property that is located on the corner of Vinery Way and Vinery Road.
- 1.2 The site occupies an area of 328sqm and is rectangular in shape.

- 1.3 To the north of the site is Vinery Road, which is a 'one-way' access from Coldhams Lane. To the East is Vinery Road, which lead to Vinery Way. To the west is the side elevation of no.119, which forms part of a semi-detached unit.
- 1.4 The property has pebble dashed elevations with a red tiled hipped roof. The property has been extended on the side by a single storey hipped extension, which is stepped back from the front elevation.
- 1.5 The existing property is a moderate condition and in need to up grading. To the rear of the property is an area of lawn and a strip of concrete which provides off street parking for at least two vehicles and bin a store area.
- 1.6 The northern boundary (side facing Vinery Road) is defined by a 1.8 metre high timber fence with an opening to allow vehicles to access. The access into the site is on a slight gradient which levels off to a hardstanding area where a shed and bins are stored.
- 1.7 The eastern boundary (front facing Vinery Road) defined by a 1 metre high timber fence which encloses a front garden area and pedestrian access. There are two trees in front of the front boundary fence.
- 1.8 The western boundary of the site is (rear facing side elevation of no.119) is defined by a timber fence. The other side of the timber fence is the vehicle access from Vinery Road, which leads to a garage.

## **2.0 THE PROPOSAL**

- 2.1 The proposal is to redevelop the site to create a building containing six (3no. 2bed and 3no. 1bed) apartments over 3 levels including shared controlled entrance, communal amenity space, 12no. cycle space, refuse storage area and 2 car parking spaces.
- 2.2 The front elevation of the new building would contain square bay windows, similar to the adjoining property; a roof dormer (with two roof windows either side); and a covered entrance area. The ridgeline of the building from Vinery Road would be maintained at the height of the existing and adjoining property

(8.8 metres). However, the width of the proposed building would increase from 10 metres to 13.1 metres.

- 2.3 The side elevation of the building would be staggered in 2 stages along Vinery Road. The side elevation would be set below the main ridge height of the frontage element and be at a height of 8.25 metres (500mm below the original ridgeline).
- 2.4 The rear elevation of the new building would be seen as a full 3 storey building and would extend from rear elevation by 2.7 metres and be in line with the adjoining neighbour's single storey rear extension.
- 2.5 The habitable room windows in the rear elevation would be articulated with 45 degree bay windows. The angled bays would contain French casement doors and windows on the north-west facing angle, whilst the south-west facing angle would be articulated by etched sand finished glass block panels.
- 2.6 The applicant is proposing to use cedar cladding on the bays and Velfac timber/aluminium composite windows.
- 2.7 The application is accompanied by a design and access statement.
- 2.8 Amended plans have been received which show the following revisions:

Front elevation:

- Port hole windows in the front elevation replaced with traditional windows to match those in the bays;
- The velux roof windows have been centralised between the width of each bay; and
- Raising the depth of the overhang above the front entrance.

Rear elevation:

- Second floor window has been replaced with a 45 degree angled bay window.

- 2.5 The application is brought before Planning Committee because objections have been received from local residents which are contrary to the recommendation.

### 3.0 SITE HISTORY

Reference	Description	Outcome
C/01/1184	Erection of a two storey side extension to no117 to create new two bedroom house no 117a.	APPROVED 18.10.2002

### 4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1
Cambridge Local Plan 2006	3/1 3/4 3/7 3/12 3/14 5/1

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

Central Government	National Planning Policy Framework March 2012
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Guidance	Circular 11/95 Community Infrastructure Levy Regulations 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> Cambridge Walking and Cycling Strategy Cycle Parking Guide for New Residential Developments Roof Extensions Design Guide

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Highways)

6.1 The proposal provides only two parking spaces for cars for 6 flats, and no parking for visitors. The area already experiences competition between existing residential uses for on-street parking and this proposal has potential to increase that competition, and so has a potential impact upon local amenity. However, if the LPA is minded to allow the proposal then the Officer has requested conditions to be applied relating to:

- No unbounded material on surface finish of driveway;
- No gates shall be erected across the access;
- Access to be provided as shown; and
- Traffic management plan.

## **Head of Environmental Services**

- 6.2 Pollution from the demolition and construction phases has the potential to affect the amenity of surrounding properties if not controlled. I therefore recommend the standard construction/demolition/delivery hours conditions and dust informative.
- 6.3 Three bins are depicted within a bin/cycle store on the submitted ground floor plan. As guidance dictates, the bins are within 10m of the highway. Locks to the bin store should be keypad entry or a standard fire brigade key.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

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

- 121 Vinery Road
- 119 Vinery Road

- 7.2 The representations can be summarised as follows:

- Lack of car parking; and
- Overlooking from 2<sup>nd</sup> floor windows.

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

## **8.0 ASSESSMENT**

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

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

4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

### **Principle of Development**

- 8.2 The proposed residential redevelopment of the site is considered to be acceptable in this location and context. Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1

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

#### Context of site

- 8.4 The application site is located on a prominent corner plot location and at the end of a regimented row (south) of Victorian terrace properties. To the north and west of the application site the built form of the properties are not so regimented in their layout and appearance. The properties consist mainly of semi-detached properties with some detached units.
- 8.5 The application site is a two storey semi-detached hipped roof property with a flat frontage, large side extension and two small lean-to rear extensions. The adjoining property (at 115) is a larger property in terms of width (8.5 metres – 5.4 metres (excluding single storey extension)). It has ground to 1<sup>st</sup> floor squared bay windows either side of the covered entrance and a large single storey lean-to extension to the rear.
- 8.6 This inconsistent style and disproportionate appearance fails to make the most of this prominent corner plot setting.

#### Design and layout

- 8.7 The proposal would establish a building of comparable size to no.115, which also has similar features to that adjoining property such as double bays and porch overhang. The proposed building would also introduce some new features

such as front facing dormer windows and angled bays windows to the rear.

- 8.8 The design of the front elevation is more in keeping with the adjoining property albeit an enhanced version in style and scale. The articulation in the fenestration of the front elevation is considered read well and every feature appears to fit whilst serving a purpose. The original design contained porthole windows between the bays, which appeared as novelty features. I did not consider this feature to be appropriate in the principal elevation and therefore have been replaced with traditional windows that match the windows in the bays. The porch overhang has also been increase in depth to match the neighbouring property. The façade now read as a more structured and balanced frontage.
- 8.9 The introduction of dormer windows in the front roof slope, although it would be a new feature within this context, is acceptable. The dormers have been designed to fit within the roofscape without appearing too dominant and would not appear as an unduly incongruous feature.
- 8.10 The proposed side elevation has been proportionately staggered in three steps, which I believe helps towards breaking up its bulk. The applicant has proposed porthole windows in the front section of the side elevation, which I believe works. However, I believe the side elevation could do with more detailing in the second and third stepped sections to improve the appearance of this elevation such as false windows or cladding. Nevertheless, I believe side elevation is acceptable in its proposed form but could be enhanced is necessary by an appropriately worded condition.
- 8.11 The second and third steps, which are flat roof sections, would contain east facing windows in each level. I believe the purpose for this is to maximize the amount of sunlight entering the rooms.
- 8.12 The proposed rear elevation would appear as full three-storey block but would be set below the ridgeline of the front elevation. Also, the third storey of the rear elevation would be set in slightly from the sides and roof. This would reduce the bulk of the third storey.



- 8.13 The rear elevation of would also contain two 45-degree bay window columns serving all 2 levels. The bays would contain north-west facing French door (inward opening) to provide future residents with an outlook and limit any overlooking impact on the occupiers of no.119. The south-west facing section (excluding the 2<sup>nd</sup> floor) would contain etched glass block panels. These sections would restrict the outlook but allow sun and daylight. The 2<sup>nd</sup> floor would just contain the north-west facing French doors.
- 8.14 Between the angled bays, the applicant originally proposed traditional windows; 1 in each level serving a 'study-bed'. However, the applicant was requested to revise the openings by making them high level or angled windows to match the proposed bays. The applicant submitted revised plans showing the 2<sup>nd</sup> floor window as an angled window. I consider this to be an acceptable comprise. It would have been unreasonable, in my view, to request the ground and 1<sup>st</sup> floor windows to match the revised 2<sup>nd</sup> floor windows. The adjoining property at no.115 has 1<sup>st</sup> floor windows, which face directly towards the amenity area of no.119. Therefore, I do not consider the 1<sup>st</sup> floor window proposed here would have a significant impact on the residential amenity of no.119, as it would face the side elevation of the property (11.7 metres away) and would not have a materially worse impact than the current situation.
- 8.15 The rear elevation is considered to be acceptable in terms of its design and articulation. I believe there is sufficient interest within the elevation to make a positive contribution to the street scene. The applicant has sympathetically laid out the rear elevation to mitigate the impact on residential amenity without comprising its appearance.

#### External space

- 8.16 In terms the external space around the proposed building, the applicant is proposing to lay most of it to lawn to provide amenity space for future residents. However, the applicant has not provided any landscaping details. On this basis, I suggest conditioning the landscaping to ensure details are provided and approved prior to development.

- 8.17 The overall design of the proposed development is considered to be acceptable and would have a positive contribution on the area.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.19 I have addressed the residential amenity issue on no.119 in paragraphs 8.15 and 8.17.
- 8.20 The proposed building would extend from the original rear elevation by 2.7 metres excluding the depth of the angled bays. This would take it to the line of the existing lean-to rear extension at no.115. The concern here was with the outlook from the neighbour's first floor rear window closest to the boundary with the application site. Having carried out a basic sight assessment from the centre of the neighbour's window, a 500mm section of the corner proposed building would clip the line of sight. However, I do not consider this or the extent of the projection from the rear elevation to be reason to justify refusing the application proposal.
- 8.21 No representations have been received from the adjoining neighbour at no.115.
- 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 applicant has taken the residential amenity of future occupiers into consideration by incorporating specific design feature such the angles bay windows with south-east facing windows to increase day/sun light exposure and north-west facing French doors to provide an outlook.
- 8.24 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 and 3/12 (or 3/14).

## **Refuse Arrangements**

8.25 The applicant is proposing to provide a dedicated bin storage area however has not specified the type and amount of bins. The Refuse and Waste Officer has requested the following bin provision:

- Assuming the 6 apartments would contain a maximum of 15 people (3x2 beds apartments and 3x1 bed apartments), the following waste receptacles are recommended:
  - Dry recycling = 660L
  - Organic waste = 360L
  - Residual waste = 940L

8.26 I recommend a condition is applied to ensure the applicant submits detailed information for bin storage for consideration.

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

## **Car and Cycle Parking**

### **Car Parking**

8.28 The proposal includes two car parking spaces, the same as the current provision. The maximum level of car parking permitted under the City Council's Standards would be six spaces. Given the small size of the proposed units, the position of the convenience store immediately opposite, proximity of the Mill Road East district centre and the ease of access to the city centre by cycle, I consider it likely that at least some of the future occupier would choose not to keep a car. In my view, the level of car parking provision is acceptable and in accordance with policy 8/10.

### **Cycle Parking**

8.29 The proposal includes 12 cycle spaces at the rear of the site. However, no specific details of the parking and storage arrangements have been provided. I would therefore suggest a

negative condition is applied to enable the Council to consider and agree these details.

- 8.30 In my opinion, subject to such a condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6.

### **Third Party Representations**

- 8.31 I have addressed the concerns raised about privacy and car parking in paragraphs 8.15-8.17 and 8.30 respectively.

### **Planning Obligations**

- 8.32 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

8.33 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.

8.34 The application proposes the erection of 3no. two-bedroom flats and 3no. one-bedroom flats. One residential unit would be removed, so the net total of additional residential units is 5. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. 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	3	1071
2-bed	2	238	476	2	952
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>2023</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	3	1210.5
2-bed	2	269	538	2	1076
3-bed	3	269	807		
4-bed	4	269	1076		
<b>Total</b>					<b>2286.5</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	3	1089
2-bed	2	242	484	2	968
3-bed	3	242	726		
4-bed	4	242	968		
<b>Total</b>					<b>2057</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	2	1264
3-bed	3	316	948		
4-bed	4	316	1264		
<b>Total</b>					<b>1264</b>

### Community Development

8.35 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	3	3768
2-bed	1256	2	2512
3-bed	1882		
4-bed	1882		
<b>Total</b>			<b>6280</b>

8.36 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

8.37 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		
Flat	150	5	750
<b>Total</b>			<b>750</b>

8.38 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.

### Education

8.39 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there

is insufficient capacity to meet demands for educational facilities.

- 8.40 In this case, 5 additional residential units are created and the County Council have confirmed that contributions are not required for pre-school education, primary education and secondary education for one-bedroom units. Contributions are therefore required on the following basis.

<b>Life-long learning</b>					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	3	480
2+-beds	2		160	3	480
<b>Total</b>					<b>960</b>

- 8.41 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.

### RECAP

RECAP	£per unit	Number of units	Total £
	190	6	<b>1140</b>

### Monitoring

- 8.42 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

- 8.43 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 proposal is for the redevelopment of the site to create 6 new (3no. 2bed and 3no. 1bed) apartments including car and cycle parking and bin storage provision. The existing property is to be demolished.
- 9.2 The site is located on a prominent corner plot location and located in a part of Vinery Road where the houses are less organised in terms of layout and design.
- 9.3 The proposed building would read as a traditional two storey dwelling from the Vinery Road frontage, which respects the adjoining property before turning into the 3 storey building when viewed from the side and rear.
- 9.4 The proposal incorporates design features, which would enhance the appearance of the building such as the double height bay windows on the front elevation, staggered side elevation and angled bay windows on the rear elevation. The front bay windows would match those in the adjoining property and provide continuity. The staggered side elevation would help towards breaking up the scale of the side elevation. The angled bay windows would help to limit the impact of overlooking on the adjoining properties at 115 and 119, whilst also contributing to breaking up the bulk of the rear elevation. These design features are considered to make a positive contribution to the appearance of the proposed building.
- 9.5 The proposed design of the building is considered to sympathetically respect the built form and character of the area whilst also respecting the residential amenity of the adjoining and surrounding neighbouring.
- 9.6 In terms of car parking, the site is considered to be in a sustainable location due to its proximity to local shops/facilities and public transport links. The city centre is also easily access by cycle from the site. Therefore, it is for these reasons that the level of car parking proposed is acceptable, and there would be no justification to warrant maximum provision to be provided, in this instance.

9.7 I am of the view that the proposed development would not have any adverse impact on the character of the area or on the residential amenity of the adjoining residents. For these reasons, I am recommending the planning application to be approved.

## **10.0 RECOMMENDATION**

### **FOR RECOMMENDATIONS OF APPROVAL**

**1. APPROVE subject to the satisfactory completion of the s106 agreement by 3 months from the date of this permission 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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety

4. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

5. The access shall be provided as shown on the approved drawings and retained free of obstruction.

Reason: In the interests of highway safety.

6. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
  - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: In the interests of highway safety

7. 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)

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

9. No development shall commence until a scheme for the on site storage of waste, including waste for recycling has been submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

10. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

11. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

12. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

**INFORMATIVE:** The demolition of the house may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from:

- Council's Supplementary Planning Document 'Sustainable Design and Construction 2007':  
<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

- Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:  
[http://www.london.gov.uk/thelondonplan/guides/bpg/bpg\\_04.jsp](http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp)

**INFORMATIVE:** The Housing Act 2004 introduces the HHSRS as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact the Residential Team at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS.

## 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:

Cambridgeshire and Peterborough Structure Plan 2003: SS1 and ENV7;

Cambridge Local Plan (2006): 3/4, 3/7, 3/10, 3/12, 5/1 and 8/6;

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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

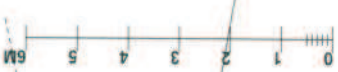
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre,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



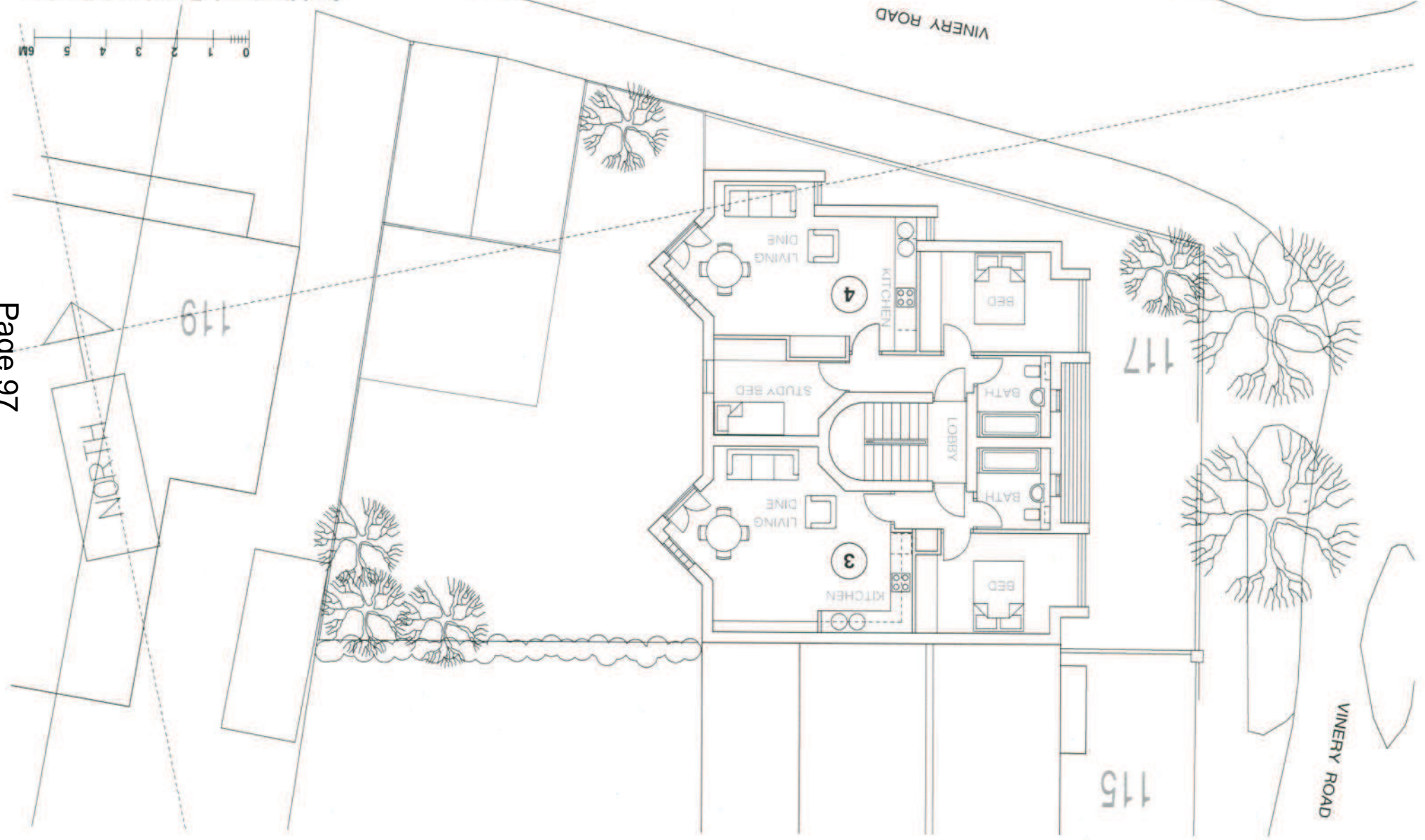
Architectural Drawing & Design  
 RICHARD BALL No 1 WARD ROAD CAMBRIDGE CB1 3SY  
 TEL/FAX: 01223 210226 email: r.ball@rballword.com

PROJECT 6 APARTMENTS - 117 VINERY RD CAMBRIDGE  
 FOR MR & MRS H. PATEL  
 DRAWING PROPOSED 1st FLOOR PLAN  
 SCALE 1:100@A3 DATE DEC 2012 No 263-06P-A

REVISION A 28.1.13  
 WINDOWS TO BATHROOMS TO  
 FRONT ELEVATION AMENDED  
 STUDY BED WINDOW AMENDED



Page 97

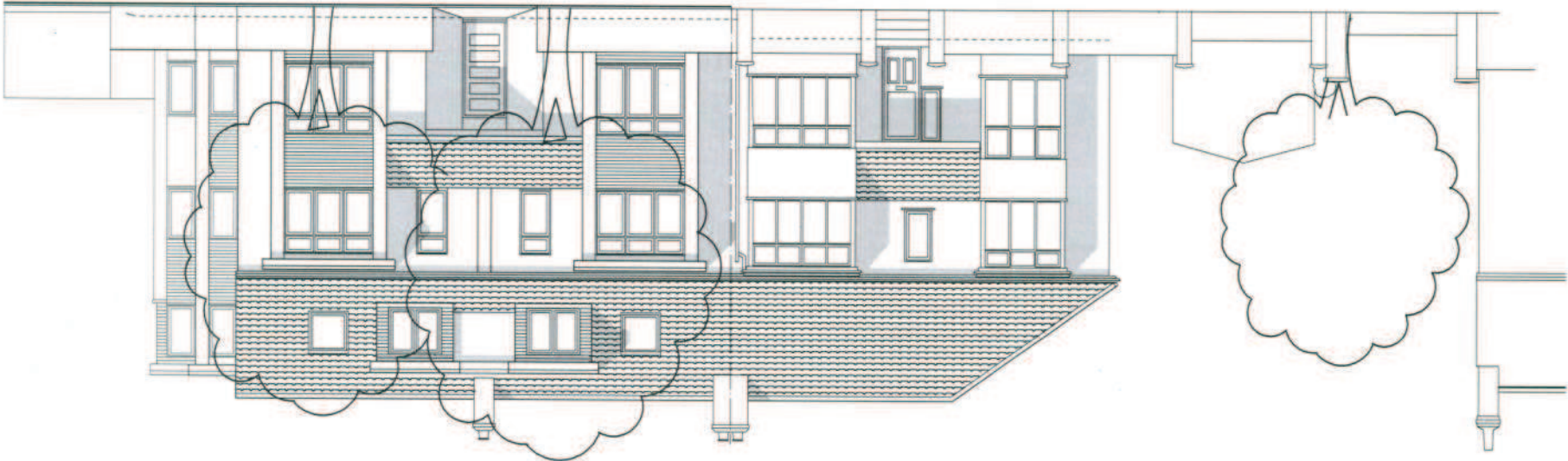


Architectural Drawing & Design  
RICHARD BALL No.1 WARD ROAD CAMBRIDGE CB1 3SY  
TEL/FAX: 01223 210226 email: r.ball@ntlworld.com  
PROJECT 6 APARTMENTS - 117 VINERY RD CAMBRIDGE  
FOR MR & MRS H. PATEL  
DRAWING PROPOSED FRONT EAST ELEVATION  
SCALE 1:100@A3 DATE DEC 2012 No 263-08P-A

REVISION A 28.1.13  
ROUND WINDOWS TO FRONT ELEVATION  
AMENDED TO RECTANGULAR  
ROOF OVER ENTRANCE PORCH RAISED.

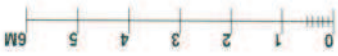
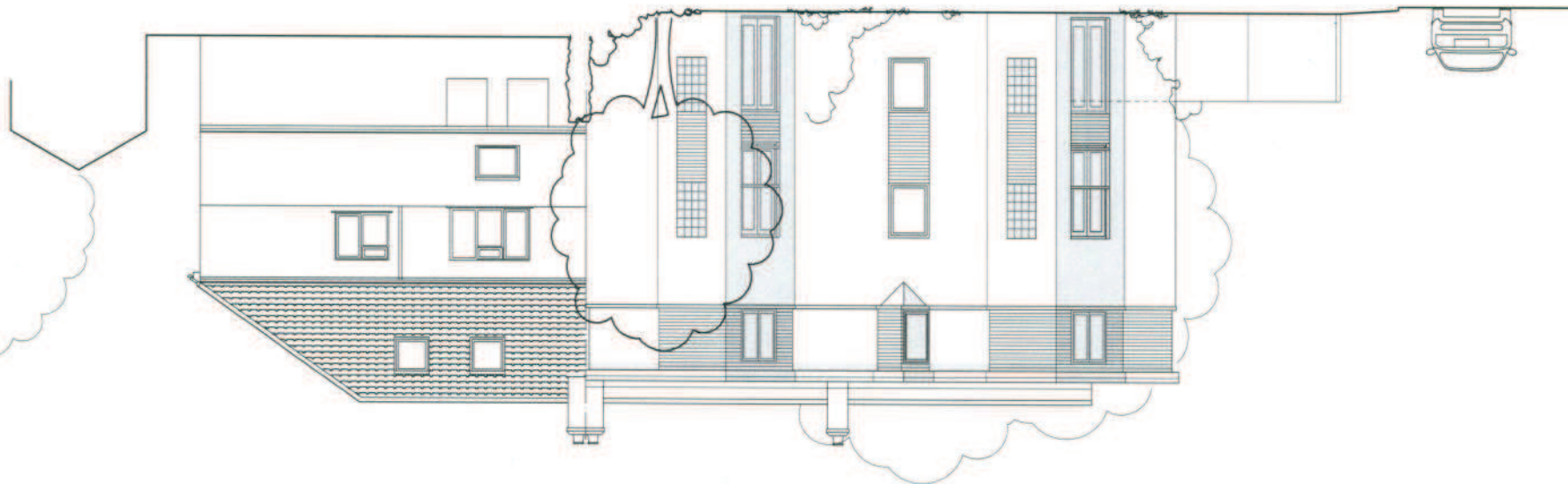


FRONT - EAST - ELEVATION TO VINERY ROAD





REAR - WEST - ELEVATION



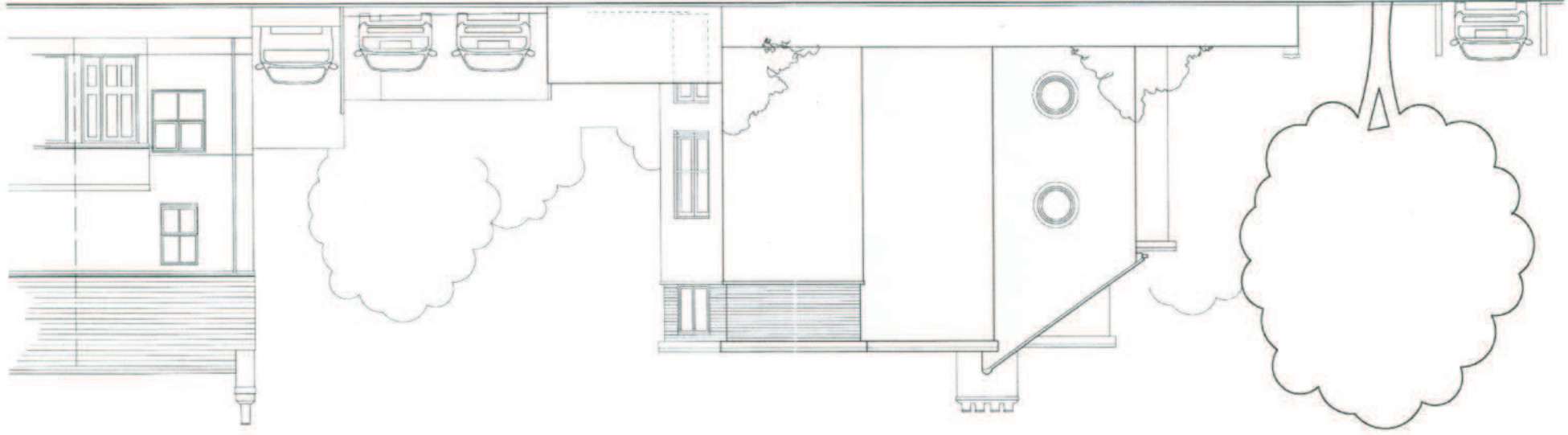
Architectural Drawing & Design  
RICHARD BALL No 1 WARD ROAD CAMBRIDGE CB1 3SY  
TEL/FAX: 01223 210226 email: r.ball@ntworld.com  
PROJECT 6 APARTMENTS - 117 VINERY RD CAMBRIDGE  
FOR MR & MRS H. PATEL  
DRAWING PROPOSED REAR - WEST - ELEVATION  
SCALE 1:100@A3 DATE DEC 2012 No 263-10P-A

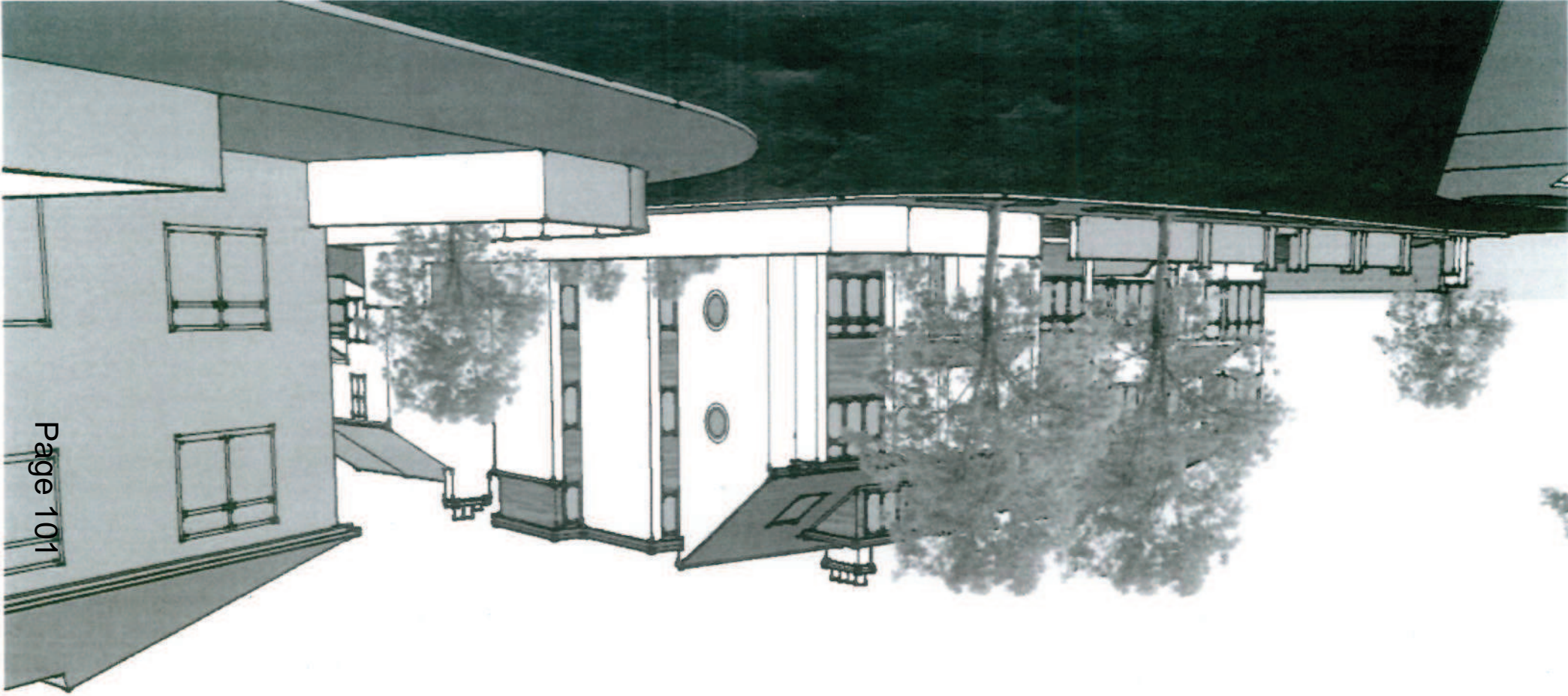
REVISION A 29.1.13  
REAR WINDOWS TO STUDY BEDROOM AMENDED

Architectural Drawing & Design  
RICHARD BALL, No1 WARD ROAD, CAMBRIDGE, CB1 3SY  
TEL/FAX: 01223 210226 email: r.ball@rnlworld.com  
PROJECT: 6 APARTMENTS - 117 VINERY RD, CAMBRIDGE  
FOR MR & MRS H. PATEL  
DRAWING: PROPOSED SIDE - NORTH - ELEVATION  
SCALE: 1:100@A3 DATE: DEC 2012 No 263-09P



SIDE - NORTH - ELEVATION TO VINERY ROAD





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