



Public Document Pack

Cambridge City Council

Planning Committee

To: Councillors Stuart (Chair), Tunnacliffe (Vice-Chair), Blencowe, Brown, Dryden, Hipkin, Marchant-Daisley, Saunders and Znajek

Alternate Councillors: Herbert and Tucker

Published & Despatched: Tuesday, 27 March 2012

Date: Wednesday, 4 April 2012
Time: 9.30 am
Venue: Committee Room 1 & 2 - Guildhall
Contact: James Goddard

AGENDA

1 Apologies

2 Declarations of Interest

Members are asked to declare at this stage any interests, which they may have in any of the following items on the agenda. If any member is unsure whether or not they should declare an interest on a particular matter, they are requested to seek advice from the Head of Legal Services before the meeting.

3 Minutes

To confirm the minutes of the meeting held on 7 March 2012. *(Pages 1 - 8)*

4 Planning Applications

- 4a 11/1538/S73: Station Area Redevelopment Land Between Cambridge Station And Hills Road - Blocks M3 And M4 Of The CB1 Station Area Masterplan *(Pages 9 - 70)*
- 4b 11/1537/REM: Station Area Redevelopment Land Between Cambridge Station And Hills Road - Blocks M3 And M4 Of The CB1 Station Area Masterplan *(Pages 71 - 126)*
- 4c 11/0008/FUL: Cambridge City Football Ground, Milton Road *(Pages 127 - 188)*
- 4d 11/1534/FUL: St Colettes Preparatory School *(Pages 189 - 246)*

- 4e 11/0988/FUL: Doubletree By Hilton, Granta Place, Mill Lane (Pages 247 - 312)
- 4f 11/0975/CAC: Doubletree By Hilton, Granta Place, Mill Lane (Pages 313 - 330)

Information for the Public

QR Codes
(for use with Smart
Phones)

Local Government (Access to Information) Act 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each of the above reports on planning applications:

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

These papers may be inspected by contacting Patsy Dell (01223 457103) in the Planning Department.

Location

The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee



Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

Development Control Forum

Meetings of the Development Control Forum are scheduled for a week after the meetings of Planning Committee if required.

Public Participation

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 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.

Representations on

Public representations on a planning application should be

Planning Applications

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.

The 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 business 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, recording and photography

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A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

Adapted toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Queries on

If you have a question or query

reports

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.



General Information

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PLANNING COMMITTEE

7 March 2012

9.30 - 10.10 am

Present: Councillors Stuart (Chair), Tunnacliffe (Vice-Chair), Brown, Hipkin, Marchant-Daisley, Saunders and Znajek

Officers: Cara de la Mare (Legal Advisor), Patsy Dell (Head of Planning Services), Sarah Dyer (City Development Manager), James Goddard (Committee Manager), Catherine Linford (Planning Officer), Sophie Pain (Planning Officer) and Toby Williams (Principal Planning Officer)

FOR THE INFORMATION OF THE COUNCIL**12/11/PLAN Apologies**

Apologies were received from Councillors Blencowe and Dryden.

12/12/PLAN Minutes

The minutes of the 8 February 2012 meeting were approved and signed as a correct record.

12/13/PLAN Declarations of Interest

Name	Item	Interest
Councillor Saunders	12/14/PLANb	Personal: Member of Cambridge Cycling Campaign.

12/14/PLAN Planning Applications**12/14/PLANa 11/1494/FUL Cripps Court**

The committee received an application for full planning permission.

The application sought approval for refurbishment of the existing Cripps Court building to provide en-suite facilities and DDA improvements. Works would include a new 4th floor; enlarged window openings to the north elevation and cloister; modifications to the existing garage block to the west of Cripps Court to provide a fitness room, additional cycle storage and bin storage; and provision of a freestanding water softener.

The committee received a representation in objection to the application from the following:

- Mr and Mrs Meeks

The representation covered the following issues:

- (i) Welcomed the Case Officer's emphasis in paragraph 8.4 of the Officer's report regarding the distinctive penthouses of the existing building.
- (ii) Welcomed the Design and Conservation Panel's suggestions in paragraph 6.6 of the Officer's report regarding possible further measures to preserve a distinctive architectural feature, in addition to the consideration so far given to it by the architects.
- (iii) Referred to paragraph 8.6 of the Officer's report and asked Councillors to consider whether it might be appropriate to explicitly state in conditions that there was a need to preserve the distinctive roof materials feature.

Mr Travers and Mr Downer (Applicant's Representatives) addressed the committee in support of the application.

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:

East of England Plan 2008: SS1, ENV6, ENV7

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/14, 4/11, 7/7, 8/16, 10/1

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

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

Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 07 June 2012, or if Committee determine that the application be refused, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for transport mitigation measures, public art, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Western Corridor Area Transport Plan 2003.

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

12/14/PLANb 11/1539/FUL Wessex Place

The committee received an application for full planning permission.

The application sought approval for change of use from carehome (C2) to student accommodation (sui-generis) including internal alterations, minor external alterations, provision of cycle stands and shelter.

The committee received a representation in objection to the application from the following:

- Mr Parr

The representation covered the following issues:

- (i) Concern over increased demand for parking in the area if the application was approved.
- (ii) Concern over increased noise levels in the area at night if the application was approved, and the disturbance this may cause to residents.
- (iii) Contractors were already on-site to clear it, although no formal planning permission had yet been granted for the application.

Councillor Tunnacliffe proposed an amendment that a protected pathway informative should be included.

This amendment was carried unanimously.

Councillor Tunnacliffe proposed an amendment that a landscape condition should be included.

This amendment was carried unanimously.

The Committee:

Resolved (unanimously) to accept the officer recommendation to approve planning permission as per the agenda, subject to amendments set out below and the inclusion of the following:

Prior to the occupation of the approved use, full details of both hard and soft landscape works for the service yard to the north west shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage

units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

INFORMATIVE: The applicant is advised that if the opportunity arises to upgrade the permissive path, this should be undertaken.

Pre-Committee Amendments to Recommendation:

APPROVE subject to the satisfactory expiry of the consultation with English Heritage without objection, satisfactory completion of the s106 agreement by 29th June 2012 and subject to the following conditions and reasons for approval:

6. Prior to the installation of the agreed thermal performance and energy efficiency measures, information regarding the levels in carbon reduction being achieved shall be submitted to and agreed in writing by the local planning authority in consultation with the Sustainability Officer. The approved measures shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (East of England Plan 2008 policy SS1 and Cambridge Local Plan 2006 policy 3/1).

Reasons for Approval

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

East of England plan 2008: SS1, T9, T14, ENV3, ENV7, WM6

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

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

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

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

Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30th June 2012, or if Committee determine that the application be refused, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public art and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 8/3 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Public Art Supplementary Planning Document 2010. Also in the absence of an amendment to the Traffic Regulation Order, which controls access to on street parking facilities, the development would have a significant adverse impact on the residential amenity currently enjoyed by local residents contrary to policies 3/4 and 3/7.

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

12/15/PLAN General Items

12/15/PLANa Request for Variation of Section 106 Agreement - Cambridge Retail Park

The committee received a request for variation of Section 106 Agreement to allow a wider range of goods to be sold from the Cambridge Retail Park.

The application sought approval that the Principal Deed of the Section 106 agreement is further varied in relation to Unit 9, Cambridge Retail Park, Newmarket Road, Cambridge, CB5 8WR to allow the sale of 'Selected Home Products' and 'Ancillary Goods and Services' as already defined on the Beehive Retail Park and to amend criterion (d) to include floor coverings and criterion (i) to include furnishings (including soft furnishings).

The Committee:

Resolved (6 votes to 0) to accept the officer recommendation to approve the variation of Section 106 Agreement to allow a wider range of goods to be sold from the Cambridge Retail Park.

12/15/PLANb Sandy Lane Variation Report

The committee received a request for variation of two Section 106 Agreements pertaining to two implemented planning consents on Sandy Lane.

The application sought approval for a delay in payments from implementation of development to practical completion of the first dwellinghouse for each application.

The Committee:

Resolved (unanimously) to accept the Officer recommendation to approve:

- (i) That the S106 agreement dated 21 October 2004 in relation to application 03/0406/FUL is varied under the 4th, 5th, 6th and 7th schedules to amend the trigger for payment for contributions for open space, community facilities, education and off-site affordable housing from 'within fourteen days of implementation of development' to "within fourteen days after practical completion of the first dwellinghouse built under the planning permission'.
- (II) That the S106 agreement dated 20 May 2005 in relation to application 03/1241/FUL is varied under the 4th, 5th, 6th and 7th schedules to

amend the trigger for payment for contributions for open space, community facilities, education and off-site affordable housing from 'within fourteen days of implementation of development' to "within fourteen days after practical completion of the first dwellinghouse built under the planning permission'.

The meeting ended at 10.10 am

CHAIR

Application Number	11/1538/S73	Agenda Item	
Date Received	15th December 2011	Officer	Mrs Sarah Dyer
Target Date	15th March 2012		
Ward	Trumpington		
Site	Redevelopment Station Area CB1 Station Road Cambridge Cambridgeshire		
Proposal	Minor material amendments to outline planning permission reference 08/0266/OUT (the cb1 masterplan outline application) comprising an alteration to conditions 4 and 5 to enable adjustments to be made to the footprints of Blocks M3 and M4 only and to enable the construction of a basement in both blocks M3 and M4.		
Applicant	Mr Derek Ford 38 Station Road Cambridge CB1 2JH		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site forms part of a larger area which is the subject of the CB1 Station Area Redevelopment proposals for which outline planning permission was granted in April 2010. Specifically the application relates to Blocks M3 and M4 of the Masterplan.
- 1.2 The application site includes land to the west of the Guided Bus Way (Block M3) and between the Network Rail Operational Centre (signal box) and the Earl of Derby Public House (Block M4) both to the east of the Hills Road/Brooklands Avenue junction. Access to the site is via an extension of the access Southern Access Road which is under construction. The sites are currently undeveloped but are being used in conjunction with construction activities on adjacent sites.
- 1.3 To the north of the site are two student accommodation blocks which are currently under construction (Blocks M1/M2 and M5 of the CB1 Development). To the south is the signal box and associated car parking. To the west is Hills Road. Alongside

the bridge there is a new cycle path which links to a new pedestrian crossing on the bridge, a strip of rough ground and a vehicle access to the signal box. To the east is the guided bus route which goes under Hills Road Bridge and the Kings Lynn to London railway line.

- 1.4 The application site is within an area of major change as allocated by the Cambridge Local Plan 2006 (Policy 9/9 Station Area) and part of the site falls within Conservation Area No.1 – Central and the controlled parking zone. The Earl of Derby Public House is a Building of Local Interest (BLI).
- 1.5 There are no trees within the application site.

2.0 THE PROPOSAL

- 2.1 Permission is sought for a minor material amendment to the outline permission (08/0266/OUT) in respect of Blocks M3 and M4 only. The minor material amendments that form the basis of the application relate to adjustments to the footprints of both blocks and the development of a basement under each block to accommodate cycle parking, plant and refuse storage. The Committee will be aware that in the case of other blocks that have been brought forward already applications for Non-material Amendments were needed to allow the detailed designs for the blocks to be brought forward. In this case the amendments needed cannot be described as ‘non-material’ and therefore need to be dealt with in a different way.
- 2.2 If permission is granted for the Minor Material Amendment this will lead to a change to two of the conditions on the outline planning consent and will result in a fresh outline planning permission being granted which will relate to Blocks M3 and M4 only. The changes to conditions are set out below in bold:

Condition 4 – The development should be carried out in accordance with the mitigation measures as set out in the Environmental Statement **as approved under planning application reference 08/0266/OUT.**

Condition 5 – The development should be carried out in accordance with the approved Development Proposal Parameter Plans **refs RSHP_100_X_P_PP10, REV C, RSHP_0003_P_PMP, REVD, RSHP_0004_P_PMP, REVD,**

RSHP_0005_P_PMP, REVD, RSHP_0006_P_PMP, REVD, RSHP_0007_P_PMP, REVD, RSHP_0008_P_PMP, REVD, RSHP_0009_P_PMP, REVD, 217382/EAD/SK1020 REV P10, A10231 D1001 P2 Site Plan, A10231 D1099 P3 Proposed Basement Plan, A10231 D1100 P4 Proposed Ground Floor Plan in respect of Blocks M3 and M4 only.

2.3 I have assessed the implications of making these changes the Assessment section below.

3.0 SITE HISTORY

Reference	Description	Outcome
08/0266/OUT	CB1 Station Area Redevelopment	A/C
11/1538/REM	Reserved matters for Phase 1B comprising blocks M3 and M4 for 235 student units, part of access road, substation and landscaping	Pending

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
Public Meeting/Exhibition:	No
DC Forum:	No

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be

determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 **Planning Policy Statement 3: Housing (first published November 2006, 2nd edition published January 2010, 3rd edition published June 2010, 4th edition published June 2011):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

The definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities.

(June 2010)

Technical amendments to Annex B: Definitions, to reflect the introduction of Affordable Rent. (June 2011)

- 5.4 **Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009):** sets out the government's planning policies for economic development, which includes

development in the B Use Classes (offices, industry and storage), public and community uses and main town centre uses. The policy guidance sets out plan-making policies and development management policies. The plan-making policies relate to using evidence to plan positively, planning for sustainable economic growth, planning for centres, planning for consumer choice and promoting competitive town centres, site selection and land assembly and car parking. The development management policies address the determination of planning applications, supporting evidence for planning applications, a sequential test and impact assessment for applications for town centre uses that are not in a centre and not in accordance with the Development Plan and their consideration, car parking and planning conditions.

- 5.5 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.
- 5.6 **Planning Policy Statement 9: Biodiversity and Geological Conservation (2005):** Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add

to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.

- 5.7 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.8 **Planning Policy Statement 22: Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.
- 5.9 **Planning Policy Statement 25: Development and Flood Risk (2006):** States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.
- 5.10 **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.
- 5.11 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and

reasonably related in scale and kind and reasonable in all other respect.

5.12 **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.

5.13 **East of England Plan 2008**

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

SS3: Key Centres for Development and Change

H1: Regional Housing Provision 2001 to 2021

H2: Affordable Housing

T2: Changing Travel Behaviour

T3 Managing Traffic Demand

T9: Walking, Cycling and other Non-Motorised Transport

T13 Public Transport Accessibility

T14 Parking

ENV1: Green Infrastructure

ENV3: Biodiversity and Earth Heritage

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 2: Water Infrastructure

WAT 4: Flood Risk Management

WM6: Waste Management in Development

5.14 **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

5.15 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/15 Shopfronts and signage

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

5/12 New community facilities

6/8 Convenience shopping

6/10 Food and drink outlets.

7/10 Speculative Student Hostel Accommodation

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

8/16 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
9/9 Station Area

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
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
9/9 Station Area
10/1 Infrastructure improvements (transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects)

5.16 Supplementary Planning Documents

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.

Cambridge City Council (January 2010) - Public Art: This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public

art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.

5.17 **Material Considerations**

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) 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.

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be "yes", except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value

6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

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.

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

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

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

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

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 complements the Sustainable Design and Construction SPD.

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

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.

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment - in November 2010 the Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (SFRA) was adopted by the City Council as a material consideration in planning decisions. The SFRA is primarily 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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposed changes to the cycle route would improve access to the Maintenance track/cycleway adjacent to the Cambridgeshire Guided Busway. Otherwise the proposed changes to the masterplan would have no significant impact upon the highway network.

Cambridgeshire County Council (Sustainable Communities)

- 6.2 No comments received.

Head of Environmental Services

- 6.3 No comments received.

Urban Design and Conservation Team

- 6.4 Support subject to clarification about space to be provided for tree planting.

Cambridge City Council Senior Sustainability Officer (Design and Construction)

- 6.5 No comments received.

Head of Streets and Open Spaces (Tree Team)

- 6.6 No comments received.

Head of Streets and Open Spaces (Landscape Team)

- 6.7 Application as submitted:

The minor material amendment to M4 is supported. The amended footprint to M3 however cannot be supported due to the impact on the setbacks for trees, defined in the Landscape Strategy.

Additional comments in the light of revisions to the Landscape Scheme:

To be reported on the Amendment Sheet or orally at Planning Committee meeting. (Informal view amendments to Block M3 now supported.)

Head of Streets and Open Spaces (Walking and Cycling Officer)

6.8 No comments received.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.9 No comments.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.10 No comments received.

CCTV Team

6.11 No issues for CCTV.

English Heritage

6.12 The application includes the varying of the footprint to M4 to increase the frontage to Hills Road. In townscape terms this has the advantage of reducing the gap between the Earl of Derby and M4, while at the same time providing improved proportions for the west elevation of the block. No objection.

Natural England

6.13 Natural England is satisfied that the proposed changes to the master plan would have no significant environmental implications and therefore we have no further comments to make.

Environment Agency

6.14 No objections.

Anglian Water

6.15 No comments received.

Cambridge Water

6.16 No comments received.

Cambridgeshire Constabulary (Architectural Liaison Officer)

6.17 No comments received.

Cambridgeshire County Council (Archaeology)

6.18 No comments received.

Design and Conservation CB1 Sub-Panel

6.19 The Sub Panel have considered the detailed proposals for Blocks M3 and M4 and these are addressed in my report on the Reserved Matters submission (application reference 11/1537/REM).

Disability Consultative Panel (Meeting of 1 February 2012)

6.20 No comments on this application.

Cambridge City Council Access Officer

6.21 No comments on this application.

6.22 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 Cambridge Past Present and Future have made representations about both applications:

7.2 The representations can be summarised as follows:

- Concern about the extension of the development beyond the agreed footprint and view that outline permission should be enforced.
- Little privacy is provided to ground floor flats.
- Natural ventilation should be provided.
- There should no protruding services etc. on the roofs.
- A communal power plant should be included.

Only the first bullet point is of relevance to this application in my view.

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. The implications of allowing a variation of Condition 4
3. The implications of allowing a variation of Condition 5
4. Third party representations
5. Planning Obligation Strategy

Principle of Development

8.2 The principle of the development of the application site for student accommodation has been established by the Outline Planning permission granted under reference 08/0266/OUT. Although the layout of the development would change if this application is approved the disposition of uses and number of student accommodation units will be unchanged.

8.3 In my opinion, the principle of the development is acceptable and in accordance with policies 3/1 and 9/9 of the Cambridge Local Plan 2006.

The implications of allowing a variation of Condition 4

- 8.4 The variation of condition 4 would require that the proposed development be carried out in accordance with the mitigation measures set out in the Environmental Statement that was approved as part of the Outline Planning permission (ref. 08/0266/OUT). It is essential to specify that it is the Environmental Statement that was approved under ref. 08/0266/OUT because the variation of conditions 4 and 5 will require a new Outline Planning permission to be granted. If the particular Environmental Statement were not referred to then there would be no obligation on the developer to carry out the mitigation measures.
- 8.5 The following comments were made about the Environmental Statement in the Committee Report for the Outline Planning application made under ref. 08/0266/OUT:
- ‘The Environmental Statement (ES) which has been submitted to support the application addresses a range of environmental issues, including socio economics, townscape and visual quality, built heritage and archaeology, transport, noise and vibration etc. For each matter the construction and operational phase impacts are considered. The non-technical summary of the ES summarises the residual impacts, on the basis of whether the development will have a beneficial or adverse impact. The applicant has concluded that the majority of assessments for the completed development anticipate permanent beneficial impacts ranging from minor beneficial to substantial beneficial and that there are no long term substantial adverse impacts expected to be generated by the development. Where moderate and minor adverse impacts have been identified it is considered that there is scope for further improvement at the detailed design stage.’
- 8.6 The Reserved Matters submission is supported by a number of documents including a comprehensive Design and Access Statement. I am confident that this information is sufficient to allow a full consideration of impact of the development at the detailed design stage.
- 8.7 The principle change to the parameter plans, which is discussed in more detail below, is the expansion of the footprint of both blocks. I do not consider that this change will have such

an increased impact that would render the development in itself to be EIA development requiring a new Environmental Statement be carried out. I have carried out a Screening Opinion the conclusion of which supports this view.

- 8.8 I have no objections to the variation of condition 4 to read as follows:

Condition 4 – The development should be carried out in accordance with the mitigation measures as set out in the Environmental Statement as approved under planning application reference 08/0266/OUT.

The implications of allowing a variation of Condition 5

- 8.9 The variation of condition 5 would require that the development is brought forward in accordance with the approved parameter plans and the access plan that were approved under the Outline Planning permission ref. 08/0266/OUT. These plans are to be specified in the condition and remain unchanged (refs RSHP_100_X_P_PP10, REV C, RSHP_0003_P_PMP, REVD, RSHP_0004_P_PMP, REVD, RSHP_0005_P_PMP, REVD, RSHP_0006_P_PMP, REVD, RSHP_0007_P_PMP, REVD, RSHP_0008_P_PMP, REVD, RSHP_0009_P_PMP, REVD, 217382/EAD/SK1020 REV P10). This means that the development of Blocks M3 and M4 would have to be carried out in accordance with the originally approved Parameter Plans under the new Outline Planning permission with regard to matters such as the use of the blocks, the height of the buildings, active frontages etc.
- 8.10 The variation of condition 5 would also introduce three new approved plans that would relate to Blocks M3 and M4 only (A10231 D1001 P2 Site Plan, A10231 D1099 P3 Proposed Basement Plan, A10231 D1100 P4 Proposed Ground Floor Plan). These plans would allow changes to be made to the footprints of these blocks and allows the introduction of basements in both blocks. I have set out below the key differences between the Parameter Plans as approved and the minor material amendments to plans that have been requested.

Site Plan

- 8.11 Access arrangements to serve Blocks M3 and M4 remain unchanged via an extension to the Southern Access Road into this part of the development. At the time of the Outline approval a cycle link was to be provided between the Earl of Derby Public House and the north elevation of Block M4. This has now been superseded by works that were carried out in relation to the Cambridge Gateway Project and the link now runs parallel with Hills Road Bridge before taking a straight route directly onto the cycle route that runs alongside the Guided Bus.

Basement Plan

- 8.12 The Basement Plan introduces basements into the buildings where there were previously to be no basements. The basement to Block M3 occupies most of the footprint of the building but the basement to Block M4 is less extensive. The basements extend beyond the approved layout of both blocks but are within the extended footprints as set out below with the exception of lightwells and access stairs. The purpose of the variation to condition 5 is to allow basements to be included in principle as part of the scheme for Blocks M3 and M4. Access to the basements and the facilities provided within them are matters for consideration as part of the reserved matters submission.

Ground Floor Plan

- 8.13 The ground floor plan of Block M3 has been changed to reflect the new alignment of the cycle route to provide a more direct route through the site. Additional floorspace is included at the northern end to compensate for that not now available to the south. The east elevation has been brought closer to the Guided Bus route by up to 4 m and the northwest elevation closer to the Southern Access Road extension by up to 2.5 m.
- 8.14 The ground floor plan of Block M4 has also changed to accommodate changes to the cycle route and also operational requirements for Network Rail. The block plan has been changed from a rectangle to an L shape by the addition of a 'wing' between the blocks as proposed and the Earl of Derby Public House. This 'wing' measures 13 m by 12 m and the rear

elevation of the original block is also extended 1.5 m to the north west.

8.15 The consultation responses that have been received from consultees do not raise any concerns regarding changes to the site plan or the introduction of basements. It is considered that the changes to the footprint of Block M4 could be beneficial to the streetscene by closing the gap between the new block and the Earl of Derby Public House. I agree with this view. The only remaining area of concern was the effect that changes to the footprint of Block M3 could have on the ability to accommodate trees in accordance with the approved Landscape Strategy. This point has been addressed by the revisions to the tree planting proposals associated with the reserved matters submission. The Landscape Officer is satisfied with this revision and now supports the amendments to Block M3.

8.16 I have no objections to the variation of condition 5 to read as follows:

Condition 5 – The development should be carried out in accordance with the approved Development Proposal Parameter Plans refs RSHP_100_X_P_PP10, REV C, RSHP_0003_P_PMP, REVD, RSHP_0004_P_PMP, REVD, RSHP_0005_P_PMP, REVD, RSHP_0006_P_PMP, REVD, RSHP_0007_P_PMP, REVD, RSHP_0008_P_PMP, REVD, RSHP_0009_P_PMP, REVD, 217382/EAD/SK1020 REV P10, A10231 D1001 P2 Site Plan, A10231 D1099 P3 Proposed Basement Plan, A10231 D1100 P4 Proposed Ground Floor Plan in respect of Blocks M3 and M4 only.

Third party representations

8.17 Cambridge Past, Present and Future have raised concerns about the proposals to deviate from the approved Parameter Plans. The purpose of this application for a Minor Material Amendment is to explore whether such a deviation is acceptable. In my view the changes that are proposed remain broadly in accordance with the approved Masterplan. I subscribe to the argument that Masterplanning is an iterative process and there are clear justifications for departing from the Masterplan in this case as I have detailed above. The changed alignment to the cycle route offers opportunities to improve the

streetscene which did not exist at the time of the Outline consent. The need for additional student accommodation remains high and I do not think it unreasonable for the applicants to seek to make changes which will retain the unit numbers previously approved.

Planning Obligations

- 8.18 The application if approved will result in a new Outline Planning permission. However because the application has been submitted under section 73 of the Town and Country Planning Act 1990 (as amended) the section 106 Agreement that was attached to the Outline Approval under reference 08/0266/OUT will also apply to the new permission.

9.0 CONCLUSION

- 9.1 Committee will recall that earlier phases of the CB1 development required approval of non-material amendments to the Parameter Plans to enable detailed proposals to be brought forward. This application for a Minor Material Amendment is a further reflection of the need for changes to be made to the Masterplan. In this case the changes are more radical, in particular the addition of a wing to Block M4. For this reason an application for a non-material amendment was not appropriate. However the rationale behind the change is the same as in the earlier phases; to bring forward and improve upon the Masterplan.
- 9.2 An approval of the Minor Material Amendment will result in a new Outline Planning permission being granted for this part of the Masterplan. The changes to Condition 4 will enable the detailed plans for Blocks M3 and M4 to be considered as reserved matters. Changes to Condition 5 will ensure that the development is brought forward in the context of the Environmental Assessment completed in relation to the original Outline application. I have carried out a Screening Opinion and concluded that a further Environmental Assessment is not necessary to support this application.
- 9.3 The s106 Agreement that was entered into to secure mitigation measures in connection with the original Outline permission is drafted so that it applies to applications under s73 such as this.

- 9.4 I have assessed the minor material amendments that have been requested and concluded that they are acceptable. The conditions that I have recommended are identical to those that were attached to the original Outline permission with the exception of Conditions 4 and 5 the changes to which are detailed above.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and reasons for approval:

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of seven years from the date of this permission.

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

2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

3. No development on any phase shall commence until approval of the details of the appearance, landscaping, layout and scale within that phase (hereinafter called the reserved matters) has been obtained from the local planning authority in writing.

Reason: To ensure that all necessary details are acceptable (East of England Plan policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/1, 3/2, 3/4, 3/7, 3/11, 3/12, 3/13, 4/4, 4/10, 4/11, 4/12 and 9/9).

4. The development should be carried out in accordance with the mitigation measures as set out in the Environmental Statement as approved under planning application reference 08/0266/OUT.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement. (Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and Cambridge Local Plan policies 9/9 and 10/1).

5. The development should be carried out in accordance with the approved Development Proposal Parameter Plans refs RSHP_100_X_P_PP10, REV C, RSHP_0003_P_PMP, REVD, RSHP_0004_P_PMP, REVD, RSHP_0005_P_PMP, REVD, RSHP_0006_P_PMP, REVD, RSHP_0007_P_PMP, REVD, RSHP_0008_P_PMP, REVD, RSHP_0009_P_PMP, REVD, 217382/EAD/SK1020 REV P10, A10231 D1001 P2 Site Plan, A10231 D1099 P3 Proposed Basement Plan, A10231 D1100 P4 Proposed Ground Floor Plan in respect of Blocks M3 and M4 only.

Reason: To ensure that the development is implemented within the approved parameters upon which the Environmental Statement is based (Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and Cambridge Local Plan policies 9/9 and 10/1).

6. Prior to or concurrently with the submission of the first of the reserved matters application(s), a Site Wide Phasing Plan shall be submitted to the Local Planning Authority for approval. The Phasing Plan shall include the proposed sequence of development across the entire site, the extent of the development phases/plots, phased removal of trees and include timing information by reference to the commencement or completion of development of any phase or the provision of any other element or to any other applicable trigger point and in particular shall identify the phased delivery of the following infrastructure:
 - a) The Transport Interchange including works to the Station buildings and the laying out of the Station Square.
 - b) The bus only link road and Hills Road/Brooklands Avenue junction.
 - c) The Northern Access Road
 - d) The Southern Access Road
 - e) Works to Station Road/Tenison Road junction.
 - f) Works to Hills Road/Station Road junction

- g) structural landscaping/planting provisions
- h) informal open space.
- i) community meeting room facilities.
- j) health care facilities.
- k) police facilities.
- l) environmental mitigation measures specified in the Environmental Statement.

No development shall commence apart from enabling works agreed in writing by the Local Planning Authority until such time as the phasing plan has been approved in writing by the Local Planning Authority. The provision of the features shall be carried out in accordance with the approved timing contained within the phasing plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development (Cambridge Local Plan 2006 policies 9/9 and 10/1).

7. Prior to or concurrently with the submission of the first application for approval of Reserved Matters a Site Wide Public Realm and Landscape Strategy shall have been submitted to and approved in writing by the Local Planning Authority. The Site Wide Public Realm and Landscape Strategy shall be prepared in accordance with the principles established by this outline consent.

The Site Wide Public Realm and Landscape Strategy shall more particularly but not exclusively include:

1. The street hierarchy including the extent of the adoptable highway, process for adoption of streets, typical street cross-sections, street trees and detailed design elements
2. A management plan that includes long-term design objectives, management responsibilities and management and maintenance schedules/specifications for all landscape areas, including hard and soft elements, for a minimum period of 25 years.

3. The character and treatment of the structural planting to the development areas
4. The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
5. The landscape treatment of roads through the development
6. A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details
7. Ecological mitigation and bio-diversity enhancement proposals
8. Details of the public realm to include public art, materials, signage, utilities and any other street furniture, including litter bins, including comprehensive designs for key areas of public realm within the site, such as public squares and transport interchanges etc
9. A lighting strategy to maximise energy efficiency and minimise light pollution, paying particular attention to the use of security lighting and its design, siting, and operation in relation to existing neighbouring properties and those which are to be constructed as part of the development
10. Methodology for ensuring access for all within the public realm including meeting the needs of disabled people.
11. Details of the ways in which the design of the public realm and landscape strategy will assist in reducing the threat or perceived threat of crime, avoid insecurity and contribute to improving community safety.
12. Location of traffic signage, lights, CCTV cameras, services and associated works to demonstrate that these features will not prejudice the growth to full maturity of new trees.
13. Proposals for the retention / relocation of both the statue of Ceres and the salvaged crane base.

Thereafter, there shall be no variation or amendment to the approved Public Realm and Landscape Strategy unless formally agreed in writing by the Local Planning Authority.

Reason: To ensure high quality design and co-ordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11 and 9/9.

8. Any application for approval of reserved matters subsequent to and including the first shall be in accordance with the Public Realm and Landscape Strategy approved by the Local Planning Authority and as part of the application for Reserved Matters approval the Design and Access Statement shall incorporate a statement demonstrating compliance with the approved Public Realm and Landscape Strategy.

Reason: To ensure high quality design and coordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11 and 9/9.

9. Prior to or concurrently with the submission of the first application for approval of Reserved Matters a Site Wide Estate Management Strategy shall have been submitted to and approved in writing by the Local Planning Authority. The Estate Management Strategy shall be prepared in accordance with the principles established by this outline consent.

The Estate Management Strategy shall more particularly but not exclusively include:

1. Management arrangements for on site security and CCTV provision.
2. Supervision and management of basement car parks, other parking areas and servicing areas, including measures to be used to ensure that rail users do not use car parking spaces associated with residential and commercial uses and are limited to use of the multi-storey car park and Station Square only.

3. Supervision and management of cycle parking provision including visitor parking and parking within the Station Square and other open spaces.
4. Management and maintenance of the public realm including roads, footpaths, cycleways, hardsurfaced areas and green space.
5. External building maintenance including cleaning regimes.

Thereafter, there shall be no variation or amendment to the approved Estate Management Strategy unless formally agreed in writing by the Local Planning Authority.

REASON: To ensure high quality design and co-ordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11, 3/12 and 9/9.

10. Any application for approval of reserved matters subsequent to and including the first shall be in accordance with the Estate Management Strategy approved by the Local Planning Authority and as part of the application for Reserved Matters approval the Design and Access Statement shall incorporate a statement demonstrating compliance with the approved Estate Management Strategy.

Reason: To ensure high quality design and coordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11, 3/12 and 9/9.

11. All reserved matters applications shall include a detailed landscaping scheme (including detailed designs and specifications) for the development parcel that is being sought for approval. The details shall be accompanied by a design statement that demonstrates how the proposal accords with the approved Public Realm and Landscape Strategy. The landscape designs and specifications shall include the following:

Soft Landscaping

a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs (including tree pit details) to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.

Hard Landscaping

b) Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site.

c) Utility routes, type and specification.

d) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units and signs.

e) 1:500 plans (or at a scale otherwise agreed) including cross-sections, of footpaths and cycleways.

f) Details of all hard surfacing materials (size, type and colour)

The landscaping within the development parcel shall be implemented in accordance with the approved phasing plan, unless an alternative programme for provision is otherwise agreed in writing by the Local Planning Authority. No development within the applicable development parcel for which approval is sought shall commence until the detailed landscaping scheme has been approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the amenity of future residents and users of the development and to ensure high quality design and coordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11 and 9/9.

12. Any trees or plants provided as part of any landscaping scheme, within a period of 5 years from the completion of the development, which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the local planning authority gives written consent to any variation. No development within the site for which reserved matters approval is sought shall commence until the landscaping scheme has been approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory arrangements are in place for replacement planting to ensure proper provision of landscaped areas (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

13. All reserved matters applications shall include a management plan that includes long-term design objectives, management responsibilities and management and maintenance schedules/specifications for all landscape areas, including hard and soft elements, for a minimum period of 5 years.

All landscape management and maintenance plans shall include where applicable, but not be limited to, the following details: an explanation of planting design objectives; planting, grass cutting, weeding and pruning schedules; management details relating to SUDS features; inspection, repair and maintenance details relating to hard landscaping (including tracks, paths, boundary treatment, play equipment, street furniture; litter picking, etc); a programme of management activities and monitoring and operational restrictions; a maintenance programme for the establishment period of the planting. The landscape management plan shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 4/2, 4/3, 4/4, and 9/9).

14. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the local planning authority. The affordable housing units shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the scheme provides an appropriate balance and mix of housing units (Cambridge Local Plan policies 3/7, 5/5, and 9/9 and Cambridge City Council Affordable Housing supplementary planning document)

15. A1, A3, A4 and A5 floorspace permitted within the site shall not exceed an overall gross external floor area of 5255 sq m, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For certainty and to ensure that the floorspace is appropriate for the proposed infrastructure, respects the environmental constraints of the site and does not have an adverse impact on existing local centres (Cambridge Local Plan policy 6/8).

16. No development of a residential building shall take place until an interim certificate following a design stage review, based on design drawings, specifications and commitments, has been issued by a Code for Sustainable Homes Licensed Assessor (CSHLA) to the Local Planning Authority, indicating that all proposed market and affordable dwellings are capable of achieving a minimum of level 4 of the Code for Sustainable Homes.

All residential buildings shall be constructed to meet the applicable CSH specified minimum level. Prior to the occupation of any residential building, a certificate following a post-construction review, shall be issued by a CSHLA to the Local Planning Authority, indicating that the relevant code level has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document `Sustainable Design & Construction'; 2007).

17. If any reserved matters application is submitted after one year from the date of outline planning permission and if a specific policy regarding the CSH or its successor that stipulates a higher requirement than level 4 (or equivalent under the new rating scheme), is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher CSH (or equivalent requirement) specified by the new policy shall apply pursuant to condition 16. The CSH (or equivalent) pre-assessment report issued by an accredited CSHLA and a certificate by the same following a post-construction review shall continue to apply pursuant to condition 16.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development is moving rapidly, particularly with the trajectory for zero carbon housing by 2016, that new policies will be adopted within the Local Development Framework that will require a higher CSH or equivalent requirement that, without this condition, could not be accounted for. The local planning authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005) and PPS1 Planning and Climate Change (2007)

18. No development of a non-residential building shall take place until a pre-assessment BREEAM report - which is based upon an approved BREEAM phasing plan for provision of non-residential buildings - prepared by an approved BREEAM Licensed Assessor, indicating that the building is capable of achieving the applicable 'Excellent' rating as a minimum, has been issued to the Local Planning Authority.

All non-residential buildings shall be constructed to meet the applicable approved BREEAM 'Excellent' rating as a minimum. Prior to the occupation of any non-residential building, a certificate following a post-construction review, shall be issued by an approved BREEAM Licensed Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction', 2007).

19. If any reserved matters application is submitted after one year from the date of outline planning permission and if a specific policy regarding BREEAM or its successor that stipulates a higher requirement than BREEAM Excellent or equivalent under the new rating scheme is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher BREEAM or equivalent requirement specified by the new policy shall apply pursuant to condition 18. The BREEAM (or equivalent) pre-assessment report issued by an accredited BREEAM (or equivalent) licensed assessor and a certificate by the same following a post-construction review shall continue to apply pursuant to condition 18.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The local planning authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005) and PPS1 Planning and Climate Change (2007)

20. The approved renewable energy technologies to meet 15% of the developments carbon emissions shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document `Sustainable Design & Construction; 2007).

21. If any reserved matters application is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher on-site renewable energy percentage requirement specified by the new policy shall apply pursuant to condition 20 The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 20

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The local planning authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005) and PPS1 Planning and Climate Change (2007)

22. Unless otherwise agreed in writing by the local planning authority, a strategic site wide surface water strategy shall be submitted to and approved in writing by the local planning authority concurrently with the first of the reserved matters applications submitted for approval. The strategy shall be based upon a SUDS hierarchy, as espoused by the DTI publication `Sustainable Drainage Systems CIRIA C609; and the Cambridge City Council Sustainable Design and Construction supplementary planning document (2007). The strategy shall maximise the use of measures to control water at source as far as is practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of the measures to adequately manage surface water within the site without the risk of flooding to land or buildings. Details of phasing during drainage operations and constructions shall also be included. The approved drainage works shall be carried out in their entirety, fully in accordance with phased drainage operations agreed in writing by the local planning authority.

Reason ĳ To ensure a satisfactory and sustainable method of surface water drainage during construction and to prevent increased risk of flooding to third parties. (Cambridge Local Plan 2006 policy 4/16 and Supplementary Planning Document `Sustainable Design & Constructionĳ 2007).

23. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of the measures to adequately manage surface water within the site without the risk of flooding to land or buildings.

Reason ĳ To ensure a satisfactory and sustainable method of surface water drainage and to prevent increased risk of flooding to third parties. (Cambridge Local Plan 2006 policies 4/16 and 8/18 and Supplementary Planning Document `Sustainable Design & Constructionĳ 2007).

24. Prior to or concurrently with the submission of the first of the reserved matters application, a site wide Ecological Conservation Management Plan shall be submitted to the local planning authority for approval. The Plan shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application.

As a matter of principle, the Plan shall set out an objective of enhancing the net biodiversity of the site as a result of development and shall include:

- a) Contractor responsibilities, procedures and requirements.

- b) Full details of appropriate habitat and species surveys (pre and post-construction), and reviews where necessary, to identify areas of importance to biodiversity.
- c) Details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, protective fencing and phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features.
- d) Detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; and the management of grassland; enhancements to improve its value to wildlife.
- e) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by within.
- f) Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EMP commitments, such as an Ecological Clerk of Works, including a specification of role.
- g) A programme for long-term maintenance, management and monitoring responsibilities for a period of 12 years to ensure an effective implementation of the Ecological Conservation Management Plan ensuring periodic review of the objectives and prescriptions.

No development shall commence until such time as the Ecological Conservation Management Plan has been approved in writing by the Local Planning Authority. All species and habitat protection and creation measures shall be carried out in accordance with the approved Ecological Conservation Management Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development of the site enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6, 4/7 and 4/8).

25. Any reserved matters application shall include an Ecological Conservation Management Plan Statement that demonstrates how it accords with the aims and objectives of the Ecological Conservation Management Plan. It shall detail which specific ecological measures are proposed and the timing for their delivery. No development shall commence within the site for which reserved matters approval is being sought until such time as the Ecological Conservation Management Plan Statement has been approved in writing by the Local Planning Authority. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6, 4/7 and 4/8).

26. 5% of short term car parking spaces and 5% of long term car parking spaces within the multi storey car park and 5% of all other parking spaces within the rest of the development shall be suitable for, and reserved for, people with disabilities.

Reason: To ensure an appropriate level of car parking provision for people with disabilities (Cambridge Local Plan policy 8/10 and appendix C).

27. Car parking provision shall not exceed a maximum of 425 car parking spaces to serve the office accommodation (B1a use class) and 232 car parking spaces to serve the residential accommodation (C3 use class).

Reason: To ensure an appropriate level of car parking provision in the interests of sustainable development and impact on air quality. (Cambridge Local Plan policies 4/14 and 8/10 and appendix C).

28. Any reserved matters application for a building shall include details of facilities for the covered, secure parking of bicycles for use in connection with the use of the building. The facilities shall be provided in accordance with the approved details before use of the development commences and shall thereafter be retained and shall not be used for any other purpose unless otherwise agreed in writing by the local planning authority.

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

29. Any reserved matters application shall include details of foul water drainage pursuant to the reserved matters site for which approval is sought. No development shall commence until details of the foul water drainage for the site have been approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policies 4/16 and 8/18).

30. Notwithstanding the submitted contamination report as part of the Environmental Statement, prior to the commencement of development, a contaminated land assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the local planning authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points:

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses including any use of radioactive materials and propose a site investigation strategy based on the relevant information discovered by the desk study. No investigations shall occur on site prior to approval of the investigation strategy by the Local Planning Authority.

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

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

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

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

f) Upon completion of the works, a closure report shall be submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety. (Cambridge Local Plan 2006 policy 4/13).

31. Prior to the commencement of development, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the consideration of the following aspects of construction:

a) Site wide construction and phasing programme.

- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction hours.
- d) Delivery times for construction purposes.
- f) Soil Management Strategy
- g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- h) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- j) Maximum vibration levels.
- k) Dust management and wheel washing measures.
- l) Use of concrete crushers
- m) Prohibition of the burning of waste on site during demolition/construction.
- n) Site lighting.
- o) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- p) Screening and hoarding details.
- q) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- r) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- s) External safety and information signing and notices.
- t) Liaison, consultation and publicity arrangements including dedicated points of contact.
- u) Consideration of sensitive receptors.
- v) Prior notice and agreement procedures for works outside agreed limits.
- x) Complaints procedures, including complaints response procedures.
- y) Membership of the Considerate Contractors Scheme.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

32. All reserved matters applications shall include a detailed Construction Method Statement for the development parcel that is being sought for approval. The details shall be accompanied by a statement that demonstrates how the proposal accords with the approved Construction Environmental Management Plan. In addition the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

33. Before any residential or other noise sensitive development (as defined by PPG 24) is commenced a noise attenuation scheme and/or phased attenuation measures shall be submitted to and approved by the local planning authority in order to demonstrate that no primary external leisure/amenity area associated with the proposed dwellings (rear gardens, balconies) will be affected by a daytime (0700-2300) outdoor noise level in excess of 50 dB LAeq, 16 hours or a night time (2300-0700) outdoor noise level in excess of 50 dB LAeq, 8 hours. Any phased measures that form part of the noise attenuation scheme shall be completed prior to the occupation of any proposed residential or other noise sensitive development that requires protection by the requirements of this condition.

Reason: To protect amenity of the occupants of residential and other noise sensitive development (Cambridge Local Plan 2006 policy 4/13).

34. Before any residential or other noise sensitive development (as defined by PPG 24) is commenced a noise attenuation/insulation scheme and/or phased attenuation measures (having regard to the building fabric, glazing and mechanical ventilation) shall be submitted to and approved by the Local Planning Authority in order to demonstrate the scheme shall achieve internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and Noise Reduction for Buildings - Code of Practice'. The approved scheme shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To protect amenity of the occupants of residential and other noise sensitive development (Cambridge Local Plan 2006 policy 4/13).

35. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228 - Noise and Vibration Control On Construction and Open Sites, especially Part I: 1997 "Code Of Practice (COP) for basic information and procedures for noise and vibration control", Part 2: "Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance" and Part 4: "COP for noise and vibration control applicable to piling operations", (if the construction process is to involve piling operations). Development shall be carried out in accordance with the approved details.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

36. In the event of the foundations for any building requiring piling, prior to the development of the building taking place, a report/method statement shall be submitted to and approved in writing by the Local Planning Authority detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228 - Part 4: "COP for noise and vibration control applicable to piling operations". Development shall be carried out in accordance with the approved details.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

37. Prior to occupation of any building, full details of a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved by the local planning authority in writing. The scheme as approved shall be fully implemented prior to the occupation of the building.

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

38. Prior to occupation of any building, full details of a scheme for odour control to minimise the amount of odour emanating from the said building, including full technical details for the operation for extract flues shall be submitted to and approved by the local planning authority in writing. The scheme as approved shall be fully implemented prior to the occupation of the building.

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

39. Applications for reserved matters approval, shall be supported by a Detailed Waste Management Plan (DWMP). The DWMP shall include details of:

a) the anticipated nature and volumes of construction waste.

- b) measures to ensure the maximisation of the reuse of waste.
- c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction
- e) the location and timing of provision of facilities pursuant to criteria b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (Cambridge Local Plan policy 3/1 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

40. No construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the local planning authority in advance.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

41. No collection or deliveries to the site shall be carried for the purposes of construction outside the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

42. Where appropriate, full details of on-site storage facilities for waste, including waste for recycling, for that development parcel shall be submitted with all applications for reserved matters approval. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. No buildings shall be occupied until the approved facilities have been provided for that building and the facilities 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, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridge Local Plan 2006 policy 3/12).

43. Prior to the commencement of that phase of development (approved in accordance with condition 6) within which alterations to the Carter Cycle Bridge are proposed, a detailed scheme for changes to the Carter Cycle Bridge shall be submitted to and approved by the local planning authority in writing. The detailed scheme shall include a detailed topographical and vegetation survey and a vegetation to be removed plan and shall include an assessment of the impact of the works on the residential amenities currently enjoyed by the occupiers of adjacent dwellings. The works to the cycle bridge shall be implemented in accordance with the approved details in advance of the use of the multi storey car park or the occupation of any other part of the development or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety and to safeguard the visual amenity of nearby residents (Cambridge Local Plan 2006 policies 3/4, 8/2 and 9/9).

44. Prior to the commencement of that phase of development (approved in accordance with condition 6) within which alterations to the Station Road/Hills Road junction are proposed, a detailed scheme for alterations of the junction of Station Road with Hills Road shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the use of the multi storey car park or the occupation of any other part of the development or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

45. Prior to commencement of development a detailed scheme for alterations of the junction of Tenison Road with Station Road shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the use of the multi storey car park or the occupation of any other part of the development or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

46. Prior to commencement of development a detailed scheme for alterations of the junction of Hills Road with Brooklands Avenue and creation of a fourth arm to the junction shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the use of the multi storey car park or the occupation of any other part of the development or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

47. Prior to the commencement of that phase of development (approved in accordance with condition 6) within which alterations to the Tenison Road/Northern Access Road junction are proposed, a detailed scheme for alterations of the junction of the proposed Northern Access Road with Tenison Road shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the occupation of any development on Blocks C1, C2, D1, F1, F2, G1 and G2 or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

48. Prior to the commencement of that phase of development (approved in accordance with condition 6) within which alterations to the Station Road/Southern Access Road junction are proposed, a detailed scheme for alterations of the junction of the proposed Southern Access Road with Station Road shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the occupation of any development on Blocks I1, I2, K1, K2, L1, L2, L3, L4, M1 and M2 or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

49. Prior to the commencement of development a detailed scheme for the temporary Northern Access Road, including the junction onto Station Road and details of taxi queuing, shall be submitted to and approved in writing by the local planning authority. The temporary Northern Access Road shall be implemented in accordance with the approved details in advance of the use of the multi-storey car park. The temporary Northern Access Road shall not be closed or obstructed until such time as the Northern Access Road is in place and provides a complete link between Tenison Road and the station square/multi-storey car park.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

50. On completion and opening of the Multi-Storey Car Park the temporary car park shall cease operation and be closed.

Reason: To safeguard against an over provision of off street parking in the interests of promoting sustainable development and to accord with the City Council's parking standards. (Cambridge Local Plan 2006 policies 8/10 and 9/9).

51. Prior to or concurrently with the submission of the first of the reserved matters application(s) relating to student accommodation, a Student Departure and Arrival Traffic Management Strategy shall be submitted to and approved in writing by the local planning authority. Thereafter the approved Student Departure and Arrival Traffic Management Strategy shall be applicable to all student accommodation within the application site boundary and shall be operational upon first occupation of any block of student accommodation. Arrivals and departures of all occupiers of the student accommodation shall be carried out in accordance with the approved Student Departure and Arrival Traffic Management Strategy, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to safeguard the amenities of nearby residents (Cambridge Local Plan 2006 policies 3/4 and 8/2).

52. The detailed design of the bus interchange shall be the subject of a reserved matters submission. The design shall include details of the layout, arrangement and allocation of bus stops, bus shelters, information systems customer waiting facilities and facilities for bus drivers.

Reason: For the avoidance of doubt and in the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

53. Prior to the commencement of development a detailed scheme for the temporary bus interchange facilities shall be submitted to and approved in writing by the local planning authority. The temporary bus interchange shall be implemented in accordance with the approved details in advance of the cessation of use of the existing bus stops. The temporary bus interchange shall not be closed or obstructed until such time as the permanent bus interchange is operational.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

54. With the exception of a maximum of 13 car parking spaces for use by occupiers of commercial space within the Multi Storey Car Park building and a maximum of 42 car parking spaces for use for operational purposes associated with the railway, the Multi Storey Car Park hereby permitted shall be used solely by railway users. The number of car parking spaces available for use by rail users shall not exceed 619 spaces. Prior to the commencement of use of either any temporary car park for railway users or the multi storey car park hereby permitted, full details of a strategy to prevent use of the temporary car park for railway users and/or the multi storey car park by non-railway users shall be submitted to and approved by the local planning authority in writing. The development shall be implemented in accordance with the approved strategy.

Reason: To safeguard against an over provision of off street parking in the interests of promoting sustainable development and to accord with the City Council's parking standards. (Cambridge Local Plan 2006 Spatial Strategy and policies 8/10 and 9/9).

55. No development shall commence on any phase until the applicant, their agent or successors in title have secured the implementation of the agreed written scheme of investigation (Environmental Statement Appendix D) for that phase.

This written scheme includes the following components, completion of each of which will trigger the staged discharging of the condition:

- (i) fieldwork for each phase in accordance with the agreed written scheme of investigation;

(ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority).

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

56. Any reserved matters application for development that includes an underground car park shall include full details of the ventilation method for the underground car park.

Reason To enable the impact of ventilation plant serving underground car parking to be fully considered in the interests of residential amenity. (Cambridge Local Plan 2006 policy 3/4 and 4/13).

57. The maximum permitted car parking level for all residential development shall be 0.7 space/residential unit and for all commercial development 1space/125 sq m. All reserved matters applications for residential and commercial development shall be supported by evidence to demonstrate that the proposed car parking provision will not have an adverse impact on air quality in the light of information derived from the on site continuous air quality monitoring station. In the event that adverse impacts are identified it is expected that the amount of on site car parking will be reduced.

Reason: To safeguard against an over provision of off street parking in the interests of promoting sustainable development, to accord with the City Council's parking standards and to mitigate against the potential adverse impact of addition car parking within the AQMA. (Cambridge Local Plan 2006 Spatial Strategy and policies 4/14, 8/10 and 9/9).

58. Prior to the commencement of that part of the development for which reserved matters have been approved which lies within 5 metres of the route of the Cambridgeshire Guided Bus, full details of the design and construction methodology, facing materials, openings and maintenance of all building elevations within 5 metres of the route of the Cambridgeshire Guided Bus shall be submitted to and approved by the local planning authority in writing. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed by the local planning authority in writing.

Reason – To safeguard the route of the Cambridgeshire Guided Bus in the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

59. Notwithstanding the information detailed on the parameter plans, no building shall exceed 50m AOD in height.

Reason: In the interests of safety and to safeguard the operation of Cambridge Airport. (Cambridge Local Plan 2006 policy 3/4)

60. Prior to the commencement of any works affecting a listed building or Building of Local Interest full details of the means by which historic buildings and features will be protected during construction works shall be submitted to and approved in writing by the local planning authority. The development shall not commence until the agreed protection measures have been implemented.

Reason: To safeguard the visual amenities and historic fabric of listed buildings and Buildings of Local Interest (Cambridge Local Plan 2006 policies 4/10 and 4/12)

61. Prior to or concurrently with the submission of the first application for approval of Reserved Matters a Site Wide Traffic Management Design Strategy shall have been submitted to and approved in writing by the Local Planning Authority. The Site Wide Traffic Management Design Strategy shall be prepared in accordance with the principles established by this outline consent.

The Site Wide Traffic Management Design Strategy shall more particularly but not exclusively include:

- a) A signage strategy for signage associated with traffic management within the application site.
- b) The materials to be used for road markings associated with parking restrictions
- c) The materials to be used for the construction of guardrails.
- d) Palette of materials including integration with adjacent hard surfaced areas.
- e) The materials to be used for traffic calming measures such as build-outs, cushions and humps.
- f) Materials to be used for tactile paving

Thereafter, there shall be no variation or amendment to the approved Traffic Management Design Strategy unless formally agreed in writing by the Local Planning Authority.

Reason: To allow consideration to be given to the means by which signage and street clutter can be kept to a minimum and to ensure high quality design and co-ordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11, 4/11 and 9/9.

62. Prior to the commencement of development a detailed scheme for the means by which access to Station Square and the bus only link from Hills Road will be restricted to authorised vehicles shall be submitted to and approved by the local planning authority in writing. Such details shall include physical features and signage to prevent access by cars, taxis and other unauthorised vehicles. The approved scheme shall be implemented in advance of first use of the bus interchange or in accordance with a timetable agreed in writing by the local planning authority.

Reason: To ensure high quality design and co-ordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11 and 9/9.

INFORMATIVE: The Applicant is advised to use its best endeavours to retain the original design consultants who were engaged to prepare the masterplan, parameter plans and design Statement/Design and Access Statement, in an advisory role when developing and submitting reserved matters applications. It is advised that only qualified design teams with the necessary design skills and experience should develop design solutions for reserved matters applications to ensure that the vision of the site approved by the outline application is met.

INFORMATIVE: To satisfy condition 33 which requires the submission of a noise insulation scheme, the applicant is advised that the noise level from plant vents etc associated with this application should not raise the existing background level by more than 3 dB both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises, both those existing in the area and any proposed noise sensitive premise within the development, itself. Tonal / impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise survey/data in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar, which is specifically related to plant from buildings which have been approved under a full permission, at a later date. This will indicate/predict if noise generation from the plant is acceptable. Full acoustic calculations need to be detailed.

Such a survey should include details of proposed type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points, attenuation details of any intended enclosures, silencers or barriers and hours of operation.

INFORMATIVE: To satisfy condition 34 which requires the submission of a scheme for noise insulation to the building envelope, the applicant / developer must ensure that the residential units fronting the principal roads are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:1999 “Sound Insulation and noise reduction for buildings-Code of Practice” derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and summer cooling acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulation AD F: Ventilation will also need consideration.

It is likely that the residential units with rooms fronting the roads façade will require non-openable acoustic double-glazing and some form of forced ventilation or comfort cooling such as air conditioning as part of any noise insulation scheme. Due to the relatively high ambient noise levels it is likely that a ducted ventilation system which intakes on the quiet side of the building not fronting the roads will be required.

INFORMATIVE: With regard to construction noise / vibration the applicant is advised to contact:

- i. The Considerate Contractors’ Scheme
- ii. The Health & Safety Executive, 14 Cardiff Road, Luton, LU1 1PP: -Tel No: 01582 444200 concerning health and safety regulation requirements associated with the construction and operational phases. Considering the age of these buildings asbestos may be present and will need to be removed in accordance with appropriate regulations.

The Environment Agency, Brampton Environment District, Bromholme Lane, Brampton, Huntingdon, Cambs, PE28 4NE, Tel no: 01480414581 for advice regarding, the removal and disposal of waste and adherence with Agency pollution prevention guidelines. The waste produced on the site during demolition / construction will be subject to the general Duty Of Care under the Environmental Protection Act 1990 and is likely to be subject to control under the Waste Management Licensing Regulations 1994 and the Special Waste Regulations 1996 (hazardous waste).

INFORMATIVE: To satisfy condition 35 which requires the submission of a demolition / construction noise and vibration impact reports, the following should be included in any report: details regarding the phasing of the demolition, the demolition activities of each phase, the timetable for that phasing, associated predicted noise and vibration levels at the nearest noise sensitive locations, details of any noise/vibration mitigation measures and noise/vibration monitoring. The report should also detail liaison, consultation and public relation arrangements. This report could detail phase schemes as they progress. In relation to environmental construction noise impact we recommend the developer uses the standard the City Council requires in relation to noise levels when letting contracts, known as clause 109 Noise Control.

INFORMATIVE: To satisfy condition 42 which requires the submission of details for on site waste storage the applicant should contact the Waste Strategy Officer for further advice and clarification regarding the provision of waste storage and collection requirements

INFORMATIVE: The following conditions will be applied to any listed building consent or conservation area consent to be granted for demolition works:

A: No works for the demolition or part demolition of a listed building, the buildings of local interest, or of the Deity buildings shall be commenced unless and until:

a) a contract has been let, in each case, for a replacement development which has the benefit of full planning permission;

b) the building has been recorded and items / features / materials worthy of salvage identified, to a specification to be agreed by the City Council's Historic Environment Manager and the County Council's Development Control Archaeologist; the completed record has been approved by them; and copies of the record have been deposited with the City and County Councils and the Cambridgeshire Collection.

B: Items features or materials noted as worthy of salvage shall be carefully removed for re-use, within the CB1 development where possible; the re-use or other disposal of such items shall be subject to the prior written approval of the City Council.

INFORMATIVE: Listed building consent and Conservation Area Consent will be required in advance of any works to the listed Station Building and other buildings within the Conservation Area. The grant of Outline Planning Permission should not be regarded as pre-determining the outcome of these applications which will be considered on their own merits.

Reasons for Approval

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

East of England plan 2008: SS1, SS2, SS3, SS4, E2, H1, H2, T1, T2, T3, T4, T5, T8, T9, T13, T14, T15, ENV6, ENV7, ENG1, CSR1, CSR2 and CSR4

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 and P9/9.

Cambridge Local Plan 2006: 3/1, 3/2, 3/3, 3/4, 3/5, 3/6, 3/7, 3/8, 3/11, 3/12, 3/13, 3/15, 4/3, 4/4, 4/6, 4/7, 4/9, 4/10, 4/11, 4/12, 4/13, 4/14, 4/15, 4/16, 5/1, 5/5, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 6/3, 6/8, 6/10, 7/1, 7/2, 7/7, 7/9, 7/10, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/9, 8/10, 8/11, 8/13, 8/16, 8/18, 9/1, 9/2, 9/9, 10/1.

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

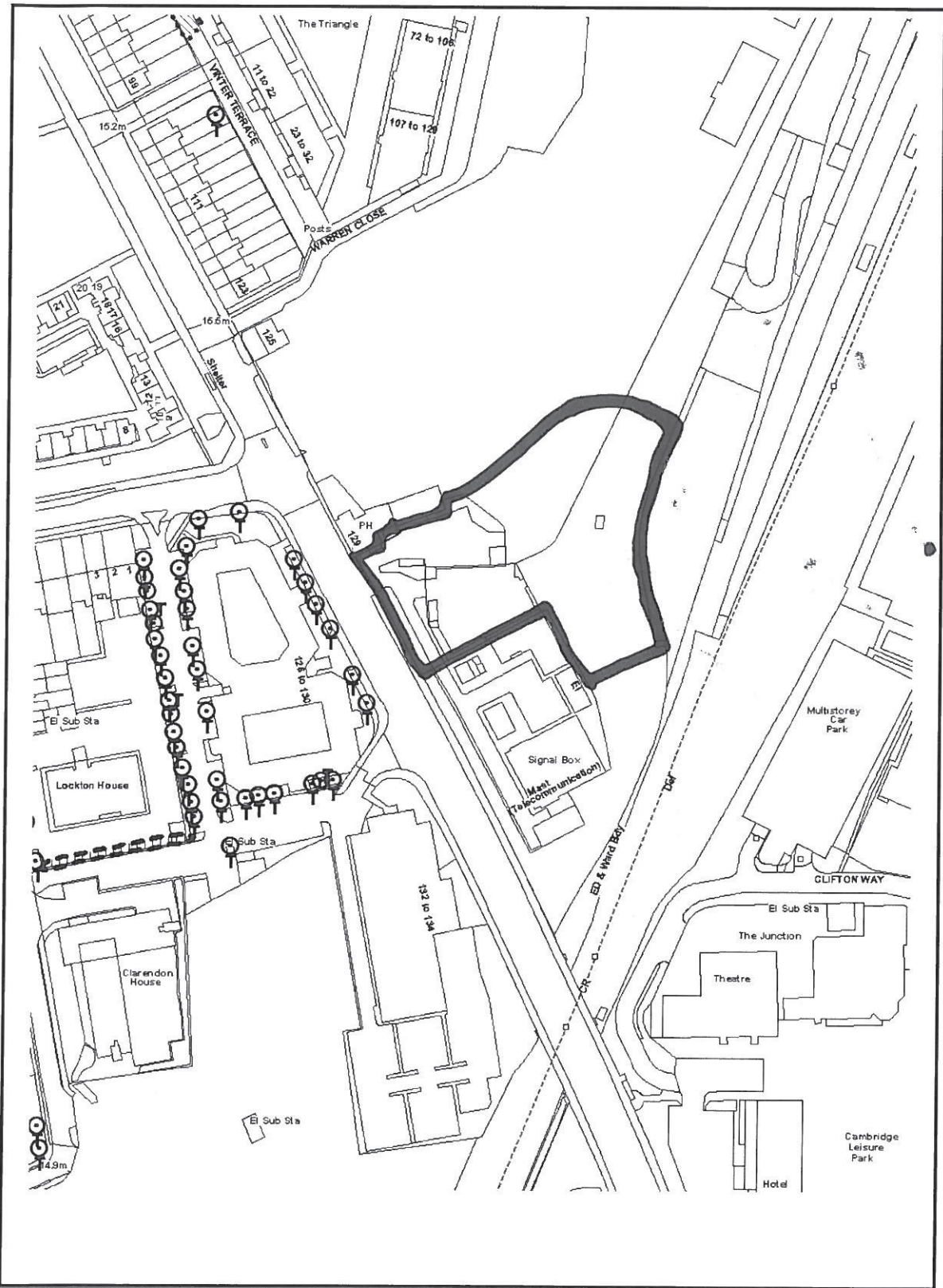
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

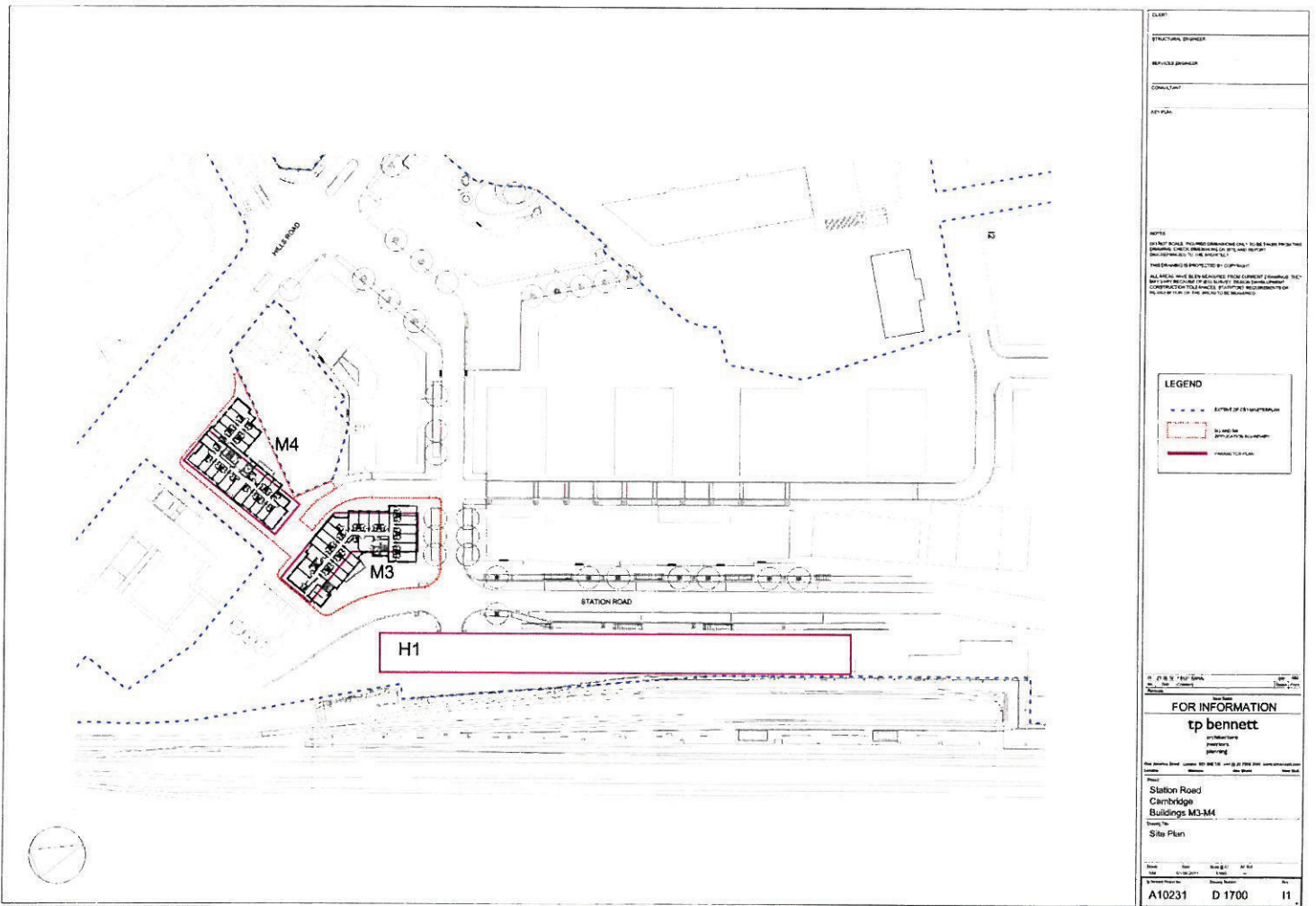
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

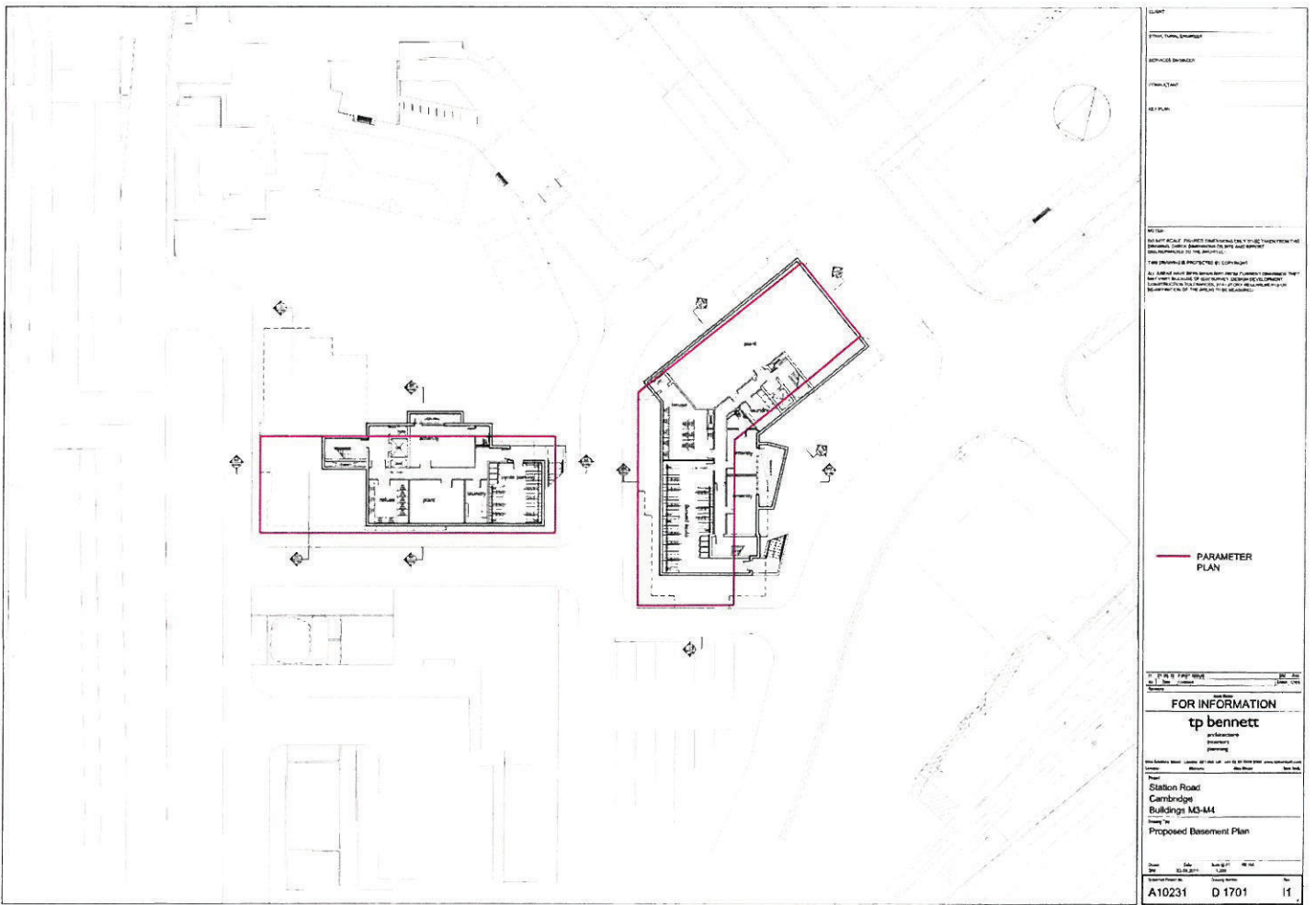
These papers may be inspected on the City Council website at:
www.cambridge.gov.uk/planningpublicaccess
or by visiting the Customer Service Centre at Mandela House.



11/1538/S73
Redevelopment Station Area CB1 Station Road



DATE:	
STRUCTURAL OFFICE:	
CLIENT'S PERSON:	
CONTRACT:	
REV. PLAN:	
NOTES:	<p>THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT'S PERSON SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.</p> <p>THE DRAWING IS PROTECTED BY COPYRIGHT. ALL RIGHTS ARE RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CLIENT'S PERSON.</p>
LEGEND:	<p>--- EXTENT OF CONSTRUCTION</p> <p>--- BUILDING FOOTPRINT</p> <p>--- PROPOSED PLAN</p>
<p>FOR INFORMATION</p> <p>tp bennett</p> <p>Architects</p> <p>100 Brook Street, London W1B 3BU, UK. Tel: +44 (0)20 7460 2000. www.tp-bennett.com</p> <p>Station Road Cambridge Buildings M3-M4</p> <p>Scale: 1:500</p> <p>Site Plan</p>	<p>DATE: 10/10/2011</p> <p>BY: [Signature]</p> <p>SCALE: 1:500</p> <p>NO: A10231 D 1700 I 1</p>



CLIENT
 PROJECT NAME
 PROJECT NUMBER
 CONTRACT
 SHEET NO.

DRAWN BY
 CHECKED BY
 DATE

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——— PARAMETER PLAN

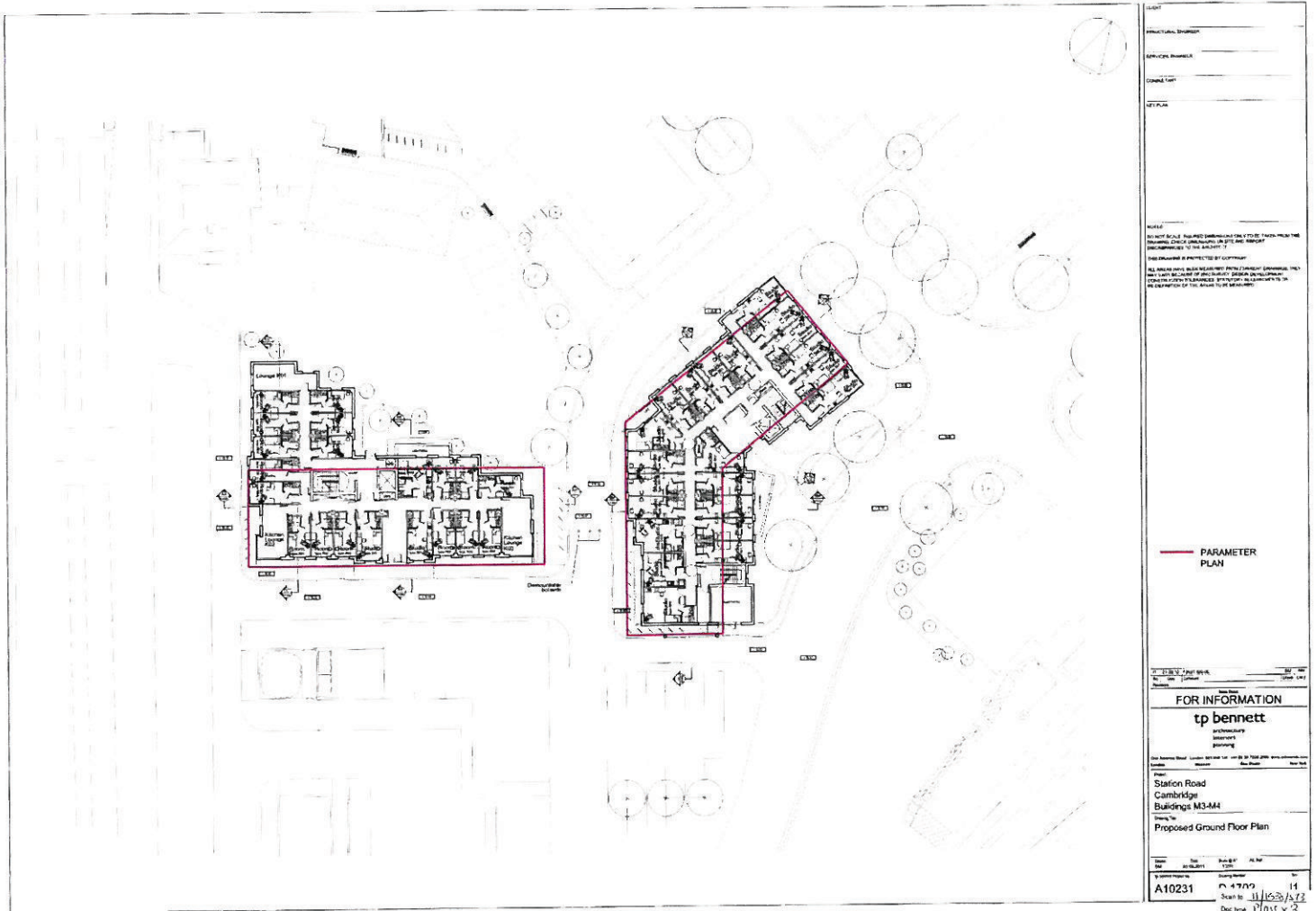
1" = 16' 0" (1:483)

FOR INFORMATION
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 617.452.2200
 www.tp-bennett.com

Project
 Station Road
 Cambridge
 Buildings M3-M4
 Drawing No.
 Proposed Basement Plan

Date	10/12/2011	Scale	1" = 16' 0"
Drawn By	TPB	Checked By	TPB
Project No.	A10231	Sheet No.	D 1701
Total Sheets	11		



ARCHITECT
 STRUCTURAL ENGINEER
 CIVIL ENGINEER
 CONSULTANT
 ELECTRICAL

NOTES:
 1. THIS PLAN IS A PROPOSED GROUND FLOOR PLAN FOR THE PROPOSED STATION ROAD BUILDINGS M3-444 IN CAMBRIDGE.
 2. THE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
 3. THE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
 4. THE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.

———— PARAMETER PLAN

FOR INFORMATION
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 ARCHITECTS
 100 MARKET STREET
 CAMBRIDGE CB2 3RQ
 TEL: 01223 353888
 FAX: 01223 353889
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Station Road
 Cambridge
 Buildings M3-444
 Drawing No: Proposed Ground Floor Plan

NO.	DATE	BY	CHKD BY	APP'D BY
A10231	14/05/20	JK	JK	JK

Drawn by: JK
 Checked by: JK
 Approved by: JK

Application Number	11/1537/REM	Agenda Item	
Date Received	5th January 2012	Officer	Mrs Sarah Dyer
Target Date	5th April 2012		
Ward	Trumpington		
Site	Station Area Redevelopment Land Between Cambridge Station And Hills Road - Blocks M3 And M4 Of The CB1 Station Area Masterplan Cambridge Cambridgeshire		
Proposal	Approval of reserved matters for phase 1B of the CB1 masterplan, comprising blocks M3 and M4 for 232 student units along with associated facilities, part of an access road (including the installation of the bollards), a substation and landscaping.		
Applicant	Mr Derek Ford 38 Station Road Cambridge CB1 2JH		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site forms part of a larger area which is the subject of the CB1 Station Area Redevelopment proposals for which outline planning permission was granted in April 2010. Specifically the application relates to Blocks M3 and M4 of the Masterplan.
- 1.2 The application site includes land to the west of the Guided Bus Way (Block M3) and between the Network Rail Operational Centre (signal box) and the Earl of Derby Public House (Block M4) both to the east of the Hills Road/Brooklands Avenue junction. Access to the site is via an extension of the access Southern Access Road which is under construction. The sites are currently undeveloped but are being used in conjunction with construction activities on adjacent sites.
- 1.3 To the north of the site are two student accommodation blocks which are currently under construction (Blocks M1/M2 and M5 of the CB1 Development). To the south is the signal box and associated car parking. To the west is Hills Road. Alongside

the bridge there is a new cycle path which links to a new pedestrian crossing on the bridge, a strip of rough ground and a vehicle access to the signal box. To the east is the guided bus route which goes under Hills Road Bridge and the Kings Lynn to London railway line.

- 1.4 The application site is within an area of major change as allocated by the Cambridge Local Plan 2006 (Policy 9/9 Station Area) and part of the site falls within Conservation Area No.1 – Central and the controlled parking zone. The Earl of Derby Public House is a Building of Local Interest (BLI).
- 1.5 There are no trees within the application site.

2.0 THE PROPOSAL

- 2.1 This application relates to a submission of reserved matters for Blocks M3 and M4 of the Masterplan following the grant of Outline Planning permission in April 2010. When outline planning permission was granted the only detailed matter that was also approved was access, all other matters were 'reserved' for determination a later stage. In this case the 'reserved matters' were appearance, landscaping, layout and scale. This submission relates to all of these matters.
- 2.2 Outline planning permission was granted subject to a number of planning conditions. The most pertinent condition to this submission is condition 3. This condition requires that all reserved matters for each phase must be approved before development can commence.
- 2.3 There are also a large number of conditions on the outline planning permission that require the submission of further detailed information in tandem with the reserved matters submission for discharge prior to the commencement of development. The discharge of these planning conditions is complicated by the fact that an application has been made for a minor material amendment (MMA) to the outline permission (08/0266/OUT) in respect of Blocks M3 and M4 only (application ref. 11/1538/S73). The minor material amendments that form the basis of the application relate to adjustments to the footprints of both blocks and the development of a basement under each block to accommodate cycle parking, plant and refuse storage. If the MMA application is successful

a new Outline Planning permission will be granted and it will be necessary to discharge the conditions against that permission. A report is presented elsewhere on the Agenda for this application.

The discharge of planning conditions can be carried out under powers delegated to officers but I have made reference to them throughout my report as background information. The relevant conditions relate to the following:

Condition 5 – Development to be carried out in accordance with Parameter Plans.

Condition 8 – Development in accordance with Public Realm and Landscape Strategy.

Condition 10 – Development in accordance with Estate Management Strategy

Condition 11 – Detailed landscape scheme in accordance with Public Realm and Landscape Strategy

Condition 13 – Management and maintenance plan for landscaping.

Condition 18 – BREEAM (Excellent)

Condition 20 – Renewable energy (15%) – installation and operation

Condition 23 – Surface Water drainage

Condition 25 – Ecological Conservation Management Plan

Condition 26 – Disabled parking (5%)

Condition 28 – Cycle parking

Condition 29 – Foul Water drainage

Condition 34 - Noise attenuation scheme/phased attenuation (internal)

Condition 42 – On site waste storage

Condition 57 – Car parking ratio/Air Quality impact

Condition 58 – Detailed design in relation to the Cambridge Guided Bus (CGB)

2.4 The application is accompanied by the following supporting information, some of which relate to discharge of planning conditions:

1. Covering letters from Savills dated 12 December 2011 (MMA and RM)
2. Planning Application Forms
3. Plans and elevations TP Bennett and RMA Drawings dated December 2011

4. Beacon Planning Heritage Statement
5. TP Bennett Design & Access Statement dated December 2011
6. RMA Landscape Report dated December 2011
7. RMA Landscape Management Specification dated December 2011
8. Bidwells Estate Management Strategy dated December 2011
9. Rambolls BREEAM report dated December 2011
10. Rambolls Renewable Energy Strategy dated December 2011
11. Mott Macdonald Surface Water and Foul Water Strategy Drainage
12. RPS Ecological Conservation Management Plan dated December 2011
13. Mott Macdonald Air quality Statement dated December 2011
14. Daylight and Sunlight Report dated December 2011
15. Draft Accommodation and Area Schedule dated 11 November 2011.
16. HannTucker Associates Environmental Noise Survey PPG24 and External Building Fabric Assessment Report dated 15 November 2011.
17. Additional Access Statement dated February 2012

2.5 The application has been amended to respond to concerns raised by the case officer, the Urban Design and Conservation team, the Landscape Officer and the Cycling and Walking Officer. The amendments are as follows:

Amendments to ground floor plan:

- Ground floor entrance door to Block M3 repositioned closer to the junction and aligned with window module above.
- Northeast elevation to Block M4 amended to provide symmetry.
- New window module to Blocks M3 and M4.
- Revisions to access to cycle parking – 400 mm ramp to steps, handrail to middle and 700 mm ramp to handrail to sides.

Amendments to roof plan:

- Revisions to lift overrun and roof access.

Amendments to basement plan:

- Revised cycle parking provisions
- Revised refuse storage.

Amendments to Block M3 elevations:

- Amended door position at main entrance.
- Height of ground floor raised by 250 mm and window module refined to improve proportions.
- Ground floor base of building amended to stone to provide definition from Blocks M1, M4 and M5.
- Mansard roof form introduced.
- Bay configuration to access road amended to align with the rest of the elevations.
- Window positions to mansard room adjusted to align with window bay beneath.

Amendments to Block M4 elevations

- Hills Road elevation amended to improve proportions
- Mansard roof form introduced.

Amendments to landscape around Block M3

- Revised tree planting scheme to east of Block M3 with one plane tree and two lime trees.
- Revisions to paving in line with changes to footprints and elevations
- Revisions to landscape to the north of Block M3 to increase permeability and improve visual links. Planting replaced by tree grilles
- Enclosed garden to east of M3
- Two green roofs developed in plan and section to include sedum, chalk grassland species and aggregates.
- Revised locations for visitor cycle parking.

Amendments to landscape around Block M4

- Confirmation that additional landscaping requested the Landscape Officer falls outside the application site and the applicant's ownership.
- Revised locations for visitor cycle parking.

3.0 SITE HISTORY

Reference	Description	Outcome
08/0266/OUT	CB1 Station Area Redevelopment	A/C
11/1537/S73	Minor Material Amendment to outline planning permission ref. 08/0266/OUT comprising of alteration to conditions 4 and 5 to enable adjustments to be made to the footprints of Blocks M3 and M4 only and to enable the construction of a basement in both blocks M3 and M4.	Pending

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes
	Public Meeting/Exhibition:	No
	DC Forum:	No

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable

development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 Planning Policy Statement 3: Housing (first published November 2006, 2nd edition published January 2010, 3rd edition published June 2010, 4th edition published June 2011):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

The definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities.

(June 2010)

Technical amendments to Annex B: Definitions, to reflect the introduction of Affordable Rent. (June 2011)

- 5.4 **Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009):** sets out the government's planning policies for economic development, which includes development in the B Use Classes (offices, industry and storage), public and community uses and main town centre uses. The policy guidance sets out plan-making policies and development management policies. The plan-making policies relate to using evidence to plan positively, planning for sustainable economic growth, planning for centres, planning for consumer choice and promoting competitive town centres, site selection and land assembly and car parking. The development management policies address the determination of planning applications, supporting evidence for planning applications, a sequential test and impact assessment for applications for town centre uses that are not in a centre and not in accordance with the Development Plan and their consideration, car parking and planning conditions.
- 5.5 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

- 5.6 **Planning Policy Statement 9: Biodiversity and Geological Conservation (2005):** Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.
- 5.7 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.8 **Planning Policy Statement 22: Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.
- 5.9 **Planning Policy Statement 25: Development and Flood Risk (2006):** States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.
- 5.10 **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.

5.11 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.12 **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.

5.13 **East of England Plan 2008**

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

SS3: Key Centres for Development and Change

H1: Regional Housing Provision 2001 to 2021

H2: Affordable Housing

T2: Changing Travel Behaviour

T3 Managing Traffic Demand

T9: Walking, Cycling and other Non-Motorised Transport

T13 Public Transport Accessibility

T14 Parking

ENV1: Green Infrastructure

ENV3: Biodiversity and Earth Heritage

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 2: Water Infrastructure

WAT 4: Flood Risk Management

WM6: Waste Management in Development

5.14 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

5.15 Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/15 Shopfronts and signage

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

5/12 New community facilities

6/8 Convenience shopping

6/10 Food and drink outlets.

7/10 Speculative Student Hostel Accommodation

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

8/16 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
9/9 Station Area

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
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
9/9 Station Area
10/1 Infrastructure improvements (transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects)

5.16 Supplementary Planning Documents

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.

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.

Cambridgeshire and Peterborough Waste Partnership (RECAP):

Waste Management Design Guide Supplementary Planning Document February 2012 The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.

5.17 **Material Considerations**

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) 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.

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be "yes", except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a

clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community

4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

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.

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

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

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

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

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 complements the Sustainable Design and Construction SPD.

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

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.

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment - in November 2010 the Cambridge and South

Cambridgeshire Level 1 Strategic Flood Risk Assessment (SFRA) was adopted by the City Council as a material consideration in planning decisions. The SFRA is primarily 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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 Application as submitted:

Without a set of bollards to limit unauthorised vehicle movements a potential route is created from Station Road to Hills Road avoiding two sets of traffic signals. This may prove attractive to some motorists and would result in increased conflict with cyclists on the cycle ramp off Hills Road Bridge. Unless and until these bollards are provided the Highway Authority urge that the proposal is REFUSED.

Otherwise, provided that all previous commitments under the over-arching Section 106 agreement are honoured, the proposal is acceptable to the Highway Authority

Following clarification:

A drawing showing the proposed bollards has been submitted, however there is still potential for vehicles to mount the footways adjacent to the bollards and by-pass them. This needs to be addressed.

The link to the busway must also be protected by a bollard to prevent access by motor vehicle.

Revised plans:

I will provide an update on the Amendment Sheet or orally at the Committee meeting.

Cambridgeshire County Council (Sustainable Communities)

6.2 No comments received.

Head of Environmental Services

6.3 Waste – further information requested regarding compaction of waste and capacity calculations. Bins for recycling are acceptable but there is no facility for organic/food waste. Details of waste collection and frequency of collection need to be clarified. Condition 42 cannot be discharged.

Air Quality – acceptable and Condition 57 can be discharged.

Noise - the noise report is insufficient as it does not assess the imminent noise environment and therefore mitigation measures cannot be assessed. Further information is needed regarding noise from the Earl of Derby and the proposed substation.

Urban Design and Conservation Team

6.4 Application as submitted:

Building M3

Clarification of the amenity function is needed as this may present further opportunities in terms of creating activity and surveillance along the Elevation D frontage (towards bus link). Overall, our view is that this block needs further work in terms of the simplifying the building lines, integrating services and functions such as the sub-station and basement lift. A revised architectural approach, using the family of materials, but which differentiates itself from the other 'M Buildings' would, we believe create a building that responds to its more prominent place in the masterplan.

Building M4

Overall this building is acceptable in scale and massing. Amendments to Elevation A (towards Hills Road) will result in a building that responds better to the context and the address to Hills Road. Revisiting the materials palette will help to create building that fits within the overall family of buildings proposed for this part of the CB1 masterplan whilst achieving a degree of difference to help it tie in more successfully with the Earl of Derby.

Revised plans:

Building M3

The revised proposals are acceptable. Conditions are recommended to control the detailed design and to address concerns about the entrance canopy which is not acceptable.

Building M4

The revised proposals are acceptable. Conditions are recommended to control the detailed design.

Cambridge City Council Senior Sustainability Officer (Design and Construction)

6.5 Discussions with the Council's previous Sustainable Design and Construction Coordinator led to an agreement that low carbon technology could count towards the 15% renewables target. The applicants proposed strategy for reducing carbon emissions in relation to Phase 1b comprises the following measures:

1. Energy efficiency measures (building fabric, air permeability) to reduce emissions by 3.4% (11 tonnes of CO₂ annually) compared to a Building Regulations (2010) compliant scheme;
2. The use of gas fired Combined Heat and Power (CHP) in combination with a thermal store to reduce carbon emissions by a further 22% (or 67.4 tonnes of CO₂ annually);

3. The use of a 300m² photovoltaic array, which will reduce carbon emissions by a further 7% (16.1 tonnes of CO₂ annually).

These figures exceed the requirements of the condition 20, which is to be fully supported. Overall the proposed strategy will improve the total site emissions by 29% from the baseline scenario.

It is also encouraging to note that the energy strategy makes reference to the potential of connecting the scheme to district heating if such a system becomes available in this area of the City in the future.

The use of a green roof is fully supported.

A BREEAM Pre-Assessment Report has been submitted for the student accommodation element of Phase 1b, and this shows that this is capable of achieving a BREEAM “Excellent” rating of 76.80% for this development if all of the definite and possible credits are achieved. Further credits may be available during the fit-out stage of the development. Such an approach is in keeping with the requirements of Condition 18, and as such is supported.

There are certain aspects of the proposed strategy for attaining the required BREEAM rating that are particularly welcomed e.g the targeting of 3 out of a possible 5 credits in relation to water consumption (a 40% reduction compared to a notional baseline) and reference to the production of a building user guide.

Conditions 18 (BREEAM) and 20 (Renewable Energy) are fully supported.

Head of Streets and Open Spaces (Tree Team)

- 6.6 No comments received.

Head of Streets and Open Spaces (Landscape Team)

- 6.7 Application as submitted:

Block M4 – the block needs to positively address Hills Road and the establishment of large scale trees in this area would make a

significant to both the public realm and establishing a threshold for the M4 building. The proposed fence and planting along the boundary with the Earl of Derby car park is supported.

Block M3 - The proposed footprint of M3 differs from the Masterplan. Whilst this may be a positive improvement in terms of internal layout, the consequence is an encroachment on the space allocated for trees along the Bus Interchange and Guided Busway route. . A 5.9m setback from the M3 building is specified in the Landscape Strategy. The subject application proposes a minimum setback of 4.5m. This is not sufficient, and will result in a poorly formed tree subject to a lifetime of regular pruning to prevent it from damaging the building. Two out of the three London Plane trees proposed will not have adequate space to mature properly and the success of all three trees is critical in establishing a relationship across the street with the three trees proposed in front of the H Block.

Revised plans:

I will provide an update on the Amendment Sheet or orally at the Committee meeting. Informal comment is that the revised proposals are acceptable.

Head of Streets and Open Spaces (Walking and Cycling Officer)

6.8 Application as submitted:

Basement Cycle Parking

A 400mm ramp should be provided on both sides of the steps with a handrail in the middle and with a minimum of 700mm between the ramp and handrail on each side. It is not acceptable to expect users to have to lift their bicycles into an upright position. The vertical lockers are therefore not acceptable.

A minimum of 2.5m is needed between double decker racks in order to manoeuvre bicycles on and off.

The basement cycle parking for Block M3 does not provide enough aisle width.

Visitor Cycle Parking/Footways:

The link to the toucan crossing south of the junction on Hills Road is likely to have very high levels of cycle and pedestrian usage and the width of the link west of M4 and south of M3 is only 3m width which is the minimum for a shared path and will struggle to accommodate usage. Providing wider footways for pedestrians should be explored. At a minimum the footway to the west of M4, along the ramp and to the south of M3 should be kept clear and an alternative location found for this cycle parking.

Revised plans:

I will provide an update on the Amendment Sheet or orally at the Committee meeting. Informal comment is that the revised proposals are acceptable.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.9 The use of green roofs is fully supported. No further comments.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.10 No comments received.

CCTV Team

6.11 No issues for CCTV.

English Heritage

6.12 The application includes the varying of the footprint to M4 to increase the frontage to Hills Road. In townscape terms this has the advantage of reducing the gap between the Earl of Derby and M4, while at the same time providing improved proportions for the west elevation of the block.

The south elevation of Block M4 has a symmetrical treatment which is at odds with the asymmetrical treatment to other blocks. This makes the south elevation appear more formal and such an approach is questioned.

Block M3 needs to read along with the end of Block H1 but the details of this block are not being brought forward with this application.

The same materials should be used on Blocks M3 and M4 as are being used on other student blocks currently under construction. Landscaping should be carried out fully in accordance with the previously approved design.

Revised plans:

I will provide an update on the Amendment Sheet or orally at the Committee meeting.

Natural England

- 6.13 Condition 11 - Biodiversity has been given due consideration within the Landscape Management Plan; climbing plants have been included along with adequate foraging provision for birds and bats. Overall, the green infrastructure proposed within this development, including the biodiversity enhancing measures, provision of suitable accessible green space and provision for cyclists, is as we would expect. Condition 11 can be discharged.

Condition 25 - The Ecological Conservation Management Plan Statement adequately demonstrates how works conducted during this phase accord with the overall ecological aims and objectives of the wider project. The statement acknowledges the importance of ecological connectivity within the site, proposing a range of biodiversity enhancing measures such as green roofs, nest boxes and the planting of trees and shrubs as previously suggested by Natural England. The proposed ecological monitoring programme is also of sufficient length. Condition 25 can be discharged.

Conditions 20, 22 and 29 – No further comment.

Environment Agency

- 6.14 No objections.

Anglian Water

- 6.15 There is capacity for waste water treatment and available sewage capacity for foul drainage and the surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable. As per CB1 phase 1B Surface Water and Foul Water strategy for condition 23 and 29 (blocks M3 and M4 Produced by Matt Macdonald dated 21 November 2011).

A condition is recommended that requires that the development is not occupied until works have been carried out in accordance with the surface water strategy.

Informatives requested drawing attention to Anglian Water assets and trade effluent discharge.

Cambridge Water

- 6.16 No comments received.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.17 No comments received.

Cambridgeshire County Council (Archaeology)

- 6.18 No comments received.

Design and Conservation CB1 Sub-Panel (Pre-application presentations to meetings on 3 August 2011, 31 August 2011 and 28 September 2011)

- 6.19 Notes of the Sub Panel meetings as they relate to Blocks M3 and M4 are attached at Appendix 1. At their latest meeting on 28 September 2011 the Sub Panel concluded as follows:

The Panel's comments last time on M3 and M4 have been addressed, though the ground floor mediation space and the relationship with the proposed cycle way remain unresolved.

The Panel remain concerned about the treatment of the development and its 'edges' with adjoining properties and hope that this can be addressed in part through landscaping. This concern is exemplified by the failure to address the relationship

between the area to the south of H1 and the adjoining area owned by British Rail.

VERDICT – GREEN (subject to the resolving of the outstanding ground floor mediation space at M4 and its relationship with the cycle way).

Disability Consultative Panel (Meeting of 1 February 2012)

6.20 The Panel raised the following issues:

- Handrails and accessibility features required in bathrooms.
- The platform lift needs to be fitted with a secondary power supply.
- Space for storage of mobility scooters should be provided in the basement.
- Sliding doors should be provided between the bathroom and kitchen areas.
- Double doors should be asymmetrical.
- More emergency exits are needed.
- Potential for clashes between pedestrians and cyclists.
- Better management is needed to ensure that cycles are not being locked to street furniture.

The Panel would welcome the opportunity to make a site visit to view the student rooms when completed.

Cambridge City Council Access Officer

6.21 No comments on this application.

6.22 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 Cambridge Past Present and Future have made representations about both applications:

7.2 The representations can be summarised as follows:

- Concern about the extension of the development beyond the agreed footprint and view that outline permission should be enforced.
- Little privacy is provided to ground floor flats.
- Natural ventilation should be provided.
- There should no protruding services etc. on the roofs.
- A communal power plant should be included.

7.3 A representation has been received from the occupier of Whitlocks High Street, Trumpington. He expresses the view that there is a great need for a pedestrian link bridge between the Station and the Leisure Park and that consideration of a crossing point should be considered as part of this application.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Impact on the Heritage Assets
4. Trees
5. Public Art
6. Renewable energy and BREEAM
7. Disabled access
8. Residential amenity
9. Refuse arrangements
10. Highway safety
11. Car and cycle parking
12. Third party representations

13.Outstanding issues raised by internal and external consultees.

14.Planning Obligation Strategy

Principle of Development

8.2 The principle of development has been established by the Outline Planning consent as amended by the Minor Material Amendment (application ref. 11/1536) and associated parameter plans. Parameter plans 3 to 9 address the following matters:

☐ PP3 Building Layout (+ maximum balcony/canopy overhang 1.5m)

☐ PP4 Building and Ground Conditions (building height (maximum height of occupied floorspace + maximum plant/lift motor rooms 2 m), building height above proposed ground level, proposed ground level (+/- 0.5m tolerance), existing ground level and proposed ground floor setback)

☐ PP5 Access and Circulation

☐ PP6 Public Realm and Open Space

☐ PP7 Residential and Non-Residential Parking.

☐ PP8 Proposed Uses – Ground Floor

☐ PP9 Proposed Uses – Typical Upper Levels

8.3 There is a report elsewhere on the Agenda which deals with the application for a Minor Material Amendment to the Outline Permission to accommodate changes to Blocks M3 and M4 in comparison with the Parameter Plans as approved under the original Outline Planning Consent. This report assumes that the recommendation on that report is accepted.

8.4 The parameter plans principally control the size and mass of the development and the disposition of land uses. I will deal with issues of appearance, layout, scale and landscaping in the following section on Context of the site, design and external

spaces. With regard to use, the parameter plans set out that the use of both the ground floors and the upper floors of Blocks M3 and M4 will be student accommodation.

- 8.5 232 student rooms are to be accommodated within blocks M3 and M4. There will be 129 studios and 10 accessible studios in Block M3 and 62 en-suite rooms, 27 studios and 4 accessible rooms in Block M4. A student amenity area is to be provided in the ground floor of Block M3 adjacent to the bus interchange and Blocks M1/M2. These uses accord with the parameter plan disposition of uses. The basement level of each block is to accommodate cycle parking, refuse storage, plant and amenity space. The Minor Material Amendment allows for the provision of a basement.
- 8.6 In my opinion, the principle of the development is acceptable and in accordance with policies 3/1, 6/8, 6/10 and 9/9 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.7 The reserved matters submission relates to the appearance, landscaping, layout and scale of the development, therefore design considerations are key to the determination of the application. The parameter plans have set a threshold on matters such as the footprint and height of the blocks as they come forward in their detailed form and the approvals of the parameter plans were predicated on the assumption that buildings of such height and mass would be acceptable in the context of the site. It is therefore essential that the buildings that have been brought forward accord with parameter plans.
- 8.8 There is a report elsewhere on the Agenda which deals with the Minor Material Amendment of the footprint of the blocks. On the assumption that the recommendation is accepted, blocks M3 and M4 have building footprints that accord with the parameter plans. A comparison can be made between the building heights as defined by the parameter plans and the reserved matters submission as follows:

Block	Parameter Plan height (occupied)	RM height (occupied floorspace)	RM height to parapet	RM height to plant

	floorspace)			
M3	18m	17.2m	18m	19m
M4	15m	14.2m	15m	16.2m

Taking into account the allowances and tolerances set down by Parameter Plan 4, the proposed development accords with the Parameter Plan height limits.

- 8.9 The overall layout and scale of the development are controlled by the restrictions imposed by the parameter plans and I have concluded that the scheme accords with the maximum parameters. However consideration also needs to be given as to the how the built forms sit within those parameters and the appearance of the development. Only by doing this can the detailed impact of the development be properly addressed.

Appearance and scale of development

- 8.10 Block M3 which faces the bus link and sits alongside the Cambridge Guided Bus (CGB) route accords with the parameter plan that is permitted by the Minor Material Alteration. In comparison with the original parameter plans it is shorter at its southern end to allow for the cycle link to the CGB route. The Parameter Plans permit a building six storeys in height.
- 8.11 At ground floor level the revised layout includes amenity space for students and the main entrance to the block at the northern end close to the bus route. This adds animation to the street which was lacking in the earlier plans. This was an issue raised by Design and Conservation Sub Panel that has been addressed by the revised plans. The ground level is also raised to give prominence to this space and to provide protection for the students occupying ground floor accommodation on the east and west elevations. A similar approach has been taken on the permitted student blocks. The increase in height at ground floor level and the setting back of the fifth floor within a mansard roof also respond well to the base, middle and top approach to good design.
- 8.12 Block M4 sits between the Earl of Derby Public House and the Network Rail Operational Centre. It accords with the parameter

plan that is permitted by the Minor Material Alteration. In comparison with the original parameter plans it is of an L shaped form rather than rectangular to allow for the cycle link to the CGB route which runs to the South of Block M4 and not the North as originally planned. The Parameter Plans permit a building five storeys in height. This limitation on height in comparison with Block M4 reflects the location of Block M4 as part of the Hills Road streetscene. It also aligns with the gradual increase in height between Blocks M5 and M6 as approved, which have three and four storeys respectively.

- 8.13 The main entrance into Block M4 fronts the cycle link. There is limited amenity space in Block M4 because it is envisaged that residents will share the space in Block M3. In common with Block M3 the ground floor level is raised.
- 8.14 The revised plans show a simplified building design using a limited palette of materials. The mansard roof form is different to that used on Blocks M5 and M6. This change is intentional and one way of responding to the earlier criticism that the design of these blocks should not replicate the design of approved blocks elsewhere on CB1. I support the view that as each phase of the development is brought forward it should have its own identity while also providing a cohesive whole through use of materials and landscaping.
- 8.15 At ground floor level Block M3 has a reconstituted stone finish to differentiate it from the other M blocks. At first to fourth floor level the external treatment will be buff brick with aluminium framed windows which include a ventilation panel. The fifth floor mansard roof will be finished with standing seam zinc rain screen cladding. Block M4 is to be finished in the same materials with the exception of at ground floor the building will have a recessed brick detail. This detail will tie in well with the Earl of Derby Public House.
- 8.16 Both buildings will have plant on the roof including photovoltaic cells. The plant area is set back from the edge of the roof. It will not be visible from the ground and will not adversely affect long views.

External spaces and landscaping/tree planting

- 8.17 The reserved matters submission is supported by a landscaping scheme for the area surrounding Blocks M3 and M4 including the access road which is a continuation of the Southern Access Road. The planting around Block M3 includes three trees adjacent to the CGB route. As amended, one of these trees will be an Oriental Plane to complement the other Plane trees within the Bus Interchange. The other two trees will be Silver Lime trees. To the north of Block M3 three Silver Lime trees are to be planted. The space between buildings and the new trees is sufficient to ensure that they thrive.
- 8.18 Both blocks will benefit from outside amenity space with seating and planting is proposed close to the Blocks to protect the threshold space. This was an issue raised by Design and Conservation Sub Panel that has been addressed. The surface treatment and the pavements to the access road will match the approved Southern Access Road. Demountable bollards are needed on the access road to protect the use of the cycle route and to ensure that a 'rat run' is not created. These will be discreet and will not detract from the public realm in my view.
- 8.19 Green Roofs are proposed on both buildings. They will comprise areas of sedum, deadwood, planting and ballast. They will not be accessible to residents of the development.
- 8.20 The Landscape Team has also raised the possibility of landscaping being provided alongside the new cycle link parallel to Hills Road Bridge. This space falls beyond the application site boundary and the applicants have confirmed that they have no means by which to deliver this planting.
- 8.21 Both officers and the Design and Conservation CB1 Sub Panel support the design of the new buildings and the spaces around them. In my opinion the proposal is compliant with Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12 and 3/13 and guidance provided by PPS1 Delivering Sustainable Development.

Impact on the Heritage Assets

- 8.22 The application is supported by a Heritage Statement as required by Planning Policy Statement 5 Planning for the Historic Environment (PPS5). Officers in the Urban Design and

Conservation Team have not raised any concerns about this analysis and support the revised scheme subject to the imposition of planning conditions to address matters of detail.

- 8.23 The application site is only partly within the Conservation Area. Block M4 falls completely outside and the Conservation Area bisects Block M3. However the site has an important role to play in terms of the setting of the Conservation Area. The location of Block M4 on the Hills Road frontage means that it has a relationship with existing development including the Earl of Derby Public House which is a Building of Local Interest (BLI).
- 8.24 The applicants have concluded that the development of Blocks M3 and M4 will have no significance to the character and appearance of the Conservation Area or its setting because they are located in an area of emerging new townscape. They also consider the Earl of Derby to be of only moderate significance in terms of its value as a heritage asset largely because the historic context of the building has disappeared. However they do acknowledge that it is important to ensure that the new building are not overbearing to this building either in terms of scale or architectural treatment.
- 8.25 In my view the simplified elevations and limited colour palette for materials will fully mitigate against any adverse impact on the visual relationship between the Earl of Derby Public House and Block M4. This block will be closer to the Earl of Derby than originally proposed but I concur with my colleagues when then argue that this is a virtue in terms of the wider streetscene. This view is shared by English Heritage.
- 8.26 Detailed conditions are recommended to ensure that the finished buildings are of the highest quality and that they will preserve and enhance the amenities of the Conservation Area.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/11 and guidance provided by PPS5 Planning for the Historic Environment.

Public Art

- 8.28 There are no public art proposals as part of this submission. The provision of public art is secured via the s106 Agreement

associated with the Outline Planning Consent. The s106 Agreement includes a clause which binds the Agreement to any subsequent application under section 73 of the Planning Act e.g. the current application for a Minor Material Amendment.

- 8.29 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8 and Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

Renewable energy and BREEAM

- 8.30 The Renewable Energy Strategy which supports the application recommends the use of a Combined Heat and Power (CHP) system and photovoltaic cells to achieve the appropriate carbon savings for the development and discharge of condition 20 on the outline planning consent which requires 15% of the energy needs of the development to be achieved by renewable energy sources. The Senior Sustainability Officer has identified that overall the proposed strategy will improve the total site emissions by 29% from the baseline scenario and exceeds the requirements of condition 20.
- 8.31 Condition 18 on the outline planning consent requires that the development achieves BREEAM 'excellent' at pre-assessment stage. This has been demonstrated to the satisfaction of the Senior Sustainability Officer.
- 8.32 Although the discharge of conditions 18 and 20 are not of direct relevance to the reserved matters submission they are relevant in terms of the design of the scheme. The CHP boiler will be located in the basement of Block M3 from where the system will be expanded to Block M4. I have recommended a condition to secure the approval of any flues associated with the CHP boiler. The photovoltaic cells are not shown on the plans and I have added a condition regarding these also.
- 8.33 I am satisfied that the applicants have suitably addressed the issue of renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD.

Disabled access

- 8.34 The Design and Access Statement confirms that level access is provided for all within external spaces. An additional statement has been provided in response to the concerns raised by the Access Officer. This statement confirms that the provision made for disabled students accords with the University's needs as identified by ARU. 14 accessible rooms are included which amounts to just over 6%. These rooms take a variety of forms including wheelchair accessible, rooms with wet rooms, rooms for visually and auditory impaired students etc..
- 8.35 I have included an Informative which alerts the applicant to most of the issues raised by the Disability Panel. I do not think that the layout of the development will promote clashes between pedestrians and cyclists because an appropriate level of threshold space is provided at entrances and exits to the blocks. The use of street furniture for cycle storage is not an issue that is relevant to this application. I will arrange a site visit in due course.
- 8.36 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.37 Both blocks are located in excess of 80 metres from the nearest residential properties fronting Hills Road, with development ongoing in the intervening space. Block M3 is also in excess of 20 metres from the approved residential accommodation in Block L4. I do not consider that there will be any impact on the occupiers of these properties in terms of a reduction of residential amenity.
- 8.38 Both blocks are in close proximity to the Earl of Derby Public House. This building accommodates private residential accommodation and four guest rooms in the main building and a further eight rooms in the rear annexe. At its closest point Block M3 sits 30 metres from the annexe and 10 metres from the boundary with the car park. Although there will be potential for overlooking the car park area from rooms in Block M3, I do

not consider that this will significantly affect the use of amenity of either short term or long term occupiers of the Earl of Derby.

8.39 Block M4 shares a boundary with the Earl of Derby which sits to the north. The minimum window to window distance between the lounge window on the upper floors in Blocks M4 and the annexe is 14 metres. This relationship would not normally be appropriate for a separation distance between dwellings. However, the annexe provides short term accommodation and in my view this separation distance is acceptable. The use of the open space to the rear of Block M4 could generate some noise and disturbance; however this impact is mitigated by the boundary wall and the car park use adjacent.

8.40 The applicants have prepared a Daylight and Sunlight report that includes consideration of the impact of the development on the Earl of Derby. The Earl of Derby is located to the north of Block M4 and to the east of Block M3 therefore there is potential for overshadowing and loss of daylight/sunlight. The analysis that has been carried out shows good compliance with the Building Research Establishment (BRE) guidance. I agree with the conclusions reached by the applicants not only in relation to the measurable effects of loss of daylight/sunlight but also in terms of impacts such as overshadowing and enclosure. I do not think that the proposed relationship between buildings would have been acceptable for permanent accommodation but it is acceptable for temporary short term guest accommodation.

8.41 There are conditions attached to the Outline Planning Permission that address issues such as the impact of plant noise on the amenity of adjacent occupiers.

8.42 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that in this respect it is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

8.43 In my view the development will generally provide a good environment for the student population. The use of changes in level between the floor levels and the pavement and the introduction of planting beds immediately adjacent to the

buildings helps to ease the relationship between the internal and external environments.

- 8.44 The separation distances between the blocks and the Earl of Derby are sufficient to mitigate overlooking impacts that may arise.
- 8.45 The Environmental Health Officer has raised concerns about the assessment that has been carried out of the noise environment within which the development will be located. The information that has been submitted is not sufficient to enable Condition 34 to be discharged. This condition needs to be discharged prior to the development being started; therefore it does not have to be discharged at this time. However the implications for the amenities of the residents do need to be understood. I have discussed these with Environmental Health Officer.
- 8.46 There are two external noise sources that need to be considered, traffic noise from Hills Road and noise from the Earl of Derby Public House as an entertainment venue. Both of these noise sources could have implications for students being able to open windows. Mechanical ventilation is likely to be needed to provide an alternative to natural ventilation. If this is the case it will be the first time that such a provision will be needed on the CB1 development. However there are other schemes in the City where mechanical ventilation has been required to deal with site constraints, for example the Living Screens development on Cherry Hinton Road corner. It is also likely that mechanical ventilation will be needed on Block H1 of the CB1 Masterplan, which sits against the railway line.
- 8.47 I can understand the concerns that have been raised by Cambridge PPF, however I do not consider that on its own the lack of natural ventilation would be sufficient grounds upon which to refuse the reserved matters submission. It would also be difficult to argue that the principle of mechanical ventilation is unacceptable here when we have approved it on other sites.
- 8.48 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

- 8.49 Both blocks accommodate refuse stores within their basements. Residents will be expected to take their waste to the refuse stores and sort it by type. On collection days the bins will be moved to ground level holding areas by the estate management team using a dedicated refuse hoists in the case of Block M3 and the lift in Block M4. In the event that the hoist cannot be used, the bins can be moved using the lift.
- 8.50 The Environmental Health Officer has raised some detailed concerns that I have passed onto the applicants. I will provide an update on the Amendment Sheet or orally at the Committee Meeting.

Highway Safety

- 8.51 Access within the site was determined at the outline planning stage therefore access is not a reserved matter. The Highway Authority raised concern about the potential for drivers to go around the bollards and this has been addressed by the revised plans. Informative have been recommended which I have added to my recommendation.
- 8.52 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.53 No car parking is to be provided for general use by students including disabled students or for servicing. Six parking spaces were provided as part of the approved development of Blocks M1/M2, M5 and M6 on the adjacent site for use by disabled students, one parking space for the warden and two informal drop off/pick up bays. The residents of Blocks M3 and M4 could share this provision. Condition 51 of the outline planning consent secures the provision of a student departure and arrival traffic management strategy. Condition 26 of the outline planning consent requires that 5% of all car parking spaces be available for people with disabilities. In this case I am satisfied that a suitable level of provision for car parking for use by

disabled students is made in the context of the student element of the CB1 development as a whole bearing in mind the student accommodation is a car free development.

8.54 Condition 57 of the outline planning consent requires that all reserved matters applications for residential and commercial development be supported by evidence to demonstrate that the proposed car parking provision will not have an adverse impact on air quality in the light of information derived from the on site continuous air quality monitoring station. The monitoring station has been installed and monitoring information has been provided to the Environmental Health officer. This car free development will not have any impact on air quality.

Cycle Parking

8.55 96 cycle parking spaces are provided in the basement of Block M3 and 62 in Block M4. Access to the basement will be via a cycle channel on the access stairs in each case. All of these spaces are provided using double stacker systems, which put one bicycle above another. This provision is generally compatible with cycle parking elsewhere on the CB1 development. However the Cycling and Walking Officer has raised concerns about the detail and amended plans have been submitted. I will provide an update on the Amendment Sheet or orally at the meeting.

8.56 By application of the adopted cycle parking standards in relation to each building the following applies

BLOCK	Number of rooms	Student cycle spaces (2 per 3 rooms)	Visitor cycle spaces (1 per 5 rooms)
M3	139	93	28
M4	93	62	19
TOTAL	232	155	47

8.57 The provision for students living on site is in accordance with the number required through application of the standards although they do rely on the use of double stackers. In terms of visitor cycle parking, 46 cycle parking spaces are shown on

street using Sheffield Stands. This meets the requirement for visitor spaces with the exception of one space. In my view this provision is an acceptable balance between cycle parking, landscaping and the public realm.

8.58 The Walking and Cycling Officer has raised concerns about the space available for pedestrians moving around the buildings and potential conflicts with cyclists. This was aggravated by the location of some of the on street visitor parking. The relocation of the visitor parking spaces close to the entrances of the blocks has overcome this concern.

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

Third Party Representations

8.60 Very few representations have been made in relation to the application. I have addressed the comments made in my assessment and below:

Concern about the extension of the development beyond the agreed footprint and view that outline permission should be enforced.

This point has been addressed by the application for a Minor Material Amendment.

Little privacy is provided to ground floor flats.

This has been improved by the revised plans. Ground floor units are replaced by an amenity space adjacent to the bus route and the ground floor level has been raised in common with other approved development.

Natural ventilation should be provided.

I have dealt with this issue above at paragraph 8.46.

There should no protruding services etc. on the roofs.

The design includes plant on the roofs which will be screened from view. I have recommended conditions to deal with flues etc.

A communal power plant should be included.

The use of a district heating system has been given consideration by the developers. There is no such system at present and we have no policy basis to insist that one is installed. It would be possible for this scheme to be linked into such as system in the future.

Need for a pedestrian link bridge between the Station and the Leisure Park and that consideration of a crossing point should be considered as part of this application

This development would not prejudice such a crossing point being provided in the future. It is more likely that the landing point of such a crossing would be to the east of the CGB route so avoid the need for a structure above the CGB. This application is for reserved matters approval and it would not be reasonable to require the crossing point as part of this application.

Outstanding issues raised by internal and external consultees

- 8.61 Both Anglian Water and the Environment Agency are satisfied with the information that has been submitted in relation to foul and surface water drainage. This facilitates the discharge of conditions 23 and 29 of the outline planning consent. A condition is recommended that requires that the development is not occupied until works have been carried out in accordance with the surface water strategy. I have also added informatives as requested.
- 8.62 Natural England is satisfied with the Ecological Conservation Management Plan which relates to condition 25 of the outline planning consent.
- 8.63 An Estate Management Strategy for blocks M3 and M4 has been submitted in support of the application. Condition 9 of the Outline Planning Permission has already been discharged. This required the submission and approval of a site wide Estate Management Strategy. Condition 10 of the Outline Planning Permission requires that subsequent developments provide a

commitment to management systems that accord with the site wide strategy.

- 8.64 Responsibility for estate management is split between the CB1 Management Company Ltd which is responsible for the management of public areas and open space and the Managing Agents for the individual buildings.

Planning Obligation Strategy

- 8.65 This is a reserved matters submission and necessary mitigation measures are already secured via the Planning Obligation secured under the outline planning permission. This situation will prevail in relation to the new Outline Planning Permission that is granted as part of the approval of the Minor Material Amendment.

9.0 CONCLUSION

- 9.1 This submission represents the second phase of student accommodation in this part of the CB1 Masterplan. In total 1250 student rooms were approved under the original outline planning permission. The development of Blocks M3 and M4 will bring forward 232 units in addition to the 511 units in Blocks M1/M2, M5 and M6 (743 total). It is anticipated that a third phase of student accommodation within Block H1 will be brought forward shortly.
- 9.2 In my view the application should be supported because it continues to deliver on the vision established by the Masterplan and brings forward much needed student accommodation. The development will have a positive impact on the Conservation Area both in terms of buildings and spaces.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. Prior to the commencement of development of each block hereby approved, with the exception of below ground works, full details including samples of the materials to be used in the construction of the external surfaces of that block shall be 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 4/11)

2. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing and the red brick detailing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

3. Prior to the commencement of development of each block hereby approved, with the exception of below ground works, full details of mansard roofs including samples of the materials to be used in their construction shall be 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 4/11)

4. Prior to the commencement of development of each block hereby approved, with the exception of below ground works, large scale details of the type of coping to all masonry walls and the junction between reconstituted stone and brickwork shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the streetscene. (Cambridge Local Plan policies 3/4, 3/7 and 3/12).

5. Prior to the commencement of development of each block hereby approved, with the exception of below ground works, full details of all solar panels [water pre-heat, etc.] and/or photovoltaic cells to be erected on that block, including type, dimensions, materials, location, fixing, etc. shall be submitted to and approved in writing by the local planning authority. In bringing forward such details the applicant is reminded of the restrictions imposed on the height of buildings under the outline planning approval and encouraged to site such features so as not to be visible from ground level. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the streetscene. (Cambridge Local Plan policies 3/4, 3/7 and 3/12).

6. Prior to the commencement of development of each block hereby approved, with the exception of below ground works, full details of glass type(s) to be used in windows/doors/screens/roofs/stairwells or other glazed features within that block shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

7. Prior to the commencement of development of each block, with the exception of below ground works, full details of any proposed soil pipes, waste pipes and ventilation extract flues associated with the installation of the CHP boiler or any other plant, to be installed on that block shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the streetscene and the Conservation Area (Cambridge Local Plan policies 3/4, 3/12, 3/15 and 4/11)

8. No rooftop plant shall be constructed on each block hereby approved until such time as full details, to a large scale, of any rooftop plant screening systems to be installed on that block, where relevant, have been submitted to and approved in writing by the local planning authority. This may include the submission of samples of mesh/louver types and the colour(s) of the components. Colour samples should be identified by the RAL or BS systems. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

9. Notwithstanding the details shown on the approved plans the canopy over the entrance to Block M3 (Elevation D) is not approved. Full details of an alternative means by which the entrance is to be protected shall be submitted to and approved by the local planning authority in writing prior to commencement of development of Block M3, with the exception of below ground works. The development shall be implemented and maintained in accordance with the approved plan.

Reason: In the interests of the visual amenity of the streetscene. (Cambridge Local Plan policies 3/4, 3/7 and 3/12).

10. Prior to the commencement of occupation, a lighting plan including details of the height, type, position and angle of any external lighting shall be submitted to and approved in writing by the local planning authority. The development shall be implemented and maintained in accordance with the approved plan.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policy 4/13)

11. Prior to the commencement of occupation of Block M4, full details of the means by which entry to the rear courtyard will be controlled shall be submitted to and approved by the local planning authority in writing. The approved entry controls shall be provided prior to the first occupation of Block M4 and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the community safety (Cambridge Local Plan policy 3/7)

12. Prior to the commencement of occupation of any part of the development, full details of the means by which members of the public can contact the management company responsible for on site management and maintenance, including the location of a sign to include such details on each of the buildings, shall be submitted to and approved by the local planning authority in writing. The approved provisions for contact details shall be provided prior to the first occupation of any block or in accordance with such timetable as may be agreed by the local planning authority and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the community safety (Cambridge Local Plan policy 3/7)

13. The development shall not be occupied until the 202 cycle parking spaces have been provided for use in association with the development. The cycle parking spaces shall thereafter be retained unless otherwise agreed in writing by the local planning authority.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006, policy 8/10).

14. Prior to the commencement of development, full details of access to below ground cycle storage areas shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, which shall be fully implemented prior to the first occupation of the block to which they relate and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To provide convenient and safe access to cycle storage areas. (Cambridge Local Plan policy 8/6)

15. Prior to the commencement of occupation of each block, full details of the security arrangements to provide for safe use of the basement cycle parking areas serving that block, shall be submitted to and approved by the local planning authority in writing. The approved provisions for safe use of cycle parking facilities shall be provided prior to the first occupation of each block and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To provide convenient and safe access to cycle storage areas. (Cambridge Local Plan policy 8/6)

16. Prior to the commencement of occupation, the on-site storage facilities for domestic and trade waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. 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. (Cambridge Local Plan 2006 policy 4/13)

17. Prior to the commencement of occupation, full details of the means by which domestic and trade waste will be collected from the site, including the means by which refuse containers will be moved to the street frontage for collection and returned to the refuse store after the collection of waste and the location of on-street storage on collection days, shall be submitted to and approved by the local planning authority in writing. 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. (Cambridge Local Plan 2006 policy 4/13)

18. The development shall not be occupied until works have been completed in accordance with the approved surface water strategy.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

INFORMATIVE: Highway works - Buildings footings or basements must not extend out under the public highway except in the case of basements with the express permission of the Highway Authority and under licence. Adopted areas should also exclude areas under balconies except under licence (Section 177 of the Highways Act 1980)

INFORMATIVE: Highway works - The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

INFORMATIVE: Highway works - Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: Highway works - Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

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

INFORMATIVE: In the interest of meeting the needs of disabled people and people with limited mobility it is recommended as follows:

Handrails and accessibility features in bathrooms.

The platform lift needs to be fitted with a secondary power supply.

Space for storage of mobility scooters should be provided in the basement.

Sliding doors should be provided between the bathroom and kitchen areas.

Double doors should be asymmetrical.

INFORMATIVE: Contaminated Land - The application is for part of the CB1 redevelopment site, for which outline planning permission reference 08/0266/OUT has been granted. Due to previous land uses contamination of the land has been identified on parts of the site. Condition 30 of 08/0266/OUT requires investigation of possible contaminated land and, if necessary, treatment such as remediation. The applicant is reminded that it is their responsibility to ensure that all the necessary investigation and treatment has taken place before commencing building work and that the requirements of condition 30 are met.

INFORMATIVE: This planning permission should be read in conjunction with outline planning permission reference 08/0266/OUT (as amended by 11/1538/s73) and its associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended)

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

An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

Reasons for Approval

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

Cambridge Local Plan (2006): 3/1, 3/3, 3/4, 3/7, 3/11, 3/12, 3/13, 3/15, 4/10, 4/11, 4/12, 4/13, 4/14, 4/15, 7/10, 8/1, 8/2, 8/4, 8/6, 8/8, 8/9, 8/10, 8/16, 8/17, 8/18, 9/1 and 9/9.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission. These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

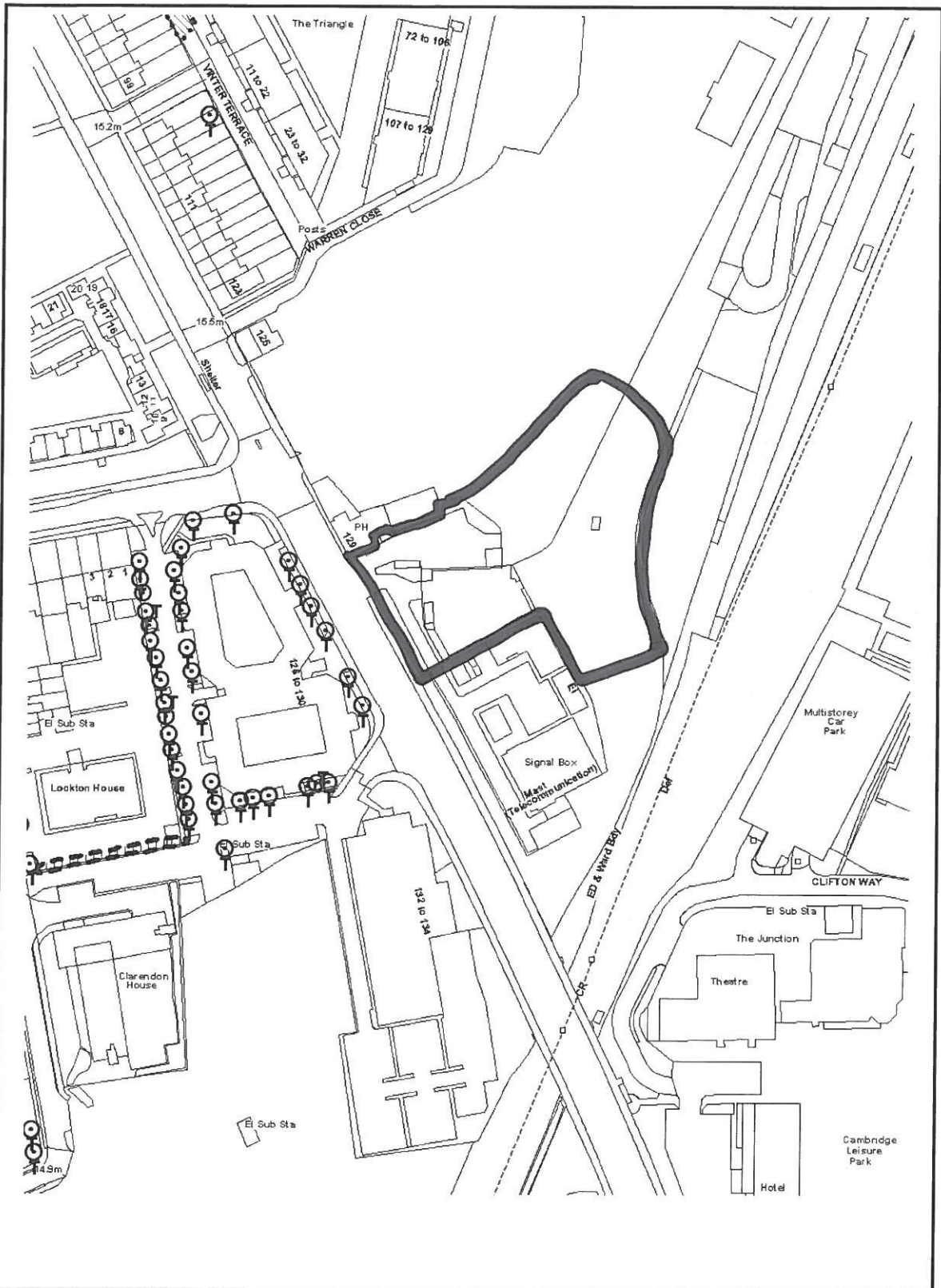
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

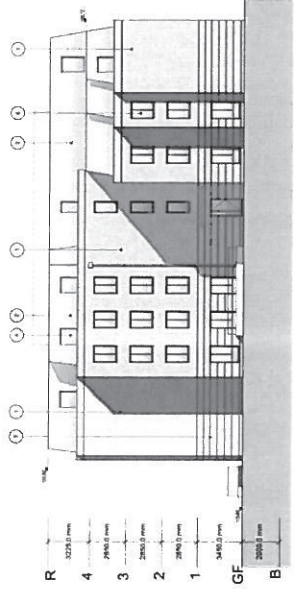
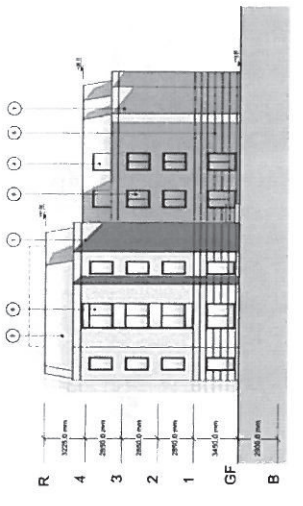
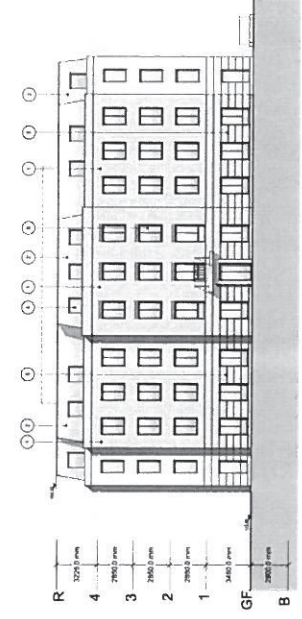
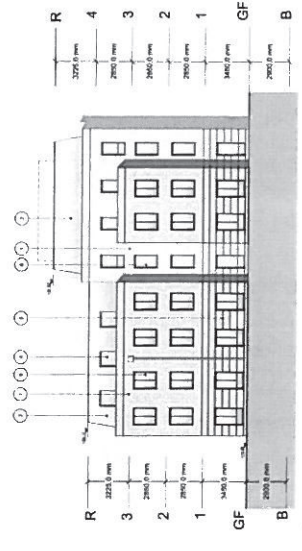
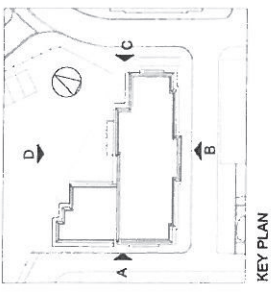
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local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

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



11/1537/REM
Station Area Redevelopment Land Between Cambridge Station
And Hills Road - Blocks M3 And M4 Of The CB1 Station Area
Masterplan Cambridge

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 ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY DO NOT REPRESENT THE ACTUAL CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE CONSTRUCTION TO MATCH THE STATUTORY DIMENSIONS AND BY EXTENSION OF THE AREAS TO BE MEASURED.



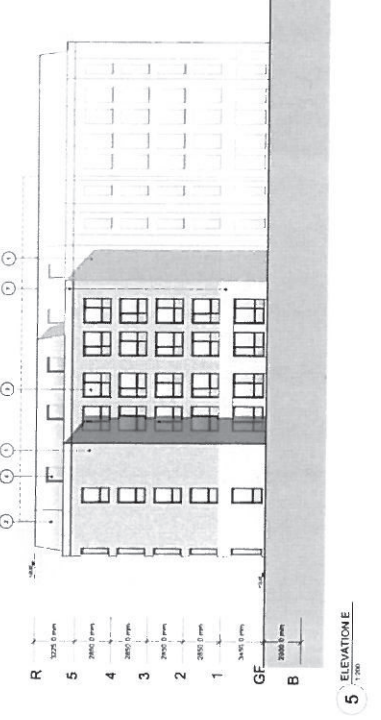
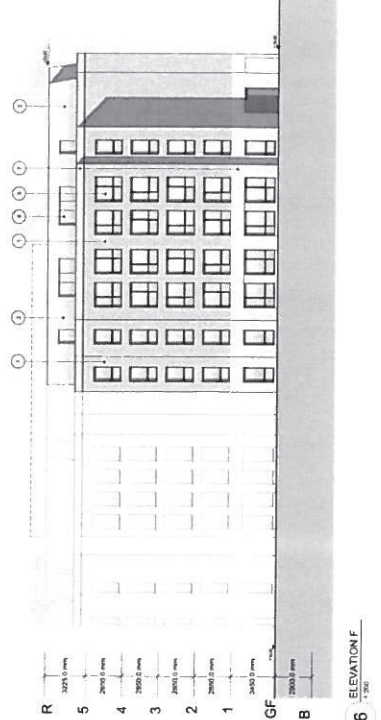
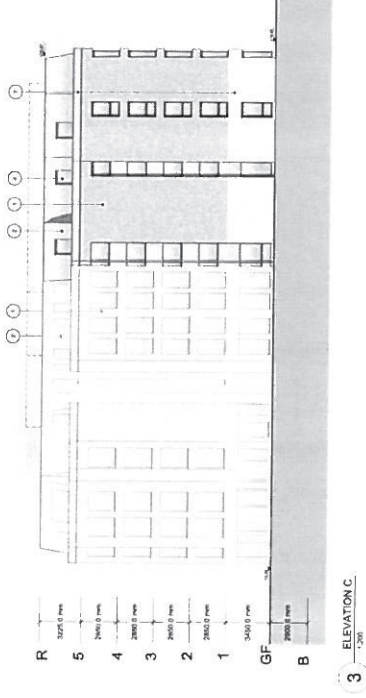
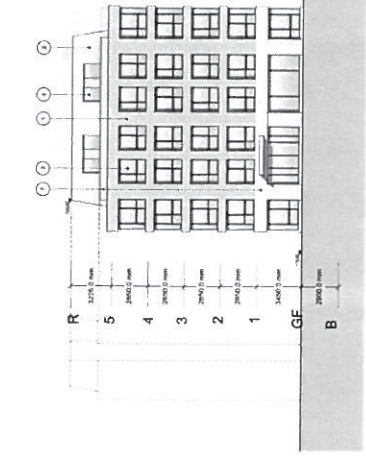
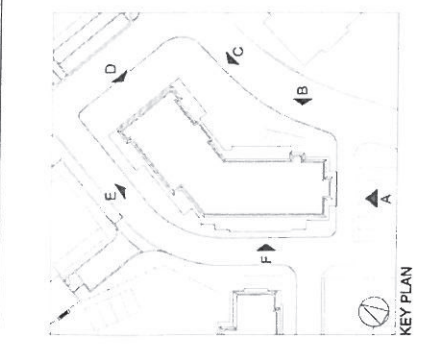
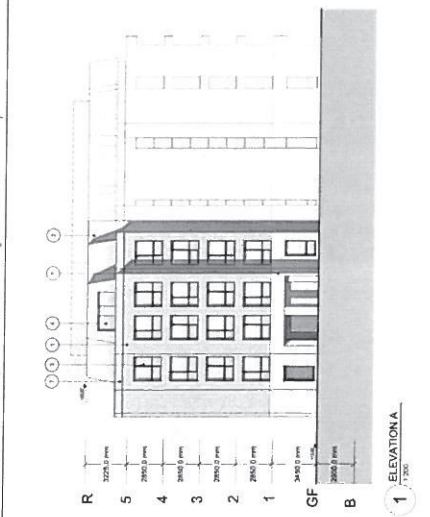
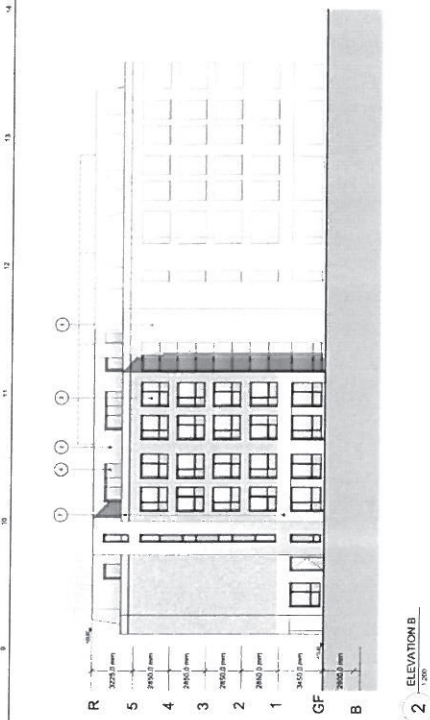
- MATERIALS**
- 1 increased brick with white joints
 - 2 exterior plaster with stone rendering
 - 3 hand aluminium thermally broken window with aluminium window frame and white powder finish
 - 4 pvc aluminium thermally broken window
 - 5 increased brick work
 - 6 pvc aluminium thermally broken window with window awnings

PLANNING
 tp bennett
 architecture
 interiors
 planning

Project: Station Road Cambridge Buildings M3-M4 Client: Proposed Elevations Building M4	
Date: 10/02/2011 Drawing Number: A10231	Scale: A4 Drawing Name: P2

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- MATERIALS**
- 1 aluminium window frames
 - 2 standing seam zinc galvanized roofing
 - 3 steel aluminium thermally broken window with aluminium ventilation panel and extra window frame
 - 4 aluminium thermally broken window
 - 5 recessed door detail
 - 6 aluminium thermally broken window with window masonry
 - 7 non-insulated roof

PROJECT: PLANNING
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 interior
 planning

Station Road
 Cambridge
 Buildings M3-M4
 Proposed Coloured Elevations
 Building M3

A10231 D 1210 P2

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PLANNING COMMITTEE

Date: 4th April 2012

Application Number	11/0008/FUL	Agenda Item	
Date Received	20th December 2010	Officer	Mr Tony Collins
Target Date	21st March 2011		
Ward	West Chesterton		
Site	Cambridge City Football Ground Milton Road Cambridge Cambridgeshire CB4 1FA		
Proposal	Proposed residential development of 148 dwellings incorporating affordable housing, open space and landscaping, car and cycle parking and access work.		
Applicant	Cambridge City Football Ground LLP (CCFG) And C/O Mr. Garth Hanlon Savills (L&P) Ltd Unex House 132-134 Hills Road Cambridge CB2 8PA		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site occupies land to the north-west of the Westbrook Centre, and south-east of Chesterton Community College. It is set away from main street frontages in an area bounded by Victoria Road, Milton Road, and Gilbert Road. The site is made up of a playing pitch, stands and ancillary buildings and facilities, used by Cambridge City Football Club, which lie on the west side of the site, and a large tarmac car parking area, which lies to the east. The site is reached via the Westbrook Centre access road, which turns off Milton Road a short distance beyond Mitcham's Corner.
- 1.2 The site is listed as No. 5.05 in the Proposals Schedule of the Cambridge Local Plan (2006), which is allocated for residential development subject to certain provisos. The site is within the area of the Mitcham's Corner Strategic Development Brief (2003).
- 1.3 The site is not within any conservation area. None of the buildings is listed.

- 1.4 There are no protected trees on the site. There is a TPO protecting a walnut tree in the rear garden of 46 Green's Road which is close to the western boundary of the site. There are a large number of substantial trees just beyond the north-western edge of the site in the grounds of Chesterton Community College. These trees are not subject to TPOs.
- 1.5 The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is for the erection of 147 residential units, 59 of which would be affordable. The accommodation would consist of 90 flats, in four blocks, 47 maisonettes, in a further six blocks, and ten semi-detached houses.
- 2.2 The design of the scheme as a whole is based on an access point at the eastern corner, where the present access to the football ground car park leaves the access road around the Westbrook Centre. From this point, a main street would run south-west, intersecting with two further streets running SE-NW. The residential accommodation and open space would be arranged around this street pattern
- 2.3 The flats, all but six of which would have two bedrooms, would be grouped in four blocks (D, E, F and G around a central open space in the centre of the site. These four flat-roofed blocks would all be of four storeys, rising to 10.7m above ground at the parapet, and 12m at the highest point above ground, with recessed and projecting bays providing significant articulation. Most of the units would be primarily single-aspect, either facing inwards to the central open space, or outwards towards the surrounding green spaces and the access roads. Some units would have a secondary side aspect towards other blocks, and some would run through the blocks enjoying windows towards both the central court and the exterior. Blocks D and E would contain 24 units each, and in both cases, 12 of these would be affordable. Each of the two stair cores in each of these two blocks would serve some affordable units. Block F would contain 22 flats, nine of which would be affordable, while Block G would contain 20 units, six of which would be affordable. Communal bins would provide storage for waste and recycling in stores within the ground floor envelope of each block.

- 2.4 The maisonettes would be within three blocks on the north-eastern edge of the site (A, B and C) and three in the southern corner (H, J and K). All would have flat roofs. All these blocks would be of four storeys, the same height as Blocks D, E, F and G. They would have very similar articulation to the flat blocks. Each maisonette would extend over two floors: each of the upper maisonettes in each block would have a roof terrace, and most of the lower maisonettes would have a small private garden. Maisonettes with gardens would have cycle and waste bin storage within them. Bin storage for the upper maisonettes would be within the buildings; cycle storage would be divided between interior and external stores. All the maisonettes would be dual-aspect, with 'fronts' overlooking the access streets, and 'backs' facing towards the north-eastern, south-eastern or south-western boundaries of the site.
- 2.5 Block A would contain eight market units, Block B, 12 market units, and Block C, 5 affordable units. At the southern end, Block H would have 12 maisonettes (all affordable), Block J, six market units, and Block K, four units, two of which would be affordable.
- 2.6 On the south-western side of the site there would be a row of ten semi-detached town houses, three storeys high, with flat roofs at 8.8m above ground. The houses would have a broad resemblance to the other blocks, with large projecting bays at first-floor level above the front and garage doors. The southernmost of these houses would be affordable, the remaining nine would be market units. All would have private gardens.
- 2.7 A basement beneath Blocks D-G reached by a vehicle ramp from the street, and by stairs and cycle-wheeling ramps inside Block F, would provide car and cycle parking space, including disabled parking spaces. Lifts would rise to the ground floor of Blocks D and E from the car park.
- 2.8 Communal open space would be provided within the space encircled by blocks D-G, to the north-west of the site adjacent to the tree belt which separates it from Chesterton Community College, and alongside the eastern street, to the north-east of Blocks E and G.

2.9 The original application was accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Transport Assessment
4. Travel Plan
5. Sustainability Statement
6. Energy Statement
7. Flood Risk assessment
8. Foul Sewerage Assessment
9. Surface Water Drainage Assessment
10. Utilities Information
11. Phase 1 Habitat and Scoping Survey Report
12. Tree Survey
13. Arboricultural Method Statement
14. Tree Protection Plan
15. Tree Constraints Plan
16. Geo-environmental Assessment
17. Proposed external lighting layout
18. Public Art Strategy

2.10 Following concerns raised by the Sustainability Officer, amendments to the scheme were submitted under a covering letter of 27th April 2011. The original proposal to employ air-source heat pumps was deleted, and a scheme for photo-voltaic panels on roofs was substituted.

2.11 Following concerns raised by consultees and other third parties, and discussion with officers, amendments to the scheme were submitted under a covering letter of 6th July 2011. A revised Design and Access Statement and amended drawings were included. The principal changes were to the layout and elevations of the townhouses, fenestration, hard surfaces, landscaping and tree species, the ramps, entrances, stairs and lifts to the basement car park, and the distribution of affordable units. The receipt of this amendment was notified to all the original consultees and neighbours.

2.12 Following further discussions with officers, a revised statement on planning obligations was submitted by the applicants on 15th February. This statement suggested that contributions be made by the applicants to the enhancement of recreational open

spaces elsewhere in Chesterton. The details are discussed below. This amendment was also notified to all consultees and neighbours.

3.0 SITE HISTORY since 2000

Reference	Description	Outcome
00/0769	Telecoms equipment	Approved with conditions
01/1188	Telecoms equipment	Approved with conditions
02/0563	Safety netting	Refused
02/0705	Floodlight	Refused
03/0699	Telecoms equipment	Approved with conditions
06/0438	Residential development	Withdrawn
08/0827	Change of use from restaurant to medical centre	Approved with conditions
08/0828	Signage	Returned

4.0 PUBLICITY

- 4.1 Advertisement: Yes
 Adjoining Owners: 15.01.2011 (initial application)
 17.08.2011 (following amendments to design)
 06.03.2012 (following revised planning obligation submission)
- Site Notice: Yes
 DC Forum Yes (meeting of 28th September 2011):

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)
 Planning Policy Statement 3: Housing (2006):

Planning Policy Statement 3 (PPS3): Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to

prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

Planning Policy Guidance 13: Transport (2001)

Planning Policy Statement 22: Renewable Energy (2004)

Planning Policy Guidance 24: Noise (1994)

Planning Policy Statement 25: Development and Flood Risk (2006)

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

Circular 05/2005 - Planning Obligations:

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 East of England Plan 2008

SS1: Achieving Sustainable Development

H1: Regional Housing Provision 2001 to 2021

H2: Affordable Housing

T1: Regional Transport Strategy Objectives and Outcomes

T2: Changing Travel Behaviour

T9: Walking, Cycling and other Non-Motorised Transport

T14 Parking

ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WM6: Waste Management in Development

5.3 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

5.4 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/6 Ensuring coordinated development
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/2 Protection of open space
4/4 Trees
4/13 Pollution and amenity
4/15 Lighting
5/1 Housing provision
5/5 Meeting housing needs
5/9 Housing for people with disabilities
5/10 Dwelling mix
6/1 Protection of leisure facilities
8/1 Spatial location of development
8/2 Transport impact
8/6 Cycle parking
8/10 Off-street car parking
8/16 Renewable energy in major new developments
8/18 Water, sewerage and drainage infrastructure

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
4/2 Protection of open space
5/14 Provision of community facilities through new development
8/3 Mitigating measures
10/1 Infrastructure improvements

5.5 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:
Cambridge City Council (January 2008) - Affordable Housing:

Cambridge City Council (March 2010) – Planning Obligation Strategy

Cambridge City Council (January 2010) - Public Art

5.6 **Material Considerations**

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition 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.

City-wide Guidance

Cambridge Walking and Cycling Strategy (2002)

Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004).

Modelling the Costs of Affordable Housing (2006)

Strategic Flood Risk Assessment (2005)

Cambridge City Council (2006) - Open Space and Recreation Strategy.

Balanced and Mixed Communities – A Good Practice Guide (2006)

A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006)

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

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

Area Guidelines

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

Mitcham's Corner Area Strategic Planning and Development Brief (2003)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Joint use of the Westbrook access road by commuters and residents would not be ideal. Lay-bys and service bays on the access road would need improvement in order to improve the pedestrian environment. Features of the development layout would prevent adoption of streets as it stands.
- 6.2 Junction layout at Milton Road is not ideal, but no significant accident history. Not possible to demonstrate significant adverse impact from the development. Pavement parking issues here are a matter for enforcement.
- 6.3 If Westbrook access road is to be adopted, it would require complete rebuilding.

Cambridgeshire County Council (Transport)

- 6.4 No objection. NCATP contribution of £163,989 required. Contribution of £2000 towards amendment of Mitcham's Corner traffic signals required. Residential Travel Plan required with a target of 39% single occupancy vehicles.

Head of Environmental Services

Ground contamination

- 6.5 Results of site investigation noted. Gas protection measures required. Protection of car park from gas ingress required. Further intrusive investigation required. Condition required.

Air Quality

- 6.6 No air quality assessment submitted. Transport assessment data suggest no measurable impact on air quality. Will have neutral impact compared to existing use.

Environmental protection

- 6.7 Noise assessment required because of artificial turf pitch at Chesterton Community College. Mitigation measures should be secured through S106 agreement. Noise assessment condition

also required with respect to car park ventilation and possible electricity substation. Conditions also required regarding construction and demolition noise, and dust suppression. Concerns about location of bedrooms above bin stores.

Waste storage

- 6.8 Tracking diagram required. Adoptable standard roads required. Liability disclaimer with respect to impact of waste collection vehicles. Some carrying and pulling distances too great. Waste storage condition required to resolve these issues.

Conclusion

- 6.9 Conditions required with respect to: contaminated land, noise assessment, noise insulation, construction hours, construction deliveries, construction noise and vibration, contractors' operations, dust suppression, waste storage.

Joint Urban Design Team and Principal Landscape Officer

- 6.10 First advice (10.03.2011): Concerns raised regarding open space, failure to deal with the challenges of this density, usability of central space, disappointing landscaping, insufficient trees, domination of ground level by car parking, boundary definitions, limited amenity spaces, air-source heat pumps. Proposal not supported
- 6.11 Second advice (03.10.2011) – following amended drawings: Revised car and cycle parking and bin stores welcomed. Challenge of high density now met in these respects. Improved use of balconies to provide private amenity space welcomed. Improved landscaping and tree planting welcomed. Improvements to threshold definition supported. Elimination of air-source heat pumps strongly supported. Some remaining disappointment at lack of balconies in Block G, but concerns generally resolved. Conditions required on landscaping.

Sustainability Officer

- 6.12 First advice (01.02.2011): Concerns raised regarding cycle parking, disability access, passive solar design, measures to enhance biodiversity, and climate change adaptation. Particular concern raised about use of air-source heat pumps, both

because of the questionable contribution they would make to sustainability, and because of the visual and noise impacts of the pumps themselves. Proposal not supported

6.13 Second advice (13.05.2011) – following additional information on 27.04.2011: Cycle parking now clarified and acceptable. Disability access now clarified; 15% Lifetime Homes and 37% level access welcomed. Use of natural ventilation welcomed. Measures for biodiversity enhancement welcomed. Approaches to climate change adaptation welcomed. Change of renewable energy strategy to solar hot water on houses and maisonettes, and photovoltaic panels on flats is strongly welcomed.

6.14 Third advice (31.08.2011) – following amended drawings: Satisfied with the location of solar panels.

Strategic Housing Manager

6.15 First advice (24.01.2011): Percentage of affordable housing in accordance with policy, but concerns as follows.

- Breakdown of affordable housing tenure not supplied
- Size mix in affordable housing (80% 1- or 2-bed) not in accordance with Annexe 2 of SPD
- Size mix in affordable housing does not reflect that of whole development
- Affordable housing over-concentrated in flats
- Blocks F and G insufficiently integrated
- Upper maisonettes not suitable for families with small children
- No information regarding floor areas of affordable housing
- Not all affordable housing to Lifetime Homes Standards
- No evidence that 2% of affordable housing is fully wheelchair accessible and 8% provided to meet other specialist needs

Cycling and Walking Officer

6.16 Principle of cycle parking acceptable.

Environment Agency

6.17 Conditions required regarding ground contamination and surface water strategy.

Anglian Water

- 6.18 Capacity is available for the surface water flows from the development. Capacity is available for the foul flows from the development. The flood risk assessment is acceptable. Condition required with respect to surface water strategy.

Sport England

- 6.19 First advice (07.02.2011): Sport England opposes loss of playing fields unless one of five exceptions applies. Exception E4 is the only one which could apply in this case; it requires replacement by an equivalent or better quantity of equivalent or better quality.
- 6.20 Ground-sharing not considered to be an adequate replacement except as a short-term interim solution. Only provision likely to meet requirements of exception E4 is the proposed Cambridge Community Stadium. Uncertainty about this project and any CCFC role in it mean it cannot form a basis for the exception at present. Permission should only be given subject to a restrictive condition preventing development on the application site unless a replacement facility had been secured.
- 6.21 Support for use of S106 contributions toward community sport provision off-site for future occupiers.
- 6.22 Second advice (21.03.2012): Accept that proposed contributions will lead to significant improvement in community sports provision, but believe exception E4 can only be satisfied by the provision of a stadium capable of hosting the level of football currently played at the application site, including enclosure, changing facilities, floodlighting, spectator accommodation and car parking. Contribution of at least £1.1m would be required to deliver a project of that standard.
- 6.23 Maintain objection to the proposal.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.24 First advice (19.01.2011): Objection on basis of entrances to town houses being hidden down side passageways. Also recommend lighting on approach road to meet highways

standards, CCTV on approach road, rear boundary fencing at least 1.8m high, rear footpaths and bin stores to be gated, underground car park to be to Safer By Design standards, car park ramp to be controlled, laminated ground-floor windows, and Safer By Design cycle parking.

- 6.25 Second advice (23.08.2011): Following discussion with the architects, and amended drawings, all concerns have been addressed.

Cambridgeshire County Council (Education)

- 6.26 Contributions required for educational provision at pre-school, primary, secondary and life-long levels.`

Cambridgeshire Fire and Rescue Service

- 6.27 Provision of fire hydrants required via condition or S106 agreement.

Design and Conservation Panel (Meetings of 17th March 2010, 9th June 2010 and 1st September 2010)

Meeting of 17th March 2010

- 6.28 CONCLUSION: This is a problematic proposal in a less than ideal location. With the only access being from the busy Milton Road junction, permeability for pedestrians with links to Greens Road and Chesterton will be crucial to the success of the development. The proposal makes little attempt to connect in with the College or create additional links to Milton Road. Despite the high density no indication was given as to the density of the scheme. More effort needs to be made into integrating the building forms and bulk into the existing context. The central amenity space is unresolved and needs to provide more than simply a green cover to the underground car park – the approach to which is unsafe. The architecture is disturbingly fragmented and aggressive.

- 6.29 VERDICT – RED (unanimous)

Meeting of 9th June 2010

6.30 CONCLUSION: Panel saw a clear improvement in the presentation, but concerns persisted in terms of the height, scale, massing and form. There is no doubt that the site poses challenges with its proximity to the Westbrook Centre and land-locked nature. However, this slightly amended proposal remains unconvincing. The urban analysis appeared to be a post-rationalisation and justification for the proposed built form. The heavily overshadowed – and unresolved – central courtyard and the aggressive architecture of the Blocks A, C and G form a very large question mark at the heart of the site. What alternative layouts have been considered? The provision of open space needs resolution in terms of planning policy. Further efforts should be made to establish some connectivity to the surrounding area – rather than relying in the single existing entrance route.

6.31 VERDICT – RED (unanimous)

Meeting of 01.09.2010

6.32 CONCLUSION: Panel welcomed the progress that the design team had made since the last presentation and the reduction in the number of units that allowed the team to address some of the Panel's principal concerns. The Panel recognises the constraints imposed by the City Council's policy on Protection of Open Space but wishes to see more made of the linkages to the surrounding community. Overall, the Panel considered the scheme to be a 'work in progress' and wondered whether the issues that still need resolution might be best addressed by a further reduction in density.

6.33 VERDICT:AMBER (unanimous)

6.34 The full relevant minute of the panel meeting of 1st September 2010 is attached as Appendix A

Disability Consultative Panel (Meeting of 1st June 2011)

(These comments are on the amended scheme, but before it was formally submitted)

- 6.35 Welcome the addition of apartments built to Lifetime Homes standard, there are many flats not accessible by lift.
- 6.36 Ambulant disabled also have to walk some distance to reach public transport. Panel accept that local residents and the University were against proposals to make the site any more accessible, as this would have security implications. A resting point for use by ambulant disabled entering/leaving the site is recommended every 50 meters.
- 6.37 No visitor parking. Although the Panel understand this is restriction of the City Council's parking guidance, this would have a significantly negative impact on visiting professionals, particularly carers, possibly making late night visits. Visitors would be advised to park on the main road or use public transport. The nearest bus stop is some distance away and any use of the main road would have to include the introduction of parking restrictions.
- 6.38 Public staircases and passageways to front doors. The Panel welcome the inclusion of double hand rails and levels compatible with the needs of the ambulant disabled. These spaces would also need to be appropriately lit, as would the rest of the development. Key pad access. Any touch pads should include tactile information for the visually impaired.
- 6.39 Basement lift. Although this only provides access to the basement parking area, this would still need to be DDA compliant. As a means of fire escape, a secondary power supply is required.
- 6.40 Conclusion: Although there is some debate regarding the merit of Lifetime Homes, the Panel welcome their inclusion here, as they seem well considered and designed to a high standard. The absence of visitor parking remains a concern however, as the alternatives proposed will be unrealistic for many.

Cambridge City Council Access Officer (comments before amendment)

- 6.41 15% lifetime homes required.

6.42 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 Representations have been received from the owners/occupiers of the following addresses:

9 Albert Street
13 Albert Street
199 Chesterton Road
10 Gilbert Road
19 Gilbert Road
21 Gilbert Road
27 Gilbert Road
35 Gilbert Road
32 Greens Road
47 Greens Road
4 Mayfair Court
25 Milton Road
167 St Matthew's
Gardens
1 Victoria Homes
2 Victoria Homes
6 Victoria Homes
15 Victoria Homes
16 Victoria Homes
19 Victoria Homes
20 Victoria Homes
21 Victoria Homes
22 Victoria Homes
24Victoria Homes
28Victoria Homes

and also from

the asset managers of the Westbrook Centre
a commercial occupier of premises in the Westbrook Centre
a resident of Gilbert Road, employed at Miller Sands in
Regent Street
the cycling promotion charity, Sustrans
The Football Association
The Trustees of Victoria Homes, and
the Friends of Mitcham's Corner

7.2 The representations can be summarised as follows:

Principle of development

too intensive
burden on local infrastructure
perpetuate anti-social behaviour
loss of recreation ground
loss of open space

Affordable Housing

insufficient family housing
affordable housing should not be concentrated in one part of
the site
affordable housing should not be let through Housing
Associations

Context of site, design and external spaces

too high
dominate the cityscape
not in scale with the area
no play area
insufficient on-site open space
blocks too close together
too dense
too many flats; not enough houses
unrealistic landscaping
underground car parking is not a sustainable solution
car park vents will pollute open space areas
landscaping overshadowed

inappropriate materials
illegal pathway through Victoria Homes likely to be created

Residential amenity

overshadowing
overlooking
boundary fence insufficient
impact of construction work
noise

Highway safety

danger to highway safety

Transport issues

increased congestion
access road inadequate
layout will foster car rather than cycle usage
insufficient cycle and pedestrian links

Car and cycle parking

insufficient car parking
loss of the car parking area

Planning obligations

more school places needed
new drainage and sewerage facilities needed

Other issues

moving of existing mobile phone antenna
disruption from construction

- 7.3 A representation has also been received from Chesterton Community College, suggesting three projects, a sensory and wildlife garden (which would be adjacent to, and accessible from, the development), a climbing wall, and a community learning and sustainability hub, which the College feels would qualify as providing for community and open space needs

generated by the development, and would therefore be eligible to be funded by the contributions sought..

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

8.0 ASSESSMENT

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

1. Principle of development: residential development
2. Principle of Development: loss of open space
3. Affordable Housing
4. Context of site, design and external spaces
5. Open space provision on site
6. Public Art
7. Renewable energy and sustainability
8. Disabled access
9. Residential amenity
10. Refuse arrangements
11. Highway safety and transport
12. Car and cycle parking
13. Third party representations
14. Planning Obligation Strategy

Principle of Development: residential development

- 8.2 The Proposals Schedule of the Local Plan states that site 5.05 should be developed in accordance with the provisions of the Mitcham's Corner Development Brief. The Brief identifies the preferred future use of the CCFC site as:

Residential with on-site open space to meet the Council's adopted standards.

It also notes:

In addition to on-site open space, the Council would not wish to grant permission for redevelopment involving the loss of the existing recreational facility unless an

equal/improved facility can satisfactorily be provided elsewhere in the City.

- 8.3 The Cambridge Local Plan (2006) makes provision for an increase of approximately 6500 new dwellings within the existing urban area of the city over the period 1999-2016. Allocated site 5.05 is one of the specific sites identified in the local plan to meet this target. The connected issue of open space and the loss of the existing playing surface is addressed in the next section. In my opinion, the principle of residential development is acceptable and in accordance with policy 5.1 of the Cambridge Local Plan (2006) and with the Proposals schedule of that plan and the Mitcham's Corner Development Brief 2003.

Principle of Development: loss of open space

- 8.4 This proposal has exceptional implications for open space provision, in that it involves the loss of a significant element of existing open space, in the form of the Cambridge City FC playing pitch. I note and accept the applicants' submission that this pitch is at present subject to very limited use other than by the club's own team, and consequently plays only a very limited role in the broader provision for recreation in the city. Nonetheless, it is my view that regardless of its present use, the pitch must be regarded as an asset to the city, which has the potential to be used in a broader sense, as it has at times in the past. In my view, therefore, the loss of the playing pitch can only be reconciled with the provisions of policy 4/2 of the Cambridge Local Plan (2006) and the requirements of the Mitcham's Corner Development Brief, if the facility can be satisfactorily replaced elsewhere.
- 8.5 The planning issue at question here is not the provision of a home ground for Cambridge City Football Club, but the replacement of the open space provision made by the existing playing pitch. The club has negotiated a ground-share for future seasons with Newmarket Town FC, but this is a contractual and commercial matter, which in my view has no weight in the determination of the planning application.
- 8.6 The applicants have investigated the possibility of replacing the ground with a facility at another site in the city or at a site outside, but relatively close to, the city boundary. It has proved

impossible to do this, even when the possibility of sharing a ground with another club, within or outside football was brought into consideration. I have accepted the applicants' assertion that it is very difficult to see how a replacement facility on anything approaching the scale of the present ground could be created within, or even close outside, the city boundary. I have therefore taken the view that the loss of the playing pitch can only be regarded as acceptable if some alternative open space provision of a different sort is made. I note the most recent objections to the proposal made by Sport England, maintaining their earlier contention that the loss of the pitch can only be regarded as acceptable if like-for-like replacement elsewhere occurs. In my view, this is an unrealistic stance on the issue. The local planning authority cannot compel the owners of the site to continue to use it for football at this level, or for sport at all, and there appears to be no opportunity to create a new ground of this sort within the city. There is a risk in my view that the present ground could go out of use completely without any kind of replacement unless a realistic approach to the term 'replacement' is adopted

- 8.7 Following a series of discussions with officers, the applicants submitted a new proposal for open space contributions on 15th February 2012. This proposal seeks to replace the CCFC pitch by providing significant upgrades to two other areas of open space within Chesterton, at Chesterton Recreation Ground, and Logan's Meadow. The upgrading at Chesterton Rec. would involve improvements and an extension to the existing pavilion, and pitch improvements, while at Logan's Meadow, a new pavilion and changing facilities would be provided, together with pitch improvements. The level of contribution necessary to bring about these improvements is detailed below under the heading of planning obligations.
- 8.8 The upgrading at Chesterton Rec. and Logan's Meadow will not create a discrete facility of the same standard as the present CCFC ground. However, in my view, the issue of replacement must be considered in practical terms. The present ground is an asset to the city and the footballing community in theory, but in practice its role in recreational activity for the community is very limited (a fact which is acknowledged in the Mitcham's Corner Development Brief), and, given that it is in private ownership, the Council has no avenue through which to increase its use. The upgrading to Chesterton Recreation Ground and Logan's

Meadow, however, would represent a significant enhancement to the recreational facilities actually available to people in the Chesterton area, and these new facilities would have a major community role from the start. On this basis, it is my view that the February 15th proposal by the applicants would result in a very significant net gain for open space and recreation in Chesterton, and that this proposal should therefore be regarded as a satisfactory replacement for the CCFC ground.

- 8.9 In my view, the proposed contributions to enhancing recreational facilities at Chesterton Recreation Ground and Logan's Meadow would create a satisfactory replacement for the existing playing pitch at CCFC, and the proposal is therefore in accordance with policy 4/2 of the Cambridge Local Plan (2006).

Affordable Housing

- 8.10 It is proposed that 59 of the 147 residential units are affordable. This equates to 40.1% of the total, which is in accordance with the requirements for affordable housing provision as set out in the Local Plan.
- 8.11 The affordable units are distributed throughout the site in clusters. Affordable units are included in all the blocks except for A, B and J, and therefore appears in all the most prominent parts of the site, including all four of the blocks around the central space, and the first blocks which are evident on entering the site. The maximum number of affordable units accessed from a single stairwell is 9, in Blocks D and E. This is below the guideline maximum of 12 set in the Affordable Housing SPD. In my view, the clustering pattern is fully in accordance with the advice in Paragraph 23 of the SPD.
- 8.12 Annex 2 to the Affordable Housing SPD states that as a guide (allowing for variations from site to site as permitted by Local Plan policy 5/10), the unit size mix in new affordable housing should be

50% 1 and 2 bedroom dwellings, but with no more than 10%
1-bedroom dwellings
50% 3 bedroom or larger dwellings, but with no less than
20% 3-bedroom dwellings

- 8.13 The proposal for affordable housing comprises 8% one-bedroom, 58% two-bedroom, 32% three-bedroom, and 2% four-bedroom. This mix is well within the maximum limit for one-bedroom units and the minimum limit for three-bedroom units contained in Annex 2. The overall proportion of one- and two-bedroom units proposed, at 66%, is higher than that suggested in the guidance. However, Annex 2 suggests that the 50/50 split between one-and-two bedroom units and larger units should be 'provided in the urban extensions to Cambridge and on other sites as appropriate to their location and site area'. In my view, the slightly larger proportion of small units proposed here is reasonable for a site of this size in this location. The detail of the affordable housing scheme can be secured through a Section 106 Agreement.
- 8.14 In my opinion the affordable housing element of the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/5 and 10/1 and the Affordable Housing SPD (2008)

Context of site, design and external spaces

Density

- 8.15 The total site area, including the access road, is given as 1.91ha. Since the application proposes 147 residential units, the gross density is approximately 77 dwellings per hectare (dph). The access road must be excluded from the calculation to give a net density figure. No net density figure is given in the application, but I estimate that the area of the access road from the Milton Road junction to the present gates into the football club car park is approximately 3400m². This suggests an area of approximately 1.6ha for the actual CCFC site, and a net density of about 92dph. The Mitcham's Corner Development Brief 2003 provides guidance that residential development on the main sites in the Brief area should be in the range of 75-100dph. The proposal thus has a density towards the upper level of the range recommended. The shortcomings in provision for car parking, cycle parking, bin storage and amenity space which were evident in the initial application submission may have arisen partly because of this density. However, following the amendments to the scheme, the JUDT advice is that these initial concerns have been resolved, and that the proposal

successfully manages the challenges of this density figure. I concur with this view.

Scale and massing

- 8.16 The buildings proposed here are predominantly of four storeys. Although there are smaller, two-storey residential buildings in many of the areas around the site, it is my view that this site is distinct from those areas, and sufficiently far from the houses concerned that the scale proposed here is appropriate. It is of note that the site is set appreciably lower than most of its surroundings, and these falls in level will tend to diminish the visibility and impact of the buildings proposed.
- 8.17 Where the proposed development comes closest to smaller-scale buildings, adjacent to the end of Greens Road, the scale proposed is limited to three storeys, and in my view, this is appropriate. I recognize that the Development Brief refers to 'a more traditional two-storey scale where development backs on to existing properties in Greens Road'. However, there is a fall in level from the Green's Road properties to the application site of between 1.5 and 2m, and the effect of this is that the rear elevation of the town houses (at 7.8m above ground level on the application site) would be no higher than the flat roofs of the two-storey houses in Green's Road. The front part of the roofs of the town houses would be 1m higher, but notwithstanding this, I do not consider that there is any significant discrepancy in scale between the proposed development and the neighbouring houses in Green's Road. A concern about the scale of development is prominent in the representations received, but in my view the scale of what is proposed responds appropriately to the context and conforms to the requirements of the Development Brief.

Layout

- 8.18 The layout of the proposed development is based on a framework of three streets and a series of linked spaces: alongside the eastern street, within the perimeter formed by the four blocks of flats, and adjacent to the tree belt along the north-western boundary. In my view this basic framework is a coherent and legible design. The way in which these streets and spaces would function has been improved by the amendments to the scheme, and in my view, the layout would

provide the satisfactory hierarchy of routes, attractive frontages, safe and usable spaces, and natural surveillance required by policy 3/7 of the Cambridge Local Plan (2006), and would not inhibit future occupiers from using cycles as a key element in travel. The Mitcham's Corner Development Brief identifies the need for a satisfactory separation between the proposed development and the existing Westbrook Centre. The nearest maisonettes have a distance of 22m between their rear elevation and the nearest part of the Westbrook Centre. I am of the view that this is acceptable.

Public Realm and Landscape

8.19 The Joint Urban Design Team and the Principal Landscape Architect (PLO) were initially concerned that the public realm proposals were over-engineered and too dominated by hard materials. The amendments to the scheme have addressed this issue by improving the layout and character of landscaped areas and increasing the planting. Suitable landscape buffers around the ground-floor apartments are also provided. In my view, the updated landscape strategy is successful. It features extensive tree planting along all three of the streets, an informal, mainly grassed, area on the northwest side, a central space which has clear routes through it, but is also suitable for a variety of uses, considerable use of shrubs in the eastern open space to create a strongly green effect and deter inappropriate car parking, and the planting of three Cambridge oaks at the entrance to the site. In my view these last will be successful in creating a sense of arrival. I acknowledge that the height of the buildings will cause some areas to be shaded for a significant proportion of the day and year, but I do not consider this to prevent the implementation of acceptable landscaping. The PLO has not objected to the scheme on this basis. The PLO still has some concerns about the locations of trees, species selection, boundary treatments and other details, but I am of the view that these can be addressed by condition.

Detailed building design and materials

8.20 The Joint Urban Design Team are of the view that the restrained architectural approach taken has the potential, if high quality materials are used, to create well-mannered buildings. I concur with this view. In June 2010, an earlier iteration of this scheme was put before Design Panel. That scheme employed a

heavily articulated and asymmetric treatment of the apartment blocks. Panel discouraged this approach, recommending that the simpler, more classical approach then employed only on the maisonettes should be extended throughout the scheme. The submitted scheme follows this advice, and in my view, the calmer design, in which a strong vertical emphasis and bold articulation are achieved through more regularly aligned bays, is successful in combining visual interest and coherence across the scheme. The application site is largely separate from the surrounding areas, and I am of the opinion that the design has successfully exploited the opportunity this provides (as identified in the Mitcham's Corner Development Brief 2003) to create a distinct character for the development.

- 8.21 The opportunity has been taken to provide private amenity space outside at ground floor level for all the lower-level maisonettes, and additional amenity space for many of the upper floor units has been created by the use of substantial balconies.
- 8.22 A restrained palette of materials is proposed, mainly buff brick with grey-brown brick in the lowest courses, pre-patinated copper for bays, and a limited amount of timber boarding. Given this decision, the choice of brick will be especially important to the overall appearance. I am of the view that, subject to conditions, the selection of materials will be successful in creating a distinctive character, and having a positive impact in this setting.
- 8.23 Design and Conservation panel last reviewed this proposal in October 2010, shortly before the application was submitted. At that time Panel gave a unanimous verdict of AMBER. The specific concerns raised were as follows.
- (a) High density
 - (b) No links to surrounding areas
 - (c) Insufficiently coherent open space strategy for the whole site
 - (d) Solar energy needs to be integral to the design
 - (e) Ventilation of underground parking
 - (f) Alternating of pitched and flat roofs unsatisfactory
 - (g) Refuse and cycle parking space insufficiently dispersed
 - (h) Needs some escape from orthogonal geometry

8.24 Design development prior to the submission, and in the amendments of July 2011, have in my view addressed the concerns at (c), (d), (f) and (g) above. I have indicated above that although the scheme remains at a residential density towards the upper end of the range suggested in the Development Brief for the area, the design has been amended so that it deals successfully with the practical challenges of accommodating thin density. Item (b) above is an issue which cannot be addressed by the applicants. Furthermore, the establishment of such links is a matter which is generally not supported by neighbouring residents and institutions. Appropriate ventilation of the car park is an issue which I consider must be addressed through the Building Regulations. I note Panel's wish for a less rigid geometry in the development, but I consider that the layout of spaces and landscaping will mitigate the impact of this feature on those living in and using the development. Strongly orthogonal geometry does not in itself prevent a development from being of high quality. Other successful development in the city follow such a framework, and I do not consider this a defect of the scheme.

8.25 In my opinion the proposal achieves good interrelations between buildings, routes and public spaces, creates attractive built frontages, and promotes natural surveillance. It would provide an attractive, high-quality, accessible, stimulating, socially inclusive and safe living environment, and would be compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, and 3/12.

Open space provision on site

8.26 Private gardens are provided for the ten proposed town houses and all but one of the ground-floor maisonettes (32 dwellings in total). In addition to this provision communal open space is provided in five locations on site. The applicants have given these spaces colour references to ease identification. They are as follows.

A landscaped area between Blocks D and E and the tree belt beyond the north-west boundary – Green. (1400m²)

The central courtyard between the four flat blocks – Yellow (712m²)

A children's play space between Block E and Block G – Blue (215m²)

A landscaped space on the west side of the eastern street, along the east face of Blocks E and G – Orange (602m²)

An area along the southern boundary of the site, to the east of the surface car parking spaces for Block H – Purple (427m²)

8.27 The purple space is a narrow strip of land between the southern boundary and the main street of the development. It has a pedestrian route through the centre, is immediately adjacent to car parking spaces, and is shown as having visitor cycle parking hoops within it. In my view it is not a space which could have any real recreational use for any age group. I acknowledge that if properly landscaped, it could make a valuable contribution to the greening and softening of the development as a whole, but I do not consider that it should be counted as usable on-site open space. If this is discounted, the total provision made is 215m² of space for children and young people, and 2714m² of informal open space.

8.28 Open space requirements are calculated on the basis of the number of people to be accommodated in a development, each unit being assumed to accommodate one person per bedroom, except that single-bedroom units are assumed to accommodate 1.5 people. The total assumed population of the development would therefore be 346 people. The Planning Obligation Strategy 2010 and the City's Open Space Standards state that informal open space is required at the rate of 18000m² per thousand people and space for children and young people at the rate of 3000m² per thousand people. On this basis, the proposed development generates a need for 6228m² of informal open space, and 1038m² of space for children and young people. The on-site provision proposed is therefore 43% of the total requirement for informal open space, and 21% of the total requirement for space for children and young people.

8.29 The open space proposed on site in the application forms a substantial part of the total need for informal open space, and a

significant part of the need for children's space. The Planning Obligation Strategy 2010 states that

The City Council will normally expect all appropriate development to contribute to meeting the additional demand for open space it creates, either on site, or through a commuted payment to provide new open space or improve existing open space provision in the vicinity of the development

8.30 In my view, the level of on-site open space in these two categories proposed in the application is an acceptable contribution, which should be supplemented, as I explain below under the heading of Planning Obligations, by a financial contribution to the enhancement of provision elsewhere. I acknowledge that comments in representations take a different view on this, but in my opinion, it would not be reasonable to expect a larger proportion of open space to be provided on-site in the constrained circumstances which prevail here.

8.31 In my view, subject to appropriate contributions elsewhere being secured through a Section 106 agreement, the provision of informal open space and space for children and young people on site in the scheme is acceptable, and in accordance with policy 3/8 of the Cambridge Local Plan (2006), the Planning Obligation Strategy 2010 and the City Council's Open Space Standards.

Public Art

8.32 A public art consultant was engaged at a very early point in the design process and a public art strategy for the site, entitled Kickstart, was developed and presented to Public Art Panel in May 2010. The strategy was supported by the Public Art Co-ordinator, and approved by Panel.

8.33 In my opinion the Kickstart strategy provides a sound basis for public art in connection with this proposal, and is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8 and Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

Renewable energy and sustainability

- 8.34 The initial proposal showed air-source heat pumps. The Senior Sustainability Officer did not support this proposal, for a number of reasons. Her concern about the noise implications of this solution was endorsed by the Environmental Health team. Following further discussions, the scheme has been amended to use photovoltaic panels on roofs. The Sustainability Officer is satisfied that this is a satisfactory solution which will generate the required proportion of energy. I accept this advice.
- 8.35 Following the submission of additional information on 27th April 2012, the Sustainability Officer has expressed satisfaction with the proposals with respect to cycle parking, disabled access, passive solar design, biodiversity, and climate change adaptation. She does not object to the principle of an underground car park. I accept her advice that the application should be supported with respect to sustainability. In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.36 The application proposes 22 units to Lifetime Homes standard: 16 maisonettes in Blocks B, C, H and J, and six flats in Blocks D and E. This represents 15% of the total number of units in the scheme, and is in accordance with policy 5/9 of the Cambridge Local Plan (2006).
- 8.37 The scheme facilitates accessibility in the following ways:
- level and even thresholds to all houses and lobbies
 - level access to 37% of units
 - stairs designed for ambulant disabled and visually impaired
 - disabled car parking spaces located close to block entrances and car park lifts
 - no gradients of over 20%
- 8.38 In my opinion the proposal shows appropriate consideration for the needs of those with disabilities, and complies with or exceeds the requirements of Cambridge Local Plan (2006) policies 3/7, 3/12 and 5/9.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.39 Most of the site is separated from other residential properties by some distance. Issues of neighbour amenity might be considered to arise in three areas: with respect to houses at the north end of Greens Road, with respect to Victoria Homes, and with respect to the rear of houses on the southwest side of Gilbert Road. I do not think that in any of these cases, noise generation from the development would be an issue; I consider it likely that, there will be a reduction in noise when compared to the existing use, albeit that at present the noise generation is on relatively few occasions.

Greens Road

- 8.40 The rear elevations of the proposed town houses would be at a distance of between 12m and 28m from the rear elevations of the houses at 32-46 Greens Road. The houses would not be significantly higher than the existing stand which occupies the southern part of this pace at present, but the row would extend more to the north-west than the stand does. There is some planting in the gardens of 38-46 Greens Road, and a tree within the application site at this point which it is proposed to remove.
- 8.41 I do not consider that the proposed town houses would cause significant overshadowing of the Green's Road houses; they lie to the north-west, and are not of sufficient height. Equally, because of their height, I do not consider they would create any unacceptable sense of enclosure.
- 8.42 The proposed houses would not be aligned with the rear elevations in Green's Road, so there would not be direct window-to window overlooking. However, the distances between these houses would be limited, and even given the angle of view, it is my view that the first and second floor bedroom windows in the six town houses in the centre of the row could pose a significant threat to the privacy of the occupiers of 32-46 Greens Road. It is my view, however, that this is an issue which could be resolved by altering the configuration of these two windows in each house. Projecting visibility screens or canted windows are possible solutions. In

my view, although this is a significant issue, it is one which could be addressed by an appropriate condition, which I recommend.

Victoria Homes

- 8.43 Considerable concern has been expressed by residents of Victoria Homes about the impact of the proposal on their amenity, but I do not consider that there would be any significant impact in the direction. Rear windows in Blocks J and K and the town houses do not face directly towards Victoria Homes. The bungalows on the west side of Victoria Homes are at a distance of 60m from the nearest new unit, and those on the eastside, while closer, would be at a very oblique angle. I do not consider that this relationship would lead to any overlooking nor any sense of enclosure. The security of the common boundary between the application site and Victoria Homes would be only marginally less robust than at present, and this would be more than compensated for by the much higher level of activity and natural surveillance in the rear gardens of the maisonettes compared to the empty football ground. I do not think it at all likely that Victoria homes would be used as an illegal pedestrian route to reach the proposed development.

Gilbert Road

- 8.44 The maisonettes in Blocks B and C are close to the common boundary with the rear gardens of N^{OS}. 11-27 Gilbert Road. The separation between these houses and the nearest proposed units is in all cases at least 50m. Residents of these houses have suggested that the proposal unreasonably exploits their gardens as a buffer between their houses and the proposed maisonettes. I note and understand this viewpoint, but I must assess the application in terms of its actual impact on amenity. These Gilbert Road gardens are long and in most cases also contain significant planting. Any overlooking opportunities would be confined to the rearmost parts of these gardens, and any impact of sunlight from the south-west would be confined to times when the sun is very low in the sky. In neither case would this impact be significant enough to warrant refusal of the application.
- 8.45 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

8.46 I am satisfied that all the units proposed would enjoy reasonable levels of privacy and light. Private amenity space is provided for all the houses, almost all the maisonettes, and top floor flats.

8.47 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

8.48 All town houses and maisonettes are provided with an individual store for three bins. In Blocks D, E, F and G, communal stores accommodating larger bins are provided. The overall strategy, and the space provided for town houses and maisonettes are acceptable. Concerns remain over the following matters:

confirmation that refuse trucks can negotiate the street network

need for streets to be constructed and maintained to adoptable standard without Council liability

excessive pulling distances for residents when putting out bins in six units across Blocks B, F H and J

excessive pulling distances for collection staff at one store in Block E

excessive carrying distances for residents in the western half of Block E

8.49 I am of the view that all these matters can be resolved by conditions. Subject to such conditions, I am confident that, with respect to waste and recycling, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.50 The highway authority raise a number of issues about the layout of the roads within the development and the configuration of the

access road, suggesting that any proposal to adopt either would involve significant issues. The authority does not, however, object to the proposal. The Lead Development Control Engineer, in his advice, specifically addresses the question of the junction between the Westbrook Centre access road and Milton Road, which is raised in a number of representations. He notes the proximity of the bus stop raised as a concern by some respondents, and acknowledges that it is not ideal. However, he also notes that there is no significant associated accident history, and states that it would not be possible to demonstrate significant adverse effect on the safety of highway users in comparing the proposed development with the existing use. The highway authority suggests that the access road would only require rebuilding if it were to be adopted, and does not raise any issues, other than planning obligation commitments, with regard to the transport impact of the proposal.

8.51 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.52 The proposal includes on-site car parking provision on the following basis.

Block	Units	Surface spaces	Basement spaces	Total spaces
A	8		8	8
B	12	8	4	12
C	5	5		5
D	24		24	24
E	24		24	24
F	22		22	22
G	20		20	20
H	12	12		12
J	6	6		6
K	4	4		4
Town houses	10	20		20
visitors	-	3	0	3
Total	147	58	102	160

- 8.53 The application provides one space for each flat, two spaces for each town house, and three additional spaces for visitors. This provision does not exceed the maximum levels set out in the Councils Car Parking Standards, and is therefore in accordance with local plan policy.
- 8.54 A number of representations suggest that the car parking provision made is insufficient. In my view this concern is not well-founded. National statistics show that a significant proportion of households in one- and two-bedroom flats in urban areas typically do not own a car. In my view it is unlikely that any significant demand for car parking space outside the site would be generated by the development.
- 8.55 Representations also raise concerns that since the present car park on the site is used during the day as car parking space by people coming into the city to work, the cars accommodated will be displaced to on-street spaces nearby, increasing the pressure for space which already exists in the area. I accept that there is the possibility that this may happen. However, it is City Council policy to promote lower levels of private car parking in order to promote modal shift, particularly with respect to non-residential uses and where good public transport accessibility exists. In my view, given the pressure on on-street car parking in the vicinity, the elimination of the football ground car park is likely to promote the use of other means of transport, which is in accordance with the sustainability aims of the local plan. Increased designation of residents-only parking in the future might help to secure these objectives whilst retaining space for local occupiers.
- 8.56 Cycle storage space is provided for the town houses within the envelope of the building at ground floor level. Cycle storage for the maisonettes is provided either in enclosures in the rear gardens or in secure communal stores within or adjacent to the relevant block. Cycle storage for the flats is provided in the basement car park within secure enclosures. Access to the basement is by steps with a wheeling ramp on each side so that cycle users can pass in both directions. A total of 358 cycle parking spaces for residents are proposed. This exceeds the minimum requirements of the City Council's Standards, because the town houses are provided with four spaces each, rather than three. A total of 50 visitor spaces are also proposed, in seven different locations around the site.

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

Third Party Representations

8.58 I have addressed the majority of the issues raised in the paragraphs indicated in the following table:

too intensive	8.15
burden on local infrastructure	8.61-8.84
loss of recreation ground	8.4-8.9
loss of open space	8.4-8.9
insufficient family housing	8.11-8.13
affordable housing should not be concentrated in one part of the site	8.11
too high	8.16-8.17
dominate the cityscape	8.16-8.17
not in scale with the area	8.16-8.17
no play area	8.26-8.31
insufficient on-site open space	8.26-8.31
blocks too close together	8.18
too dense	8.16-8.17
too many flats; not enough houses	8.11-8.13
unrealistic landscaping	8.19
underground car parking is not a sustainable solution	8.35
car park vents will pollute open space areas	8.24
landscaping overshadowed	8.19
inappropriate materials	8.22
illegal pathway through Victoria Homes likely to be created	8.43
overshadowing	8.41 and 8.44
overlooking	8.41, 8.43 and 8.44
boundary fence insufficient	conditions
impact of construction work	conditions
noise	8.39
danger to highway safety	8.50
increased congestion	8.50
access road inadequate	8.50
layout will foster car rather than cycle usage	8.18

insufficient cycle and pedestrian links	8.24
insufficient car parking	8.53-8.54
loss of the car parking area	8.55
more school places needed	8.73-8.75
new drainage and sewerage facilities needed	6.17, 6.18 and condition
disruption from construction	conditions

8.59 The only issues not addressed relate to the issue of anti-social behaviour, letting of affordable homes, and the removal of a mobile phone antenna.

8.60 I do not consider that the development would lead to an increase in antisocial behaviour. To restrict affordable housing on the site to key worker purchase only would be at odds with the Council's Affordable Housing policies. The reduction in mobile phone reception which might result from the moving of the current antenna is not a material planning consideration.

Planning Obligation Strategy

8.61 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. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.62 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. This requirement covers outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers.

8.63 The application proposes the erection of ten four-bedroom houses, 45 three-bedroom maisonettes, 86 two-bedroom flats and six one-bedroom flats. No residential units would be removed, so the net total of additional residential units is 147. 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 children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
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	6	2142
2-bed	2	238	476	86	41412
3-bed	3	238	714	45	30702
4-bed	4	238	952	10	10472
Total					84728

Indoor sports facilities					
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	6	2421
2-bed	2	269	538	86	46806
3-bed	3	269	807	45	34701
4-bed	4	269	1076	10	11836
Total					95764

Informal open space					
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	6	2178
2-bed	2	242	484	86	42108
3-bed	3	242	726	45	31218
4-bed	4	242	968	10	10648
Total					86152

Provision for children and teenagers					
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	6	0
2-bed	2	316	632	86	54984
3-bed	3	316	948	45	40764
4-bed	4	316	1264	10	13904
Total					109652

8.64 The application proposes areas of open-space provision on-site. As I have indicated above, I do not consider that the 'purple area' to the west of the entrance to the site should qualify as open space. The 'yellow', 'orange' and 'green' areas identified above provide a total of 2714m² of informal open space, and the 'blue' area provides 215m² of children's play space.

8.65 The total informal open space required by the development (at a rate of 1.8ha per thousand inhabitants, is 6228m². The on-site provision proposed would be 43.5% of that total. Consequently, only 56.5% of the above contribution to informal space provision elsewhere is required. The total space for children and young people required by the development, at a rate of 0.3ha per thousand inhabitants, is 1038m². The on-site provision proposed would be 20.7% of that total. Consequently, only 79.3% of the above contribution to space for children and young people elsewhere is required.

8.66 I am of the view that the contributions proposed towards upgrading facilities at Logan’s Meadow and Chesterton Rec. would provide for outdoor sports facilities which would be used by the inhabitants of the development. I do not consider that seeking an additional contribution for such provision would be justified.

8.67 The Open space contributions sought therefore, are as follows:

Informal open space: £48676 (56.5% x £86152)
 Indoor sports facilities: £95764
 Outdoor sports facilities: £0
 Facilities for children and young people £87173(79.5%x £109652)

8.68 Subject to the completion of a S106 planning obligation to secure these 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 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

Community Development

8.69 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects, with contributions calculated by formula. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution produced by the formula in this case would be as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	6	7536
2-bed	1256	86	108,016
3-bed	1882	45	84,690
4-bed	1882	10	18,820
Total			219,062

8.70 The applicants have suggested that since the enhancement of facilities at Chesterton Rec. and Logan’s Meadow which they propose to fund will include space which can be used for a

variety of community activities, as well as for sport, that this contribution provides the additional community facilities which the Planning Obligation Strategy requires. I concur with this view. Subject to the completion of a S106 planning obligation to provide the improvements at Chesterton Recreation Ground and Logan's Meadow, I am satisfied that those improvements will secure the requirements of the Planning Obligation Strategy (2010) with respect to community facilities. I am satisfied that an additional contribution of £219,062 is not required, and that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Waste

- 8.71 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:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	10	750
Flat	150	137	20,550
Total			21,300

- 8.72 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 and Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1.

Education

- 8.73 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 appendix 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.

- 8.74 In this case, 147 additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand over all four stages of education. 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.

Pre-school education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0	6	0
2+-beds	2		810	141	114,210
Total					114,210

Primary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0	6	0
2+-beds	2		1350	141	190,350
Total					190,350

Secondary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0	0	0
2+-beds	2		1520	141	214,320
Total					214,320

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	6	960
2+- beds	2		160	141	22,560
Total					22,560

8.75 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Affordable Housing

8.76 The development is required to make provision for affordable housing and I have assessed the proposals for affordable housing in paragraphs 8.10 to 8.14 above. The detail of the Affordable Housing Scheme can be secured through a Section 106 Agreement.

8.77 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/5 and 10/1 and the Affordable Housing SPD (2008).

Transport

8.78 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The site lies within the Northern Corridor Area Transport Plan where the contribution sought per trip is £399.

8.79 The Highway Authority has made an assessment of the proposal, and on that basis requires a contribution of £163,989 to the Plan, A contribution of £2000 towards improving the Mitcham's Corner traffic signals.

8.80 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1, P9/8 and P9/9 and Cambridge Local Plan (2006) policies 8/3 and 10/1.

Public Art

8.81 The development is required to make provision for public art. A strategy for this provision, entitled *Kickstart*, has been submitted to the local planning authority and approved by Public Art Panel. As I have indicated above, I accept the advice of Panel and the Public Art Co-ordinator that this strategy provides the basis for appropriate public art provision to be made in respect of this proposal. The development and implementation of a specific scheme of public art needs to be secured by the S106 planning obligation.

8.82 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8 and Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Conclusion

8.83 I have considered carefully the planning obligation proposals put forward by the applicants in the light of the legal requirement that any planning obligation be necessary, directly related to the development and related fairly and reasonably in scale and kind to the development.

8.84 The proposals put forward do not provide a separate financial contribution for community facilities or outdoor sports facilities in line with the total produced by the standard formula used by the Council for these categories. I have explained above why I consider that the proposals for enhancements to Chesterton Rec. and Logan's Meadow should be regarded as fulfilling these obligations as well as meeting the need for open space to replace the CCFC playing pitch. I am satisfied that this properly reflects the need generated by the development. I am of the

view that without this 'overlapping' of contributions, the Planning Obligation might fail the test of fairness and reasonableness set by the Community Infrastructure Levy (CIL) Regulations 2010. As it stands, I am satisfied that the obligation passes this test and the other two tests set by the CIL regulations

9.0 CONCLUSION

9.1 When this application was submitted, there were a significant number of design issues which made it impossible for me to support it. In addition, no provision was made in the application for the replacement of the present playing pitch.

9.2 In my view, the revised strategy for renewable energy, brought forward in April 2011, and the amendments to layout, building design, landscaping, and affordable housing made in July 2011 have resolved the design issues to the extent that the application can now, subject to conditions, be supported in this respect.

9.3 Furthermore, it is my view that the proposal for planning obligation contributions brought forward in February 2012 are a satisfactory response to the issue of the loss of the present playing pitch. In my view this resolves the conflict with policy 4/2 which would otherwise exist.

9.4 As a result of these changes to the original proposal, I recommend approval.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of section 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. Before starting any external brick or stone work, or any external render or timber, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and parapet detailing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework/render/timber and jointing and parapet detailing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

4. No development shall take place until a traffic management plan for the demolition phase has been submitted to and approved in writing by the local planning authority. Demolition shall proceed only according to the approved plan.

Reason: To avoid an unacceptable transport impact. (Cambridge Local Plan (2006) policy 8/2)

5. 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)

6. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
 - i) contractors access arrangements for vehicles, plant and personnel,
 - ii) contractors site storage area/compound,
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
 - iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

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

7. 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 neighbours. (Cambridge Local Plan (2006) policies 4/13 and 6/10)

8. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228 'Noise and Vibration Control On Construction and Open Sites', especially Part 1: 1997 'Code Of Practice (COP) for basic information and procedures for noise and vibration control', Part 2: 'Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance' and Part 4: 'COP for noise and vibration control applicable to piling operations', (if the construction process is to involve piling operations). Development shall be carried out in accordance with the approved details.

Reason: To protect the residential amenity of neighbours, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

9. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228 : Part 4: 'COP for noise and vibration control applicable to piling operations', Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended. Consent for piling will only be granted where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: To avoid pollution. (Cambridge Local Plan (2006) policy 4/13)

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

Reason: To protect the amenity of neighbours and highway users, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4, 4/13 and 8/2)

11. Confirmation or not that an on site concrete crusher will be used during the demolition stage will be required. If not, confirmation of an appropriate alternative procedure that will be used will be required.

Reason: To protect the residential amenity of neighbours, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

12. No development shall take place until details of site lighting during the construction period have been submitted to and approved in writing by the local planning authority. Lighting shall be installed only according to the agreed details.

Reason: To protect the residential amenity of neighbours, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

13. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.

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

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

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

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

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

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

Reason: To avoid adverse effects of pollution. (Cambridge Local Plan (2006) policy 4/13)

14. No development shall commence until a surface water drainage scheme for the site, which shall include maintenance and adoption agreements, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To avoid pollution. (Cambridge Local Plan (2006) policy 4/13)

15. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure satisfactory waste storage. (Cambridge Local Plan (2006) policy 3/12)

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

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)

17. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

18. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

19. A landscape management plan, including long term (20 year) design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic spaces, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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

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

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

21. The residential accommodation hereby approved shall not be occupied until a gate or other means of securing the entrance to the basement car park, has been erected/introduced to the site in accordance with details which have previously been submitted to and approved in writing by the local planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the gate shall not thereafter be altered without the express permission of the local planning authority.

Reason: To ensure that the appearance of the gate is appropriate, and no hazard to highway safety is created. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 8/2)

22. Prior to the commencement of the development works a noise report prepared in accordance with the provisions of PPG 24 'Planning and Noise', and the World Health Organisation (WHO) 'Guidelines for Community Noise: 2000', that considers the impact of noise of the ATP at Chesterton Community college upon the proposed development shall be submitted in writing for consideration by the local planning authority

Following the submission of a PPG 24 noise report and prior to the commencement of the development works details of measures for protecting the proposed dwellings from noise from the ATP shall be submitted to and approved in writing by the Local Planning Authority. The required works shall be completed before the occupation of any of the approved dwellings.

Reason: To protect the amenity of future residents Cambridge Local Plan 2006 policies 3/4 and 4/13

23. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use permitted is commenced.

Reason: to protect the amenity of nearby properties (Cambridge Local Plan 2006 policies 3/4 and 4/13)

24. No development shall take place until a revised design for rear first and second floor windows to the proposed town houses, which eliminates the possibility of unacceptable overlooking of houses in Greens Road, has been submitted to, and approved in writing by, the local planning authority. Development shall take place only in accordance with the approved details.

Reason: To protect the residential amenity of neighbours (Cambridge Local Plan 2006 policies 3/4 and 3/12)

25. The streets within the development shall be constructed and permanently maintained to adoptable standard.

Reason: To ensure acceptable access for waste collection vehicles (Cambridge Local Plan 2006 policy 3/12)

26. No development shall take place until an agreement on liability for damage to the carriageways within the development has been reached between the applicants and the City Council.

Reason: to ensure satisfactory arrangements for the collection of waste and recycling (Cambridge Local Plan 2006 policy 3/12)

27. No occupation shall take place in any block until the renewable energy equipment, as specified in the application for that block, has been installed and tested, and a scheme for future maintenance has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure appropriate means for the generation of renewable energy are in place (Cambridge Local Plan 2006 policy 8/16)

INFORMATIVE: To satisfy the noise insulation condition, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) (i.e. the rating level of the plant needs to match the existing background level). This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

INFORMATIVE: The Council's document 'Developers guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required when assessing potentially contaminated sites. An electronic copy can be found on the City council's website.

<http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>

Hard copies of the guide can also be provided upon request.

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

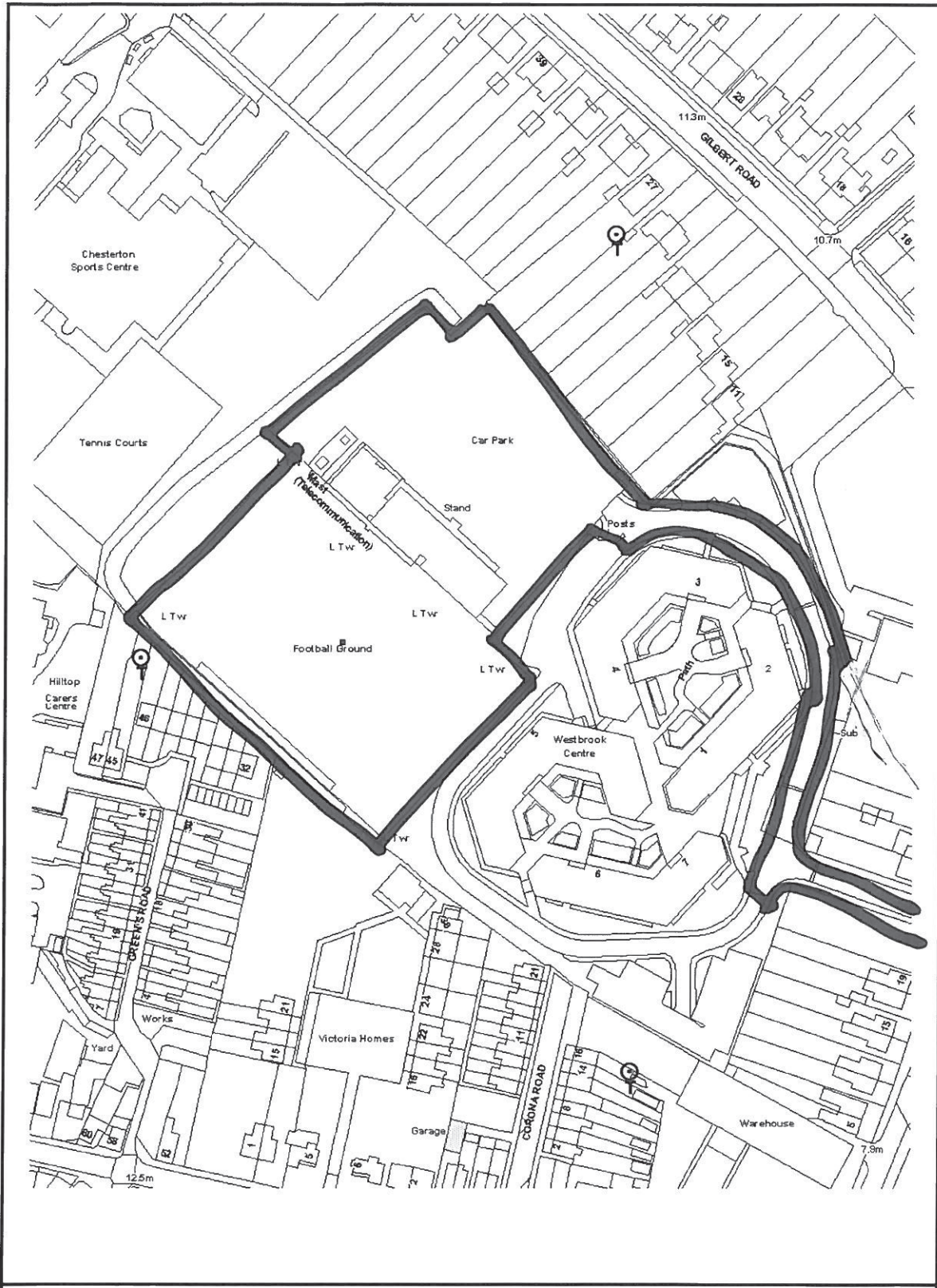
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

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

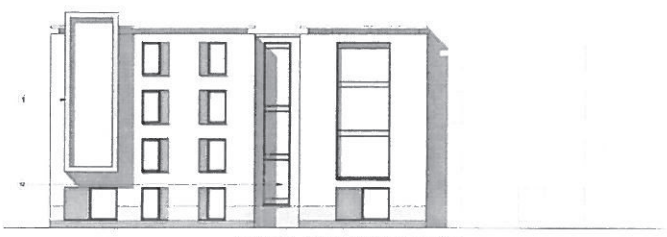
www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.



**11/0008/FUL
Cambridge City Football Ground Milton Road Cambridge**

The information contained in this Planning and all other documents submitted in connection with this application is for the use of the Council only and is not to be used for any other purpose. The Council does not accept any liability for any loss or damage arising from the use of this information for any purpose other than that for which it was provided. The Council does not accept any liability for any loss or damage arising from the use of this information for any purpose other than that for which it was provided. The Council does not accept any liability for any loss or damage arising from the use of this information for any purpose other than that for which it was provided.



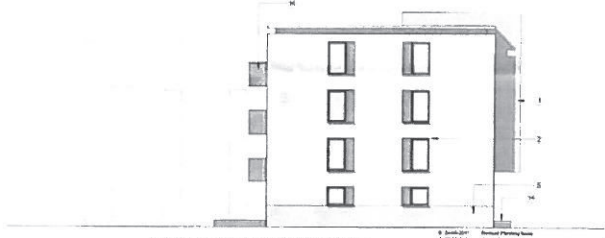
Building D - Rear / North-West Elevation



Building D - Side / South-West Elevation



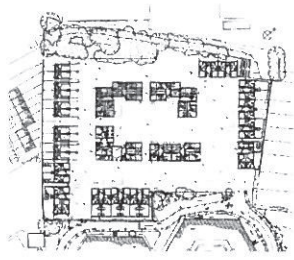
Building D - Front / South-East Elevation



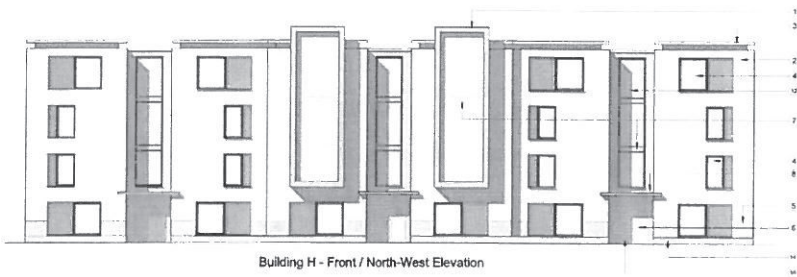
Building D - Side / North-East Elevation

Materials Key:

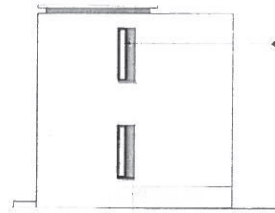
1. Pre-patinaed copper cladding to feature bays
2. Hand-made cambridge gault / buff brickwork
3. Flat roof with feature eaves and powder coated gutter
4. Thin framed grey powder coated aluminium windows with integral hardwood timber panels / louvres
5. Handmade / stock brickwork (grey browns)
6. Grey powder coated glazed doors with stainless steel ironmongery
7. Powder coated profiled in-fill panel
8. Feature canopy
9. Stainless steel balustrading
10. Hardwood timber panel with stainless steel letter boxes
11. Powder coated louvred ventilation doors with access control
12. Grey powder coated aluminium framed glazing
13. Glazed doors with integral hardwood panel
14. Low level gault brick retaining wall to raised defensive planting beds
15. Stainless steel grates to basement parking ventilation outlet
16. Horizontal open boarded timber clad balconies



CCFG LLP	
Proposed Redevelopment	
Milton Road Cambridge	
Building D as Proposed Elevations	
23326 / P / 217	B
Sep 2010	1:100 @ A1
CAMAL	
ARCHITECTS DESIGNERS	
35 CAMBRIDGE PLACE CAMBRIDGE CB2 3RQ	
Phone	01223 310800
Fax	01223 305100
Email	mail@camalarch.com
Website	www.camalarch.com



Building H - Front / North-West Elevation



Building H - Side / South-West Elevation

This document is issued by Camal Architects and all other documents are subject to the terms and conditions of the contract. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary permissions and approvals are obtained. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary permissions and approvals are obtained. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary permissions and approvals are obtained.



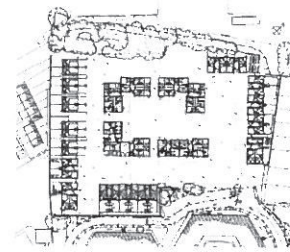
Building H - Rear / South-East Elevation



Building H - Side / North-East Elevation

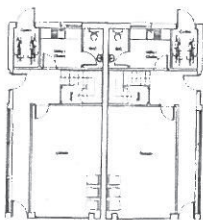
Materials Key

1. Pre-patinated copper cladding to feature bays
2. Hand-made cambridge gault / buff brickwork
3. Flat roof with feature eaves and powder coated gutter
4. Thin framed grey powder coated aluminium windows with integral hardwood timber panels / louvres
5. Handmade / stock brickwork (grey browns)
6. Grey powder coated glazed doors with stainless steel ironmongery
7. Powder coated profiled infill panel
8. Feature canopy
9. Stainless steel balustrading
10. Hardwood timber panel with stainless steel letter boxes
11. Powder coated louvred ventilation doors with access control
12. Grey powder coated aluminium framed glazing
13. Glazed doors with integral hardwood panel
14. Low level gault brick retaining wall to raised defensive planting beds
15. Stainless steel grille to basement parking ventilation outlet
16. Horizontal open boarded timber clad balconies

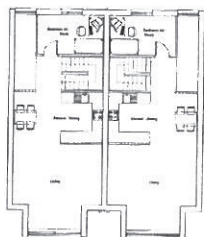


4/20/2010 - Revised Planning Issue	
REVISION	
CCFG LLP	
Proposed Redevelopment	
Milton Road	
Cambridge	
Building H as Proposed Elevations	
23326 / P / 237	A
Sep 2010	1:100 @ A1

CAMAL
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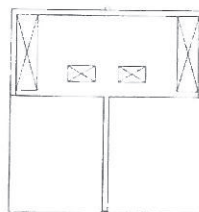
Ground Floor +0000



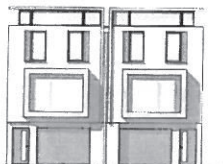
First Floor +2700



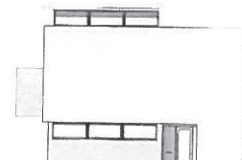
Second Floor +5400



Roof Plan



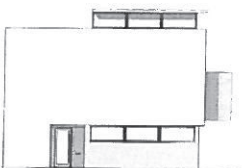
Front / North-East Elevation



Side / North-West Elevation



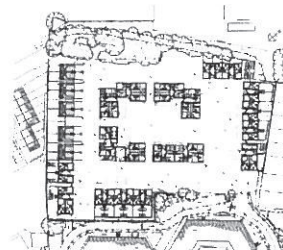
Rear / South-West Elevation



Side / South-East Elevation

Materials Key

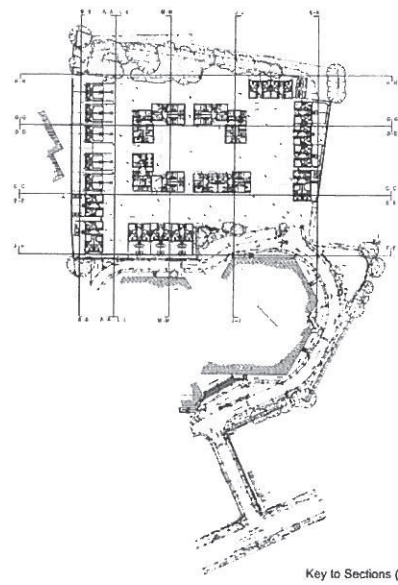
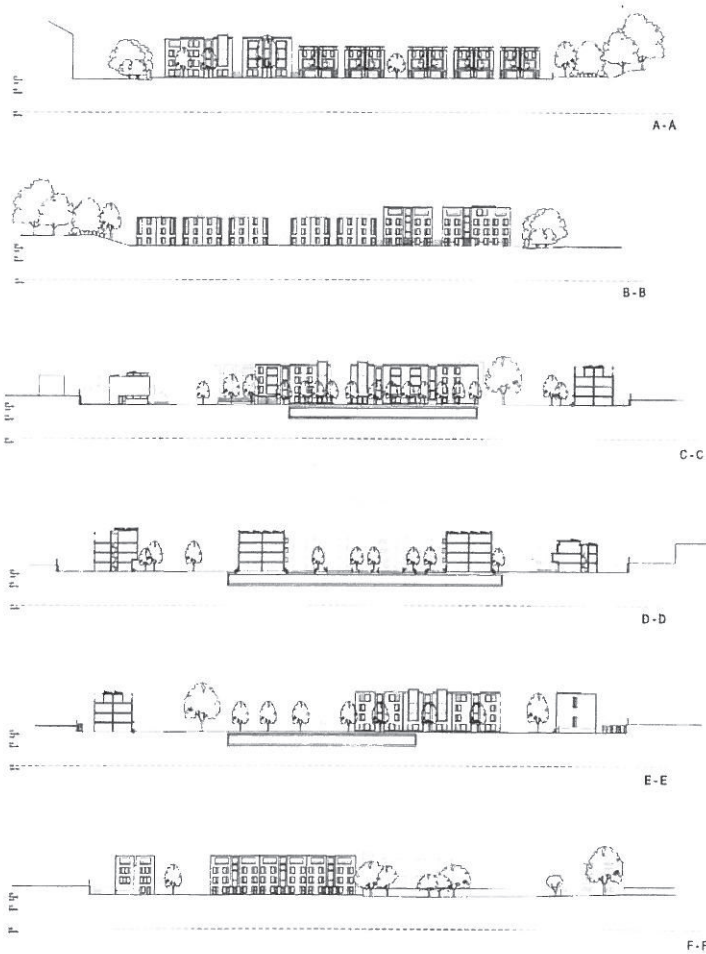
1. Pre-painted copper cladding in House 1 only
2. Horizontal aluminium panel in Hall 1 & 2
3. Flat roof with powder coated aluminium panels & supports
4. Thin bonded grey powder coated aluminium window with integral horizontal slider panels - House 1
5. Red multi layer brickwork
6. Grey powder coated panel doors with stainless steel hardware
7. Clear aluminium window over hanging beams series
8. Horizontal aluminium panel doors
9. Horizontal aluminium panels permitting ventilation to upper balconies to avoid condensation
10. Horizontal aluminium panel with stainless steel hardware
11. Thin bonded grey powder coated aluminium window



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Client	Cambridge City Council
Project	REDEVELOPMENT
Phase	Proposed Redevelopment
Location	Milton Road Cambridge
Project Name	Town Houses as Proposed Plans & Elevations
Scale	23326 / P / 250
Sheet	B
Date	Sep 2010 1:100 @ A1

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0. Includes: A. 07.04.001 REVISION	
Proposed Redevelopment	
Cambridge City F.C. Milton Road, Cambridge	
Site Sections as Proposed Sheet 1 of 2	
23326 / P / 300	B
Sep 2010	1:500 @ A1

Notes: These are drawn for information purposes only. Please refer to the contract documents for details of the proposed development.

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Application Number	11/1534/FUL	Agenda Item	
Date Received	14th December 2011	Officer	Miss Catherine Linford
Target Date	8th February 2012		
Ward	Petersfield		
Site	St Colettes Preparatory School Tenison Road Cambridge Cambridgeshire CB1 2DP		
Proposal	Proposed erection of 6 x 5 bed houses, 1 x 4 bed house and 1 x 3 bed house, internal access road, car and cycle parking and hard and soft landscaping.		
Applicant	Oro Ventures Ltd And MPM Properties (Investments) Ltd		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site lies between Tenison Avenue, George Pateman Court, and Highsett, about 120m from the Tenison Road/Station Road junction. The site takes the form of a narrow truncated wedge, with its long axis running east-west parallel with Tenison Avenue. It measures 122 m in length, and is 30m wide at its east end, where it abuts the rear of curtilages facing Tenison Road, and 19m wide at the west end, abutting Highsett.
- 1.2 The site is not allocated in the Cambridge Local Plan (2006). It has been in use as a private preparatory school. This use ceased in mid-2009, when the school relocated to a site in Girton, outside the city boundary. All the buildings on the site have been demolished following the grant of Conservation Area Consent in 2010 (09/1144/CAC)
- 1.3 Residential accommodation surrounds the site: to the north and west are three-storey houses in Tenison Avenue and Highsett, and to the south are three-storey buildings in George Pateman Court, containing flats and maisonettes. The three-storey terrace of buildings on the east of the site is occupied by a

mixture of private houses and bed-and-breakfast accommodation. The site falls within the controlled parking zone (CPZ).

- 1.4 The site falls within the City of Cambridge Conservation Area No.1 (Central). It lies just to the south-west of the edge of the Mill Road and St Matthews sector, in a part of the Conservation Area for which there is no appraisal. A large number of the trees within and immediately adjacent to the site are subject to Tree Preservation Orders.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for seven five-bedroom houses. The houses would be served by an access road turning off George Pateman Court and running along the eastern and northern boundaries of the application site. The houses would be arranged in line with the eastern and western boundaries, standing at right angles to the neighbouring houses on Tenison Avenue.

- 2.2 The houses would be semi-detached, standing in pairs, with the exception of one detached house at the western end of the site (plot 7). Each plot can be described as follows:

Plots 1 & 2

- 2.3 This pair of houses would stand on the eastern end of the site, facing out onto the access road, where it adjoins George Pateman Close, and in line with 7-13 Tension Avenue. At their closest point, these houses would stand 16m from the common boundary with the houses on Tension Road to the east; 1.4m from the common boundary with George Pateman Court to the south; and 8.6m from the common boundary with the houses on Tenison Avenue to the north (with the access road between the houses and the common boundary). Plot 1 would step down to 5.6m in height 2.2m from the southern side of the house. Plot 2 would step down to 4m in height on the northern side of the house.

Plots 3 & 4

- 2.4 This pair of semi-detached houses would stand in line with 15-17 Tension Avenue. At their closest point, these houses would

stand 2.6m from the common boundary with George Pateman Close to the south; and 7.2m from the common boundary with the houses on Tenison Avenue to the north (with the access road between the houses and the common boundary). Plot 3 would step down to 4.5m in height 2.6 from the southern side of the house.

Plots 5 & 6

- 2.5 This pair of semi-detached houses would stand in line with 21-27 Tension Avenue. At their closest point, the houses would stand 1.4m from the common boundary with Highsett to the south; and 6.2m from the common boundary with the houses on Tenison Avenue to the north (with the access road between the houses and the common boundary). Plot 5 would step down to two-storeys in height (4.2m), 2.8m from the southern side of the house. Plot 6 would step down to two-storeys in height (5.3m) 3.4m from the northern side of the house.
- 2.6 All three pairs would have basements, with the exception of plot 6 and would be three-storeys in height at the front and sides, and four-storeys in height at the rear. The top floor of the houses would be set within a gabled roof structure.

Plot 7

- 2.7 This detached house would stand in line with 29-31 Tension Avenue. At its closest point, the house would stand 4.2m from the common boundary with Highsett to the south; and 0.8m from the common boundary with the houses on Tenison Avenue to the north (with the access road between the houses and the common boundary). The house would step down to 4m in height 3.9m from the southern side of the house, and would step down to 2.8m to the eaves 5.4m from the northern side of the house.
- 2.8 This detached house would be three-storeys in height (at its highest point). The top floor of the house would be set within a gabled roof structure. This house would not have a basement.
- 2.9 The application is accompanied by the following supporting information:

1. Design and Access Statement

2. Supporting Planning Statement
3. Site Waste Management Plan

2.10 The application is brought before Planning Committee rather than East Area Committee because the previous application was determined by Planning Committee.

3.0 SITE HISTORY

Reference	Description	Outcome
09/1142/FUL	Erection of 12no 4 bed houses and 1no 5 bed house, internal access road and hard and soft landscaping following demolition of all existing buildings on site.	REF
09/1144/CAC	Demolition of all existing buildings.	A/C

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of 15 February 2012):	Yes

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 Planning Policy Statement 3: Housing (first published November 2006, 2nd edition published January 2010, 3rd edition published June 2010, 4th edition published June 2011): Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

The definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities.

(June 2010)

Technical amendments to Annex B: Definitions, to reflect the introduction of Affordable Rent. (June 2011)

5.4 Planning Policy Statement 5: Planning for the Historic Environment (2010): sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage

assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

- 5.5 **Planning Policy Statement 25: Development and Flood Risk (2006):** States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.
- 5.6 **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.
- 5.7 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

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.

5.8 East of England Plan 2008

SS1: Achieving Sustainable Development
ENV6: The Historic Environment
ENV7: Quality in the Built Environment

5.9 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision

5.10 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/4 Trees
4/11 Conservation Areas
4/13 Pollution and amenity

5/1 Housing provision
5/11 Protection of community facilities
8/2 Transport impact
8/6 Cycle parking
8/10 Off-street car parking

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*)

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.11 Supplementary Planning Documents

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.

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.

Cambridge City Council (March 2010) – Planning Obligation Strategy: provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community

facilities, waste and other potential development-specific requirements.

5.12 Material Considerations

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) 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.

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be “yes” , except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged

8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

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.

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

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

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment - in November 2010 the Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (SFRA) was adopted by the City Council as a material consideration in planning decisions. The SFRA is primarily 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

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.

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Tension Road is currently subject to consultation regarding traffic management measures on the public highway. It would be appropriate for the application to contribute to these measures to offset the increased traffic movements from the vacant site. This contribution should be in the form of provision

of an appropriate junction with Tenison Road to complement the overall scheme.

6.2 The internal road layout is unsuitable for adoption as a highway maintainable at the public expense, even were the gates to be removed, nor does the access connect to a public highway.

6.3 It is recommended that the access road is 5m wide to allow for cars to comfortably pass pedestrians and cyclists on the shared surface. The roadway should be tracked to demonstrate the ability for a fire engine to reach the farthest point of the site.

Head of Environmental Services

6.4 No objection, subject to conditions relating to a Demolition and Construction Environmental Management Plan (DCEMP), contaminated land and waste storage.

Urban Design and Conservation

6.5 No objection, subject to conditions relating to materials and landscaping.

Cambridgeshire Fire and Rescue

6.6 Adequate provision must be made for fire hydrants.

Cambridgeshire County Council (Archaeology)

6.7 The site lies in an area of high archaeological potential. A condition is requiring a programme of archaeological investigation.

Cambridge City Council Sustainable Drainage Engineer

6.8 Although a reduction in impermeable area is proposed, in accordance with the Strategic Flood Risk Assessment for Cambridge City there should be a minimum of 20% reduction in discharge from a previously developed site. This should be based on the actual discharge from the site and not a theoretical calculation i.e. the size of the surface water pipe leaving the site.

- 6.9 Because of the access road being non-adoptable, a permeable paving should be used. This has the potential to provide a cost effective way of providing the amount of attenuation required. When utilising permeable paving appropriate non-permeable service strips should be employed.
- 6.10 Ground investigations should be undertaken and infiltration rates and ground water levels should be used to design an appropriate system. It should be noted that permeable paving is suitable for use in areas of low infiltration rates.
- 6.11 Subject to the above being undertaken, I have no objection to the proposal.

City Council Policy Team

- 6.12 This proposed scheme has not provided sufficient open space provision on site to allow the Policy Team to confirm that the requirements of Policy 3/8 can be met in this instance

City Council Arboricultural Team

- 6.13 While the situation is still not ideal with regard to shading, the size of the garden does compensate. This will making it more reasonable to object to any detrimental tree work applications received when the unit is occupied. The tree issues are now an insufficient reason alone to object to the scheme.
- 6.14 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:
- 56 Highsett
 - 59 Highsett
 - 60 Highsett
 - 61 Highsett
 - 62 Highsett
 - 68 Highsett
 - 69 Highsett

- 79 Highsett
- 84 Highsett
- 85 Highsett
- 1 Tenison Avenue
- 3 Tenison Avenue
- 5 Tenison Avenue
- 7 Tenison Avenue
- 9 Tenison Avenue
- 11 Tension Avenue
- 13 Tenison Avenue
- 15 Tenison Avenue
- 17 Tenison Avenue
- 19 Tenison Avenue
- 21 Tension Avenue
- 23 Tenison Avenue
- 25 Tenison Avenue
- 27 Tenison Avenue
- 29 Tenison Avenue
- 31 Tenison Avenue
- 158 Tenison Road
- Glisson Road / Tenison Road Area Residents Association
- Petition containing 31 signatures

7.2 The representations can be summarised as follows:

Principle

- Loss of educational use – there is a shortage of pre-school and primary school places in the area, especially with CB1

Character and context

- Overdevelopment
- The houses are too large and out of scale with immediate neighbours
- Impact on and loss of trees
- Poor design

Residential amenity

- Overshadowing
- Loss of light
- Impact on outlook
- Loss of privacy

- Overlooking – obscure glazed windows could be reglazed clear at a later date
- Increased traffic noise from the access road
- Increase in traffic
- Enclosure and visual dominance
- Light pollution from cars and street lights
- The proposed houses have small gardens
- No shared open space on the site

Car and cycle parking

- Inadequate car parking
- The proposed houses should be excluded from the Residents Parking Zone with the promotion of a specific Traffic Regulation Order

Other

- Water table and flooding
- The boundary wall between the site and Tenison Avenue should be maintained by the developer
- Misleading 3D images
- The historic boundary wall between the site and Tension Avenue may be damaged by the building works
- There was an architectural competition for this site. A scheme designed by another architectural firm was more acceptable
- There is a need for smaller houses in the area

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. Renewables
5. Refuse arrangements
6. Highway safety

7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

- 8.2 In terms of the principle of development the previous application was refused for the following reason:

Reason for Refusal 1:

The application fails to demonstrate that the community use to be lost on the site is either to be replaced within the development, relocated to another premises of equal accessibility for its users, or no longer required. The application also fails to demonstrate that the school site involved is not required for educational use in the longer term. For both these reasons the proposal is in conflict with policy 5/11 of the Cambridge Local Plan (2006).

- 8.3 The last use of the application site was as a school (Class D1 Use). A school is defined as a community facility in the Cambridge Local Plan (2006). Policy 5/11 of the Local Plan, which seeks to protect existing community facilities, states that development leading to the loss of community facilities will only be permitted if it can be demonstrated that either:
- a) the facility can be replaced to at least its existing level and quality within the new development; or
 - b) the facility is to be relocated to another appropriate premises or site of similar accessibility for its users; or
 - c) that there is no longer a need within the local community for the facility or that the need can be adequately met at an alternative facility of similar accessibility for its users.
- 8.4 In addition, policy 5/11 also states that the redevelopment of school sites for other uses will be permitted only if it can be demonstrated that they are not required in the longer term for continued education use.
- 8.5 The proposal does not meet part a) or part b) of the policy. The community facility is not to be replaced on site. The school has

relocated to Girton, but as was argued at the time of the previous application, this is not considered to be of similar accessibility.

- 8.6 With regards to part c) of the policy, the site has been marketed and there is no party in a position to purchase the site to develop it for educational or community use. Cambridgeshire County Council have confirmed that there is a shortage of educational provision in this area of the City but funds are not available to purchase the site. The site is too small to accommodate a primary school and does not meet the needs of the Early Years Team.
- 8.7 The applicants have also argued that the educational use of the site has been 'abandoned' and the site has no planning use. This is because the site has been cleared of buildings (following the grant of Conservation Area Consent in 2009) and therefore the education use could not be resumed without the need for planning permission for a new building. I have sought advice on this issue from the City Council's Legal Department. They do not share the applicant's view that the use has been 'abandoned'. If a planning application was submitted for a new school building, it is likely that the Local Planning Authority would regard the educational use as the existing, lawful use of the site.
- 8.8 Policy 5/1 of the Cambridge Local Plan relates to housing provision and states that proposal for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The surrounding area is predominantly residential and therefore it is my opinion that the redevelopment of the site for residential use is compatible with its surroundings and acceptable in principle.
- 8.9 In my opinion, the principle of development is acceptable and in accordance with policy 5/1 and policy 5/11 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.10 The previous, refused application proposed the erection of thirteen three-storey town houses arranged longitudinally on the site served by an access road turning off George Pateman

Court and running along the eastern and northern boundaries of the application site (as is proposed here).

- 8.11 In terms of context and design, this application was refused for the following reasons. I will assess whether or not the current application satisfactorily addresses each of these reasons for refusal in turn:

Reason for Refusal 2

The detailed design is unacceptable because the excessive fenestration on the north side, the over-large dormers, the absence of chimneys, and other contemporary features such as Juliet balconies, and integral, part-glazed, garage doors do not successfully reflect the Victorian / Edwardian idiom upon which the overall mass, form and design appear to draw. Consequently, the proposed houses lack the vitality and interest of older houses in the area and their appearance fails to respond positively to the local character. For these reasons the proposal would not have a positive impact on its setting, would not preserve or enhance the character and appearance of the conservation area, and would not create an attractive, high-quality living environment. It therefore constitutes inappropriate, poor design, which has not responded positively to its context, and which fails to take the opportunities available for improving the character and quality of the area, and is therefore contrary to policies ENV6 and ENV7 of the East of England Plan (2008), policies 3/4, 3/7, 3/12 and 4/11 of the Cambridge Local Plan (2006), and government guidance in Planning Policy Statement 1: Delivering Sustainable Development (2005).

- 8.12 The previous, refused scheme, took inspiration from the houses on Tension Avenue, directly to the north of site, and attempted to incorporate more contemporary features. Officers took the view that the 'blending' of traditional and contemporary features, in the way proposed, was not successful. This was shared by Planning Committee
- 8.13 The City Council's Urban Design and Conservation Team support the application. The site is surrounding on all four sides by residential properties, with the houses on Tension Road and Tension Avenue backing on to the site, to the north and east, and the neighbouring houses at Highsett share a common boundary with the site to the west and south. Where the site

shares a common boundary with a road (George Pateman Court to the south and a parking area/turning area at Highsett to the west), the site is not clearly visible at street level. Consequently, any development on this site will have minimal impact on the character and appearance of the Conservation Area.

- 8.14 The layout of the site is well resolved. The density of the proposed scheme is approximate 25 dwellings per hectare, which is not dissimilar to the surrounding area. The scale and massing of the dwellings is appropriate and respects the local context, which comprises of extensive areas of large two and a half storey semi-detached villas. The elevations present a well designed, contemporary interpretation of the late Victorian villas, that adjoin the site on Tenison Avenue, comprising prominent gables and chimneys, which reflects the architecture of the nearby Victorian buildings, combined with contemporary fenestration.
- 8.15 In my opinion, the proposed scheme satisfactorily addresses this reason for refusal.

Reason for Refusal 4

Because the proposed development would be gated, and separated from the surrounding area, it would not be satisfactorily integrated with the immediate locality and the wider city, and would be in conflict with conflict with policy ENV7 of the East of England Plan 2008, policy 3/4 of the Cambridge Local Plan (2006), and government guidance on good design in Planning Policy Statement 1 'Delivering Sustainable Development' (2005).

- 8.16 The previous, refused scheme was for a gated development, and Officers were of the opinion that the gates were unnecessary and would mean that the development would not be integrated with the surrounding area. This view was shared by Planning Committee. The proposed development is not gated, and this reason for refusal has therefore been addressed.

Reason for Refusal 5

Because of the proximity of the proposed Houses 1 and 2 to the protected lime trees at the west end of the site, the gardens and rooms of the houses concerned would be shaded to an unacceptable degree. Because of this excessive shading, the two proposed houses would not be high-quality, attractive, stimulating living environments, and the proposal would be in conflict with policy 3/7 of the Cambridge Local Plan (2006). Because of the likely consequent demands for felling or pruning, the difficulty of resisting such demands, and the difficulty of properly protecting these trees during the construction process, the proposal would also be in conflict with policy 4/4 of the Cambridge Local Plan (2006).

- 8.17 Originally, the proposed scheme included a pair of semi-detached houses at the western end of the site. As before, the City Council's Arboricultural Officer (and Landscape Officers) objected to the application and were concerned about the relationship of these houses with the trees, and the impact the proposal would have on the trees. The trees along the common boundary with Highsett to the north and west would significantly shade the rear gardens of these new houses, meaning that their outside space would be in shade for the majority of the year. This was not considered to be acceptable and contravenes the BRE guidelines, which recommends that for amenity spaces to be adequately sunlit throughout the year, at least half of a garden, or amenity area, should receive at least 2 hours of sunlight on 21 March.
- 8.18 The application has been amended with this pair of semi-detached houses replaced with a detached house. As the garden space is now double the size, and only half of the garden will be in shade, the City Council's Arboricultural Officer (and Landscape Officers) have confirmed that this will make it more reasonable for the Local Planning Authority to object to any tree works applications made by the future occupier, which would be detrimental to the trees.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12, 4/11.

Residential Amenity

Reason for Refusal

Because of the degree of overlooking from the proposed houses towards the rear elevations and rear gardens of Nos. 7-29 Tenison Avenue, and over the front, side and rear gardens of Nos. 84 and 85 Highsett, and because of overshadowing of rear gardens, balconies, roof terraces and ground floor rooms in Tenison Avenue during winter months, the application would result in unacceptable harm to the residential amenity of the occupiers of those houses, and would be in conflict with policy ENV7 of the East of England Plan 2008, policy 3/4 of the Cambridge Local Plan (2006), and government guidance on good design in Planning Policy Statement 1 'Delivering Sustainable Development' (2005).

- 8.20 This reason for refusal is the fundamental reason why the positioning of the houses has been changed from standing parallel with the houses on Tension Road to being arranged in semi-detached pairs, in line with the eastern and western boundaries.

Impact on amenity of neighbouring occupiers

Privacy: occupants of George Pateman Court

- 8.21 The proposed houses have been designed to minimise the overlooking of neighbouring properties. There are very few windows on the southern elevation of the houses, facing out towards George Pateman Court. The distance between the existing block of flats at George Pateman Court and the proposed houses, varies from unit to unit, but at the closest point, there would be a separation distance of 14m between the buildings. This is the access elevation of George Pateman Court, with walkways running along the building at first and second floor level. Such windows as face in this direction have no privacy at present, as occupiers of, and visitors to, other flats pass directly in front of them – a fact reflected by the almost universal use of net curtains on these windows. At ground level, there are no gardens – this side of the block is taken up with car parking space, and the communal amenity space is on the opposite (south) side of the building. I do not consider that the

proposed development would entail any loss of privacy for occupants of George Pateman Court.

Privacy: occupiers of 68-70 and 82-85 Highsett

- 8.22 Plot 6 would stand alongside 85 Highsett. The side elevation of plot 6 includes only bathroom windows, which would look out onto the flank wall of 85 Highsett, and would have no detrimental impact on the privacy of the occupiers of this property. Plot 6 would include windows on the rear of the house (serving the living/dining room on the ground floor, bedroom and ensuite on the first floor, and bedroom on the second floor). Direct views into the neighbouring garden would not be possible but oblique views would be. This, in my view, is no worse than any urban situation, and is no worse than the existing overlooking between 85 and their attached neighbours. I consider this to be acceptable.
- 8.21 The rear garden of plot 7 would sit alongside 68 Highsett. Due to the positioning of plot 7, forward of 68 Highsett, there is some potential for overlooking from the rear of plot 7 to the rear of 68 Highsett (68 Highsett backs on to the site, unlike 85 Highsett, which is side on). Again, there is no potential to directly overlook the neighbouring property, but there is potential from some oblique angles which are more direct than the relationship between plot 6 and 85 Highsett. The design of plot 7, has however, reduced this potential impact. There are four windows proposed at first floor level on the rear elevation of plot 7. The southern most two windows (ie the windows closest to 68 Highsett) will serve ensuites, and the northern most two windows will serve a bedroom. To prevent any overlooking from the closest windows to the neighbour I consider it reasonable to add a condition requiring that these windows are obscure glazed and fixed shut (condition 5). Due to the width of the house (approximately twice the width of the other houses on the site), the first floor windows serving the bedroom would be more than 14m from the back of 68 Highsett (when measured diagonally). Although oblique views would be possible towards the rear of 68 Highsett, it is my view that due to the separation distance between the properties this is not significant enough to warrant refusal of the application and is acceptable.

Privacy: occupiers of 5-31 Tenison Avenue

8.22 There are very few windows on the northern, side, elevation of the houses facing out towards the rear gardens of the neighbouring houses on Tenison Avenue. Many of these neighbouring houses have been extended and are closer to the proposed houses than old Ordnance Survey extracts suggests. In many cases, the rear windows of the Tension Avenue houses are considerably less than 20m from the proposed northern, side elevations. Many of the Tenison Avenue houses have habitable rooms (living rooms, kitchens, bedrooms, and studies) on this south elevation, and some have balconies and roof terraces. The degree of privacy enjoyed in these rooms and in the adjacent gardens at present is considerable, but not absolute. Gardens are already overlooked to some degree by neighbours, but this does not always extend to the area closest to the houses themselves. The rear elevations of the Tension Avenue houses are also overlooked from the entrance walkways and north facing windows of George Pateman Court, but this is from some considerable distance.

8.23 Generally, the windows on then northern elevation of the houses, at first and second floor levels, serve shower rooms and bathrooms. To prevent direct overlooking of the houses on Tension Road, I recommend that a condition is added requiring that these windows are obscure glazed and fixed shut. The houses include a projecting element at the front of the houses, and this section of the houses includes a 'wrap-around' window (which wraps around the front and side of this section of the house) at first floor level, serving a bedroom. Plot 5 is the closet house to the northern boundary, and the 'wrap-around' window in this house sits approximately 10m from the boundary. In my opinion, due to the separation distance between the houses, these window are unlikely to have a significant detrimental impact on the privacy of the occupiers of the Tenison Avenue houses.

Overshadowing

8.24 Only in the case of the Tenison Avenue houses, which lie to the north of the proposed houses, does an issue of overshadowing arise. The applicant has submitted a shadow analysis, showing the current situation (ie the vacant site) compared with the proposed redevelopment. Taking March as an example, the

shadow analysis demonstrates that, in the morning, the existing trees on the northern and eastern boundaries of the application site cast shadow across the eastern and western end portions of the application site. By the afternoon the trees are overshadowing the end part of the rear gardens of the houses on Tenison Avenue, leaving the rear garden of 31 Tension Avenue totally in shade.

- 8.25 The shadow analysis shows that the proposed houses would generally overshadow each other. The impact that the proposed houses would have on the neighbouring properties over and above the current situation would not be significant.

Visual domination

- 8.26 The proposed houses would be a very prominent feature in the outlook from the rear of the Tenison Avenue houses, especially as these properties currently benefit from an outlook across an open piece of land. However, I do not consider that they would be close enough to the existing houses to result in overwhelming visual domination or an unacceptable sense of enclosure. I take the same view with respect to Nos. 68 and 85 Highsett.

Noise and disturbance

- 8.27 The access road, serving the site, would be separated from the Tension Avenue gardens by the existing high brick wall. The number of vehicle movements along this road would be very limited and was not considered to be of concern at the time of the previous application, which would have generated more vehicle movements. Notwithstanding the concerns expressed in representations, I do not consider it likely that an unacceptable degree of noise or disturbance would result. I also am of the opinion, that the light generated from car lights would be minimal and shielded by the boundary wall.
- 8.28 The impact on neighbouring occupiers could be increased if the proposed houses were extended or additional windows were added. I, therefore, recommend that conditions are added to the permission removing Permitted Development rights (conditions 6 and 7).

- 8.29 In my opinion, the proposal adequately respects the residential amenity of neighbouring occupiers, and I consider that it therefore complies with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.30 Concern has been raised by residents that the gardens are too small for the size of the houses. In my view the gardens provided are adequate and consistent with the size of gardens on other new developments.
- 8.31 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.

Renewables

Reason for Refusal 6

The application fails to make provision for the generation of 10% of the energy requirements of the development on site by renewable means, and is therefore contrary to policy ENG6 of the East of England Plan (2008) and to policy 8/16 of the Cambridge Local Plan (2006).

- 8.32 The previous, refused application was a 'major' development and therefore needed to comply with policy 8/16 of the Local Plan, which meant that 10% of the development's total predicted energy requirements must have been provided on site from renewable energy sources. This proposal is not a 'major' development and therefore the proposed scheme does not need to comply with policy 8/16. Solar panels are shown on the southern roof slopes of the houses, and this is welcomed.

Refuse Arrangements

Reason for Refusal

- 8.33 *The application fails to make appropriate provision for the storage and collection of waste and recycling, contrary to policy*

WM6 of the East of England Plan (2008) and policy 3/12 of the Cambridge Local Plan (2006).

- 8.34 The geometry of the access road has been aligned to ensure that emergency vehicles can enter and turn within the site. The residents will only be required to move their bins to their immediate collection points which are under the maximum of 30m distance. From here a management company will transport the bins to the main collection point at the entrance of the site where the refuse collectors will empty the bins into the refuse collection vehicle which will be situated on George Pateman Court. This approach has been agreed in principle with the Refuse Department at the City Council.
- 8.35 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.36 Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006) states that, at a maximum, two car parking spaces should be provided for houses of this size. One car parking space is proposed for each dwelling (with all but one house having a garage) along with three visitor parking standards. This is below the maximum standards but considering the site is close to the railway station and the bus interchange, I consider it to be acceptable.
- 8.37 I also acknowledge that the pressure to use private garages for storage space or to convert them to habitable rooms might lead to a reduction in the overall car parking space available. Some representations express concern about the impact of the development on on-street car parking space. However, this is an area of controlled parking, in which the pressure for on-street space, both during the day and at night, is already far beyond the saturation level. Residents of the development proposed here would not be entitled to residents' parking permits, and I do not consider that their demands, whether or not the households concerned keep one or more cars, would make any difference to the on-street pressure. I recommend that if the application were to be approved, a condition should be attached requiring a system to limit use of the visitors' spaces to visitors of these houses only. I also recommend a condition preventing

the garages from being converted into habitable rooms without the need for planning permission (condition 8).

- 8.38 Appendix D (Cycle Parking Standards) states that for houses of this size a minimum of four secure, covered cycle parking spaces must be provided. It is proposed that each house will have an individual cycle store. This approach is satisfactory, and acceptable.
- 8.39 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6, 8/10 and 8/16.

Third Party Representations

The 3D images that have been submitted as part of the application are misleading

- 8.40 The 3D images have been reproduced to more accurately reflect the development. None of these images have been relied upon in my assessment.

Works to and maintenance of the boundary wall

- 8.41 The application does not include the removal of or any works to the boundary wall between the application site and Tenison Avenue. The maintenance of this wall will be a civil matter between the developer and the owner.

Architectural competition

- 8.42 This site was the subject of an architectural competition. Even if another scheme was put forward and won this competition, I can only assess what has been proposed in this application.
- 8.43 Concern has been raised about the water table and flooding. I have taken advice on this and will address this issue on the Amendment Sheet.

Planning Obligation Strategy

Planning Obligations

- 8.44 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

- 8.45 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.
- 8.46 The application proposes the erection of seven five-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:

Outdoor sports facilities					
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		
3-bed	3	238	714		
4-bed (or more)	4	238	952	7	6664
Total					6664

Indoor sports facilities					
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		
3-bed	3	269	807		
4-bed (or more)	4	269	1076	7	7532
Total					7532

Informal open space					
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		
3-bed	3	242	726		
4-bed (or more)	4	242	968	7	6776
Total					6776

Provision for children and teenagers					
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		
3-bed	3	316	948		
4-bed (or more)	4	316	1264		8848
Total					8848

8.47 I have sought advice from the City Councils Parks and Recreation team, on exactly where this contribution will be spent, and I will report this on the Amendment Sheet.

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

Community Development

8.49 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:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882		

4-bed more)	(or	1882	7	13174
Total				13174

8.50 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

8.51 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:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	7	525
Flat	150		
Total			525

8.52 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

8.53 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.

- 8.54 In this case, seven additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for pre-school education, secondary education, and lifelong learning. Contributions are therefore required on the following basis.

Pre-school education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+-beds	2		810	7	5670
Total					5670

Secondary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+-beds	2		1520	7	10640
Total					10640

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160		
2+-beds	2		160	7	1120
Total					1120

- 8.55 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.

Monitoring

- 8.56 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

- 8.57 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 In my opinion, the proposed scheme is well designed and respects the amenities currently enjoyed by the neighbouring residents. The proposed development respects the character and appearance of the Conservation Area. The proposal satisfactorily addresses the previous reasons for refusal and is therefore recommended for approval, subject to conditions and the completion of the S106 agreement.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

1. APPROVE subject to the satisfactory completion of the s106 agreement by 04 July 2012 and subject to the following conditions and reasons for approval:

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

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

2. Prior to the commencement of development, including demolition, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:
 - (a) Site wide demolition and construction and phasing programme.
 - (b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
 - (c) Construction hours.
 - (d) Delivery times for construction purposes.
 - (e) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
 - (f) Maximum noise levels
 - (g) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009.
 - (h) Maximum vibration levels
 - (i) Details of Pilling
 - (j) Dust management and wheel washing measures in accordance with the provisions of London Best Practice Guidance: The control of dust and emissions from construction and demolition.
 - (k) Prohibition of the burning of waste on site during demolition/construction.
 - (l) Site lighting.
 - (m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
 - (n) Screening and hoarding details.
 - (o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
 - (p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
 - (q) External safety and information signing and notices.
 - (r) Consideration of sensitive receptors.
 - (s) Prior notice and agreement procedures for works outside agreed limits.

- (t) Complaints procedures, including complaints response procedures.
- (u) Membership of the Considerate Contractors Scheme.

The demolition and construction shall then be carried out in accordance with the agreed plan.

Reason: To minimise the impact on the occupiers of neighbouring properties. (Cambridge Local Plan 2006, policy 3/7)

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

4. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

5. The bathroom/shower room windows of all of the houses hereby approved shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent when first introduced to the building and remain as such thereafter.

Reason: In the interest of privacy (Cambridge Local Plan 2006 policy 3/12).

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

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

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no garages shall be converted into habitable space other than with the prior formal permission of the local planning authority.

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

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

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

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

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

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

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

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

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

Reason: To protect the amenity of the future occupiers of the site. (Cambridge Local Plan 2006, policy 4/13)

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

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

11. The units hereby approved shall not be occupied until fire hydrants have been installed according to a scheme previously submitted to, and approved in writing by the local planning authority.

Reason: To ensure safe conditions for future occupants. (Cambridge Local Plan (2006) policy 3/7)

Reasons for Approval

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

East of England plan 2008: SS1, ENV6, ENV7;

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/11, 3/12, 4/4, 4/11, 4/13, 5/1, 5/11, 5/14, 8/2, 8/6, 8/10, 10/1;

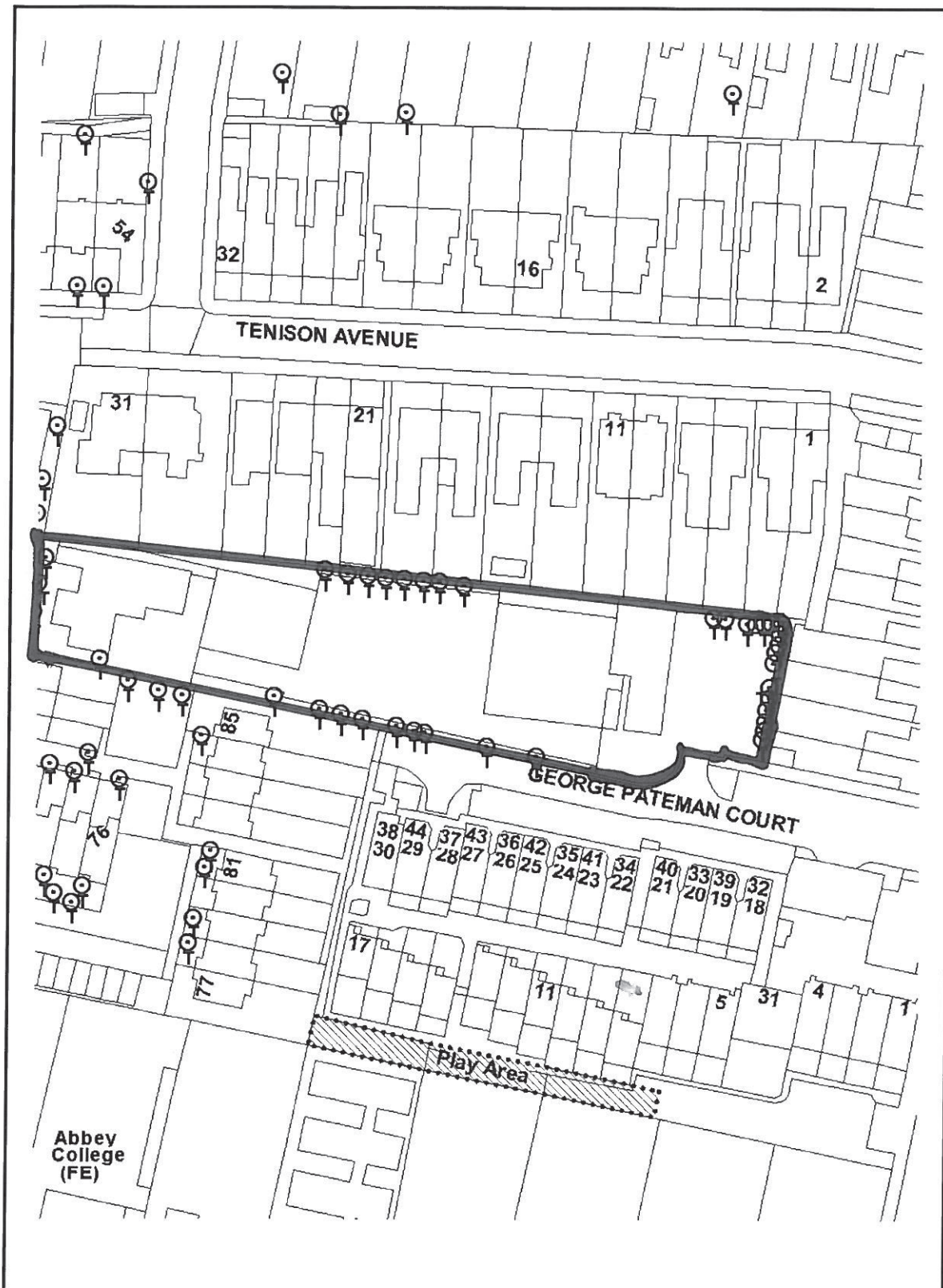
2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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

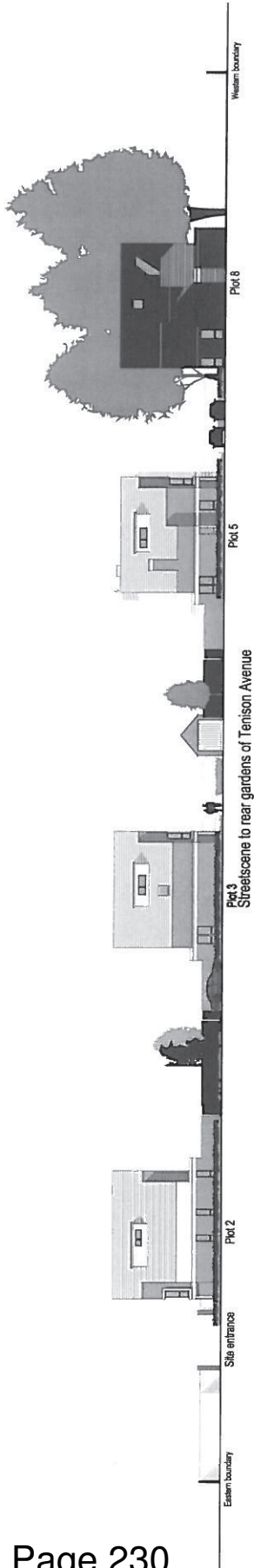
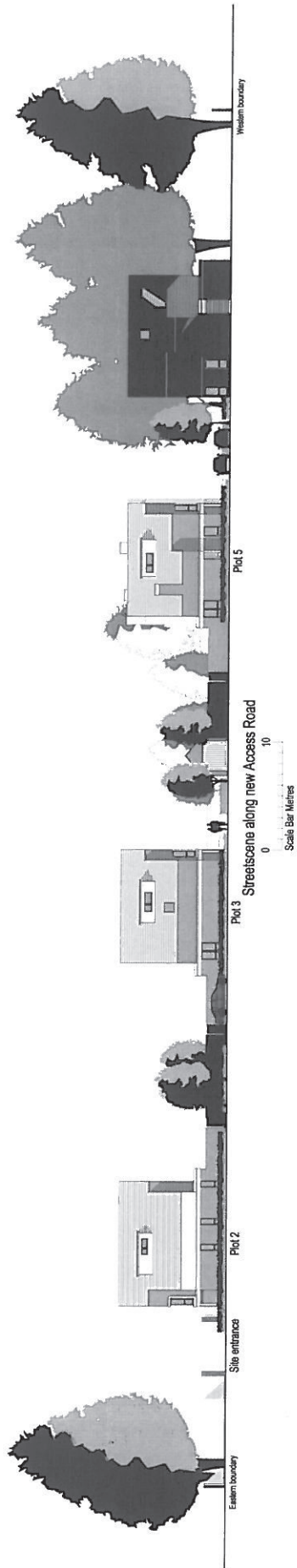
2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 04 July 2012, or if Committee determine that the application be refused, it is recommended that the application be refused for the following reason(s):

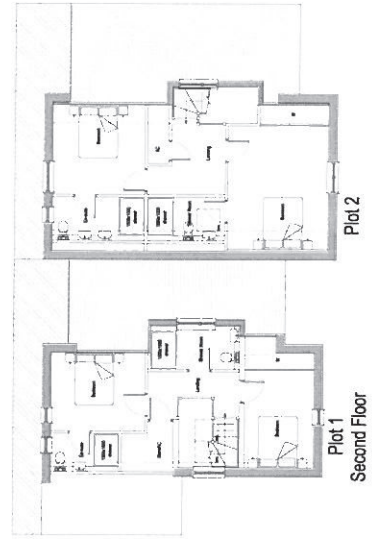
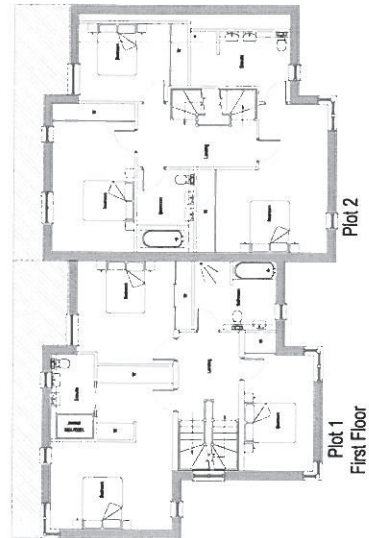
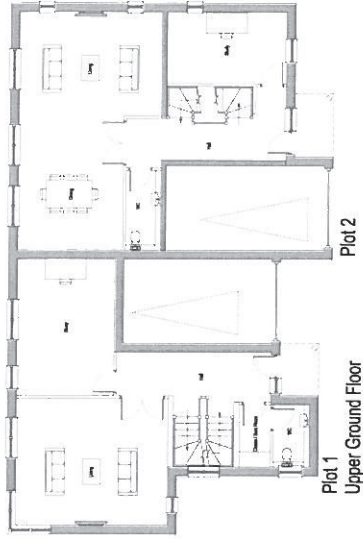
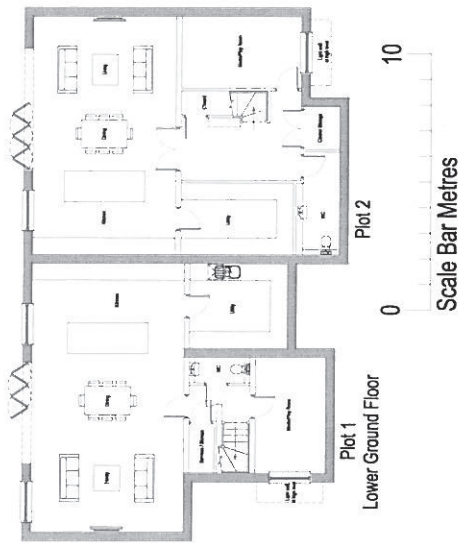
The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14, and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010.

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



11/1534/FUL
St Colettes Preparatory School, Tenison Road, Cambridge





Client: MPM Properties (Investments) Ltd
The Coach House, 13 Woodlands Road
Great Shelford, Cambridgeshire CB22 5LW

Project: St. Coletta's
111-113 Road
Cambridge

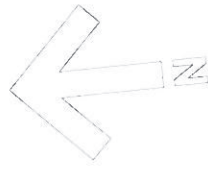
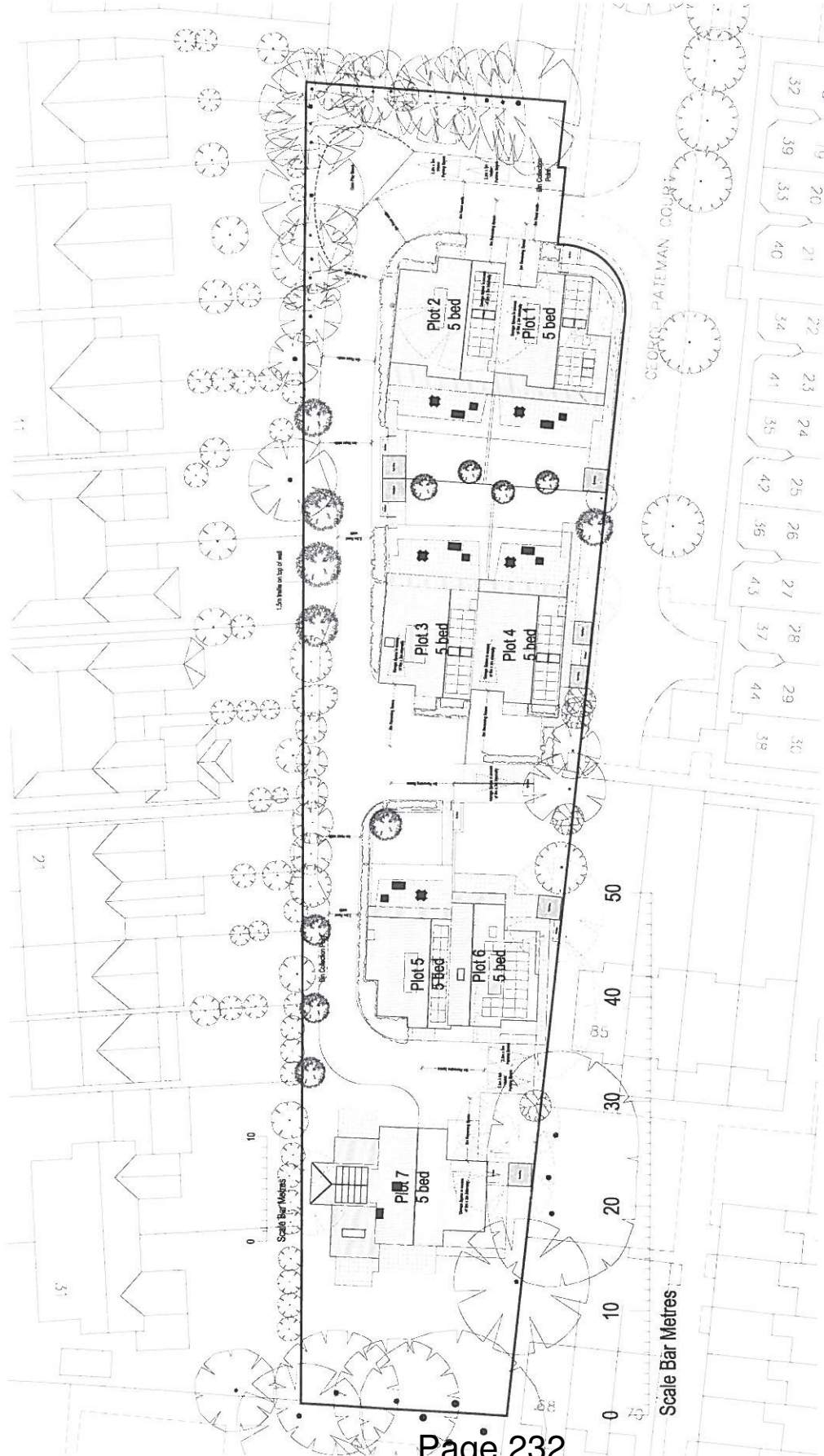
Drawn by: MC
Checked by: PD
Date: 05/02/200

Plot 1 & 2
Floor Plans

Scale: 1:100 @A1
Drawing No: 07/10/11
Drawing No: 050-200
Rev No: .

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Rev: No. Desc. Amendment. Issued
 A. 09/01/15 Original site layout and site plan prepared by MC
 B. 07/05/18 Plot 7 removed and Overall Site plan revised following MC
 and Other and Planning Officer Comments

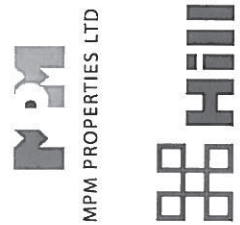
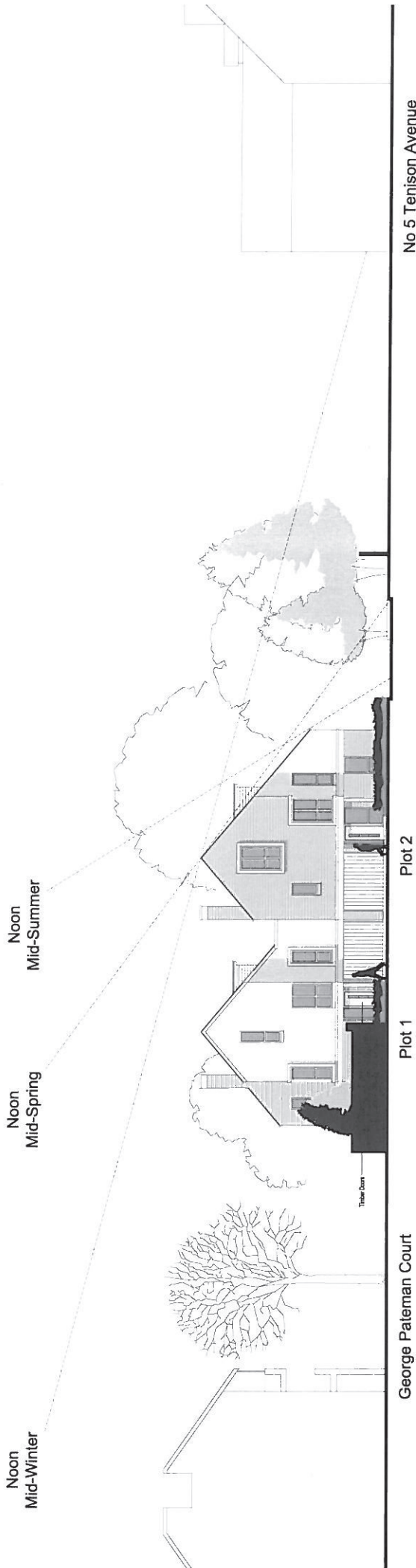


MPM PROPERTIES LTD



Client: MPM Properties (Investments) Ltd
 The Coach House, 13 Woodlands Road
 Great Shelford, Cambridgeshire CB22 5LW
 Site: Colchies
 Tenison Road
 Cambridge
 Drawing: Proposed Site Layout
 (Vegetation on the Northern boundary and near gardens of Tenison
 Avenue are estimations based on photographs dated 22-11-11)
 Scale: 1:200 @A1
 Drawn By: MC
 Checked By: PD
 Date Issued: 07/05/18
 Rev: No. B
 Plot No. 050-100
 COO Ref. B

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Client: MPM Properties (Investments) Ltd
The Coach House, 13 Woodlands Road
Great Shelford, Cambridgeshire CB22 5LW

Site: St. Columba's
Tenison Road
Cambridge

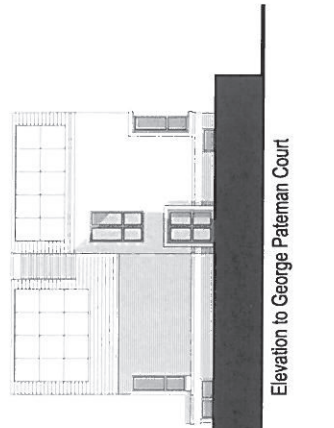
Drawing: Plot 1 & 2
Elevations

Scale: 1:100 @A1
Date: 07.10.11
Drawn by: MC
Checked by: PC
CJO for

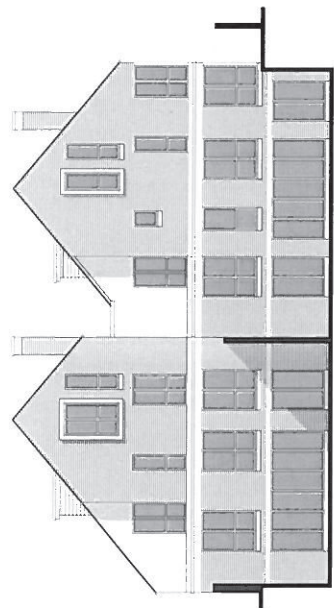
Plot No. Rev. No.

050-201 -

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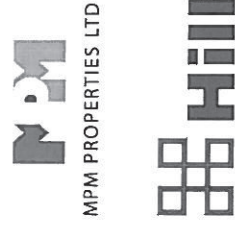
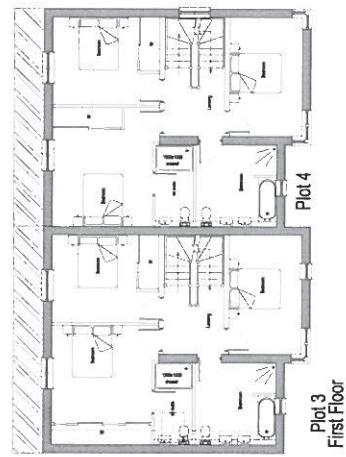
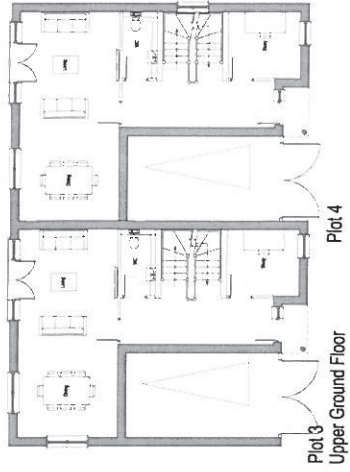
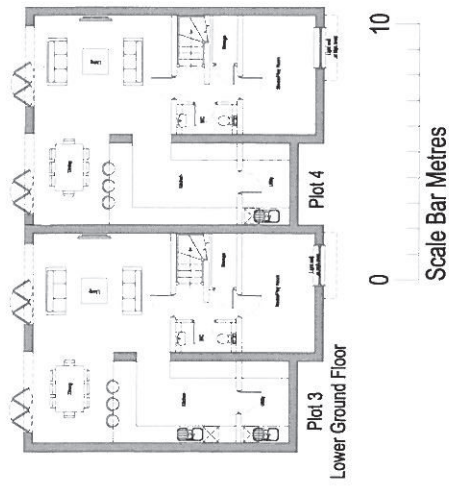
Elevation to George Pateman Court



Rear Elevation



Elevation to proposed access road
Scale Bar Metres
0 10



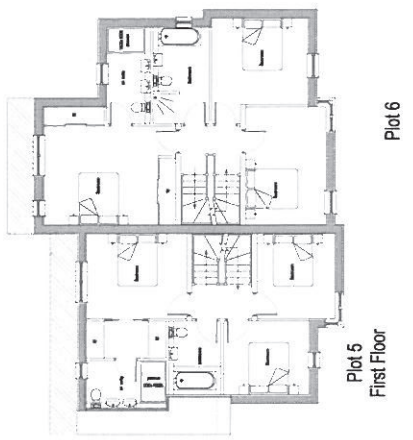
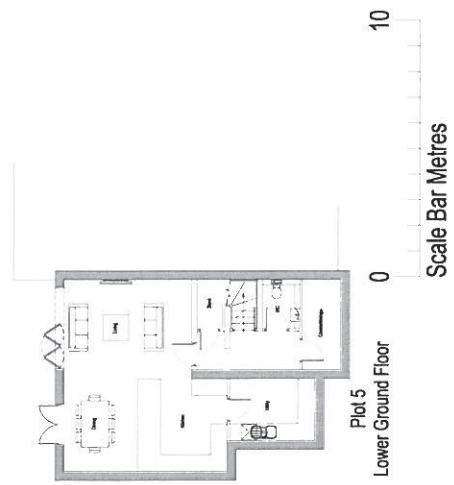
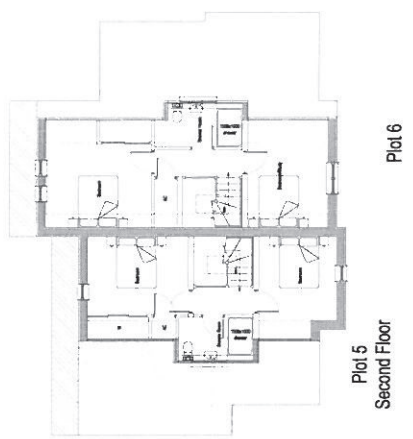
Client: MPM Properties (Investments) Ltd
The Coach House, 13 Woodlakes Road
Cherry Sherford, Cambridgeshire CB22 3LW

Location: St. Coletias
Temison Road
Cambridge

Drawing: Plot 3&4
Floor Plans

Date:	07-10-11	Rev. No:	
Drawn By:	PD	Drawn No:	050-202
Checked By:	MC	Checked No:	
Scale:	1:100 @A1	Scale:	

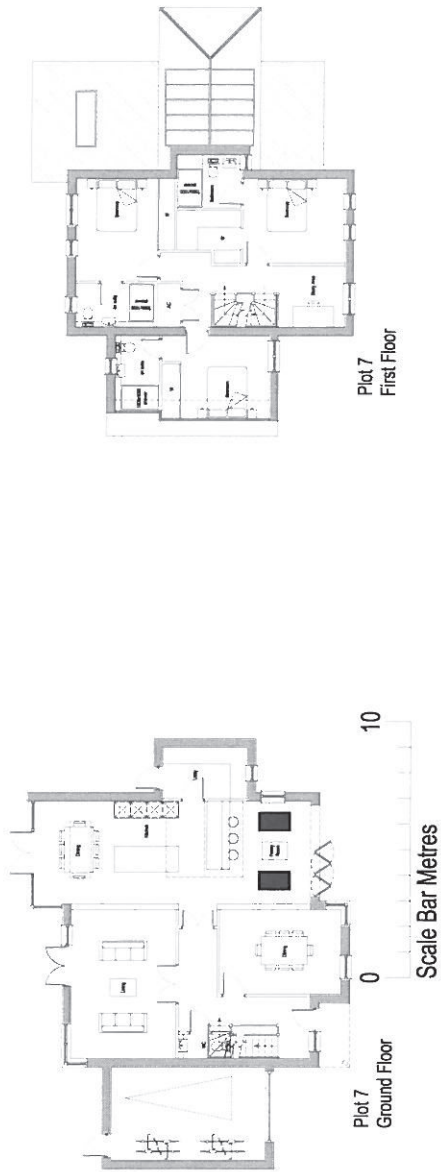
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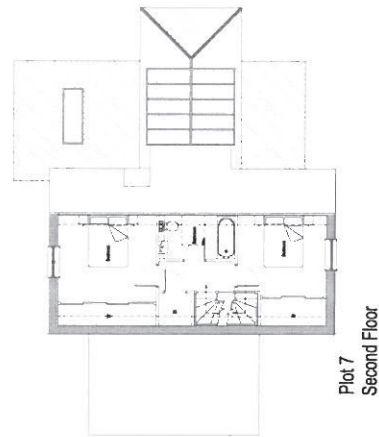
Client: MPM Properties (Investments) Ltd
 Plot Name: Plot 506/02
 Project: St. Collettas
 Address: Tanhison Road, Cambridge
 Drawing: Plots 5&6 Floor Plans
 Scale: 1:100 @ A1
 Date: 07-10-11
 Drawn By: JAC
 Checked By: PD
 Plot No: 506/02
 Rev: A

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Rev. No.	Date	Description	Initial
A	13/03/17	Final floor plans submitted following meeting with Planning	MC
B	07/03/17	Plan 2 & 3 changed to one plot following the Office	MC



Plot 7
First Floor



MPM PROPERTIES LTD



Client:
MPM Properties (Investments) Ltd
The Coach House, 13 Woodlands Road
Great Shelford, Cambridgeshire CB22 5LW

Project:
St. Goullons
T. Goullons Road
Cambridge

Drawing:
Plot 7
Floor Plans

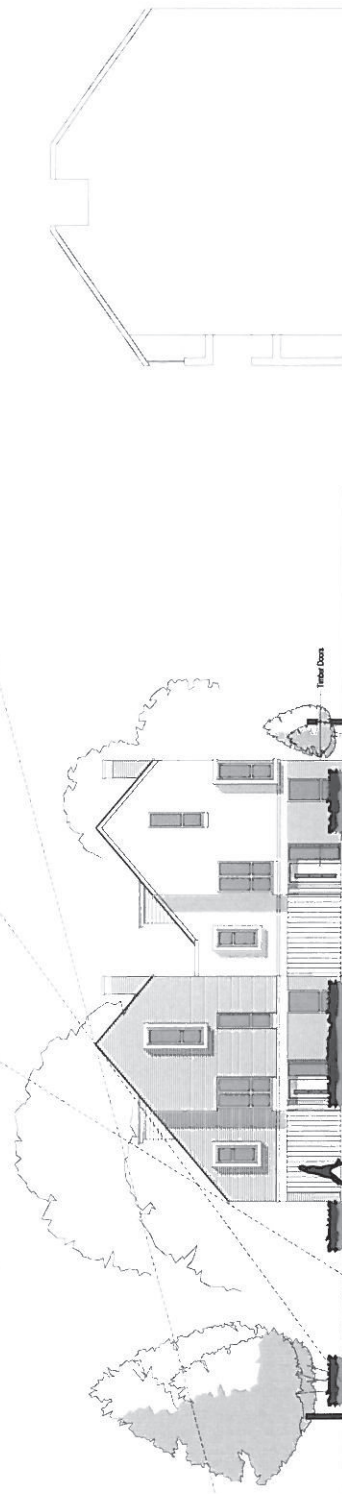
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Drawn By:	MC	Created By:	PD
Check No:	050-206	Rev No:	B
CD Ref:			

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Noon
Mid-Winter

Noon
Mid-Spring

Noon
Mid-Summer

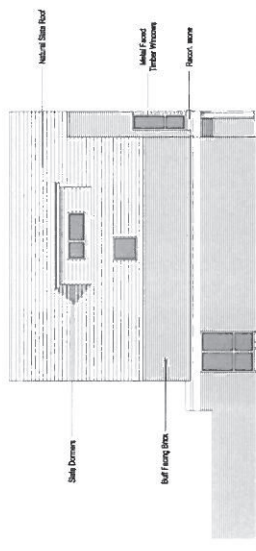


George Pateman Court

Plot 4

Plot 3

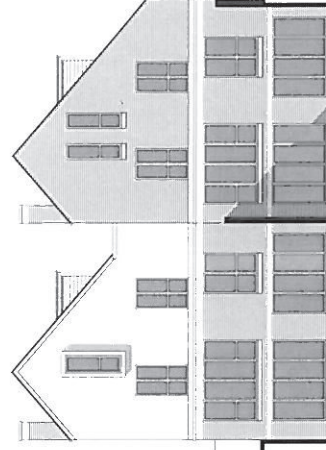
Tennis Avenue



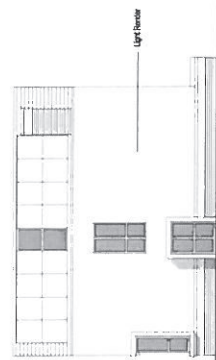
Elevation to proposed access road



Scale Bar Metres



Rear Elevation



Elevation to George Pateman Court



MPM PROPERTIES LTD



Client: MPM Properties (Investments) Ltd
The Coach House, 13 Woodlands Road
Great Shelford, Cambridgeshire CB22 5LW
Site: St. Colastas
Tension Road
Cambridge
Drawing: Plots 3&4 Elevations
Elevations

Scale:	1:100 @A1	Date:	07/10/11
Drawn By:	MC	Checked By:	PD
Drawn No:	050-203	Rev. No:	-
CUJ Ref:			

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Noon
Mid-Summer

Noon
Mid-Spring

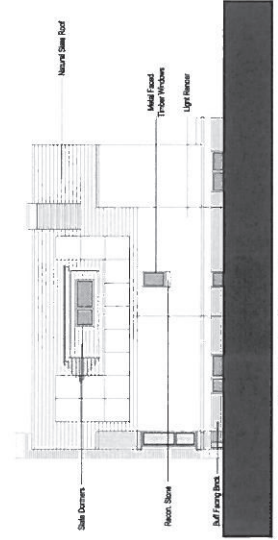
Noon
Mid-Winter



Plot 5

Plot 6

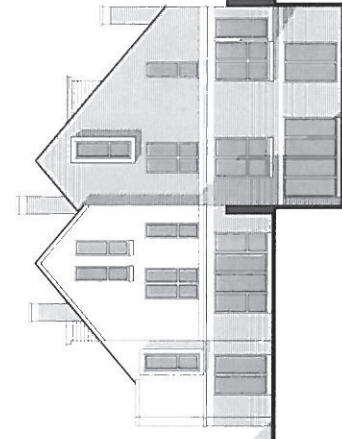
Highsett



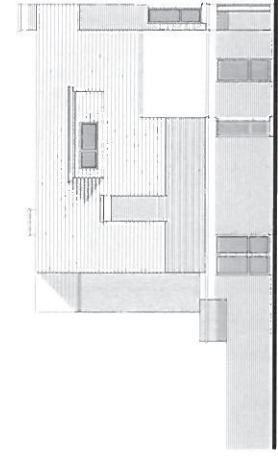
Elevation to Highsett

0 10

Scale Bar Metres



Rear Elevation



Elevation to proposed access road



Client: MPM Properties (Investments) Ltd
 The Coach House, 13 Woodlands Road
 Great Shelford, Cambridgeshire CB22 5LW

Site: St. Colettas
 Temison Road
 Cambridge

Drawings: Plots 5&6 Elevations
 Elevations

Scale: 1:100 @A1
 Date: 07-10-11
 Drawn By: MAC
 Checked By: PD
 Plot No: A

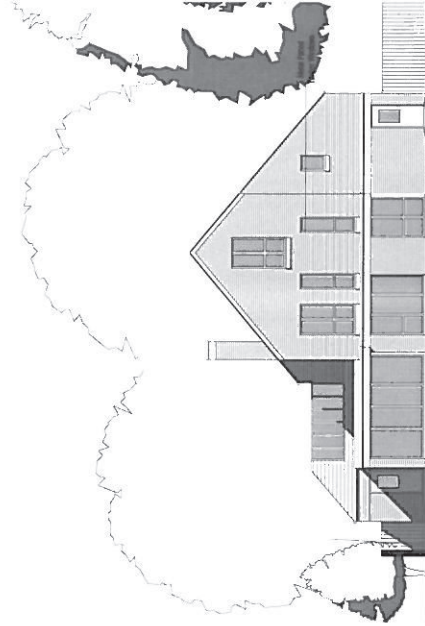
Plot No: 050-205

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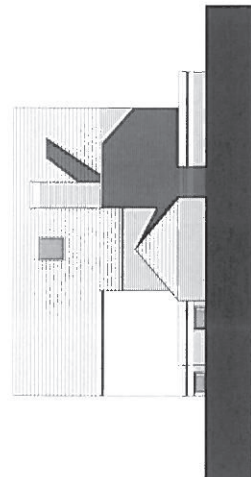
Rev No: 0
 Date: 07/03/12
 Description: Plot 7 elevations
 Author: MJC
 Checked By: PD
 Comments: 07/03/12



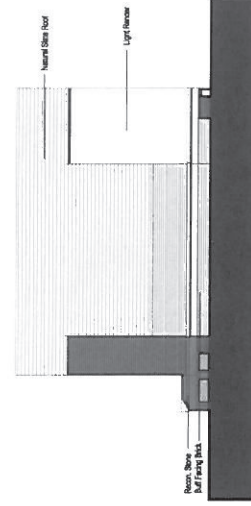
Plot 7
 Front Elevation Sketch



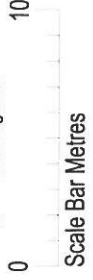
Rear Elevation



Elevation to Tenison Avenue



Elevation to Highsett



MPM
 MPM PROPERTIES LTD

Hill

Client: MPM Properties (Investments) Ltd
 The Coach House, 13 Woodlands Road
 Great Shelford, Cambridgeshire CB22 5LW
 Project: St. Coletias
 Tenison Road
 Cambridge
 Drawing: Plots 7 Elevations
 Discipline: Architecture

Scale:	Date:	Rev:
1:100 @A1	07-10-11	0
Drawn By:	Checked By:	Rev:
PD	PD	0
CAJ/BC	050-207	B

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Public Document Pack

Development Control Forum DCF/1 Wednesday, 15 February 2012

DEVELOPMENT CONTROL FORUM

15 February 2012

10.00 - 11.05 am

Present:

Members of the Planning Committee

Councillors: Blencowe, Brown, Dryden, Hipkin, Marchant-Daisley, Saunders Stuart and Tunnacliffe

Officers

James Goddard (Committee Manager), Catherine Linford (Planning Officer) and Toby Williams (Principal Planning Officer - Chair)

For Applicant

Paul Belton (Agent), Richard Mutty (Agent) and Nick Parkinson (Applicant).

For Petitioners

Michael Fincham and Andrew Harter

FOR THE INFORMATION OF THE COUNCIL

12/5/DCF Declarations of Interest

None.

12/6/DCF Application and Petition Details 11/1534/FUL St Colettes Preparatory School

Application and Petition Details for 11/1534/FUL St Colettes Preparatory School

Committee: Planning Committee

Date: 15 February 2012

Application No: 11/1534/FUL

Site Address: St Colettes Preparatory School, Tenison Road, Cambridge, Cambridgeshire, CB1 2DP

Description: Proposed erection of 6 x 5 bed houses, 1 x 4 bed house and 1 x 3 bed house, internal access road, car and cycle parking and hard and soft landscaping

Applicant: Oro Ventures Ltd And MPM Properties (Investments) Ltd
Agent: Mr Colin Brown
Lead Petitioner: Dr Andrew Harter
Case Officer: Miss Catherine Linford
Text of Petition: Petitioners requested a Development Control Forum on the basis of:

- Loss of trees.
- Over development of site.
- Loss of privacy.
- Overshadowing.
- Loss of local educational facility.
- Lack of open space.

Opening Remarks by Chair

The Chair outlined the role and purpose of the Development Control Forum. He stated no decisions would be taken at the meeting.

Case by Applicant

Mr Parkinson made the following points:

- 1) Gave a summary of site description and proposed scheme.
- 2) Gave an overview of the application planning history and how the new application differed from the old:
 - Reasons for refusal of the previous application iteration have shaped the new one.

A detailed marketing exercise has been undertaken and this confirmed that there was no educational demand for the site.

Cambridge County Council confirmed that there is a shortage of places across the City, the local authority is not in a position to purchase new sites.

The number of units have been reduced and orientation amended to avoid overlooking and overshadowing.

A shadow analysis has been undertaken, any overshadowing on site would be caused by existing trees rather than proposed buildings.

Buildings have been set back further in the new design compared to the previous scheme.

- Photovoltaic panels have been incorporated into the scheme.
 - Discussions concerning public open space provision were on-going. Space has been allocated on-site, the Applicant was in discussion with City Planning Officers concerning the Council's view on adopting the space, or requesting upgrading of open space elsewhere
- 3) A detailed arboricultural analysis has been carried out and the layout seeks to retain existing trees wherever possible and practicable.
 - 4) To reassure Petitioners concerning the accuracy of plans, the Agent confirmed all drawing information is based upon an accurate topographical survey and prepared using recognised AutoCAD software.
 - 5) Pre-application discussions have taken place with both the Planning Authority and local residents to further refine the scheme proposals.

Case by Petitioners

Dr Harter spoke on behalf of local residents. He made the following points:

- 6) Summarised concerns of local residents:
 - Many local residents object to the development.
 - Suggested the design contravened Section 3 of the Local Plan.
 - Felt there were errors and omissions in the Applicant's plans. For example:
 - No details on the impact of varying site levels on building heights and overshadowing.
 - Inconsistency of details between plans.
 - East and west orientations were not shown in planning documents.
 - Overlooking - Suggested the Applicant has chosen view points in images to make overlooking innocuous. Overshadowing would be caused by buildings on the development, not existing trees. The skyline would be obscured by buildings on the development. The amenity of sunny south facing gardens in existing neighbouring properties would be lost through overshadowing.
 - Over development of site.
 - Various developments were already occurring in the south of the City. Schools were already over subscribed, and the development will exacerbate the situation.

Mr Fincham spoke on behalf of local residents. He made the following points:

- 7) Suggested the development contravened Section 3/8 of the Local Plan regarding provision of open and recreational space; plus Policy 5/11 regarding Community facilities.

- 8) Disagreed with Design & Conservation Panel comments that overlooking and overshadowing levels were acceptable.
- 9) Roots of trees around plots 6 & 7 could be damaged during construction work (if it went ahead).
- 10) Concerns over light pollution and visual impact of development.
- 11) Suggested amendments to make the scheme more acceptable to residents:
 - Increase the space between homes and the boundary.
 - Reducing building height in plots 5-8 to mitigate overlooking/shadowing.
 - Address perceptions that developer plans contain errors and omissions.
 - Retain more perimeter trees.

Case Officer's Comments:

- 12) Details concerning the application were sent to neighbouring properties.
- 13) Subsequent to this, letters of objection and representations requesting a Development Control Forum were received from local residents.
- 14) Policy consultations have been undertaken with statutory consultees. No objections have been raised, subject to conditions from the following statutory consultees:
 - Design & Conservation Panel.
 - Highways Authority.
 - Environmental Health.
 - Cambridgeshire County Council Archeology Team.
- 15) Comments were still outstanding from Landscape and Arboricultural Teams.

Members' Questions and Comments:

The Planning Officer answered as follows in response to Member's questions and comments:

- 16) Undertook to include details in the final planning report concerning status of land for educational purpose (ref site abandonment).

Mr Belton & Mr Parkinson answered as follows in response to Member's questions:

- 17) There was no guidance in the Local Plan concerning back to back distances between properties. Details in the Design and Access Statement would have to be assessed on a case-by-case basis.

- 18) The shape of the site had influenced the linear nature of the application design. Mitigation measures had been implemented to break up the outline.
- 19) Building heights were in line with neighbours.
- 20) Plots 1-5 have sunken gardens overlooked by a basement section.
- 21) Refuse bins would be stored at each property prior to collection. Collection points were for refuse pick-up only, not storage.
- 22) The number of properties on-site has been reduced to address resident's over development concerns. The number on site were fit for purpose, whilst still financially viable for the applicant.
- 23) Undertook to review the accuracy of plans in light of petitioner's comments.

Summing up by the Applicant's Agent

24) Re-iterated:

- The Applicant was aware of local resident's concerns regarding the application and had undertaken mitigating action.
- The scheme should make a positive architectural contribution to the cityscape.
- The application would adhere to considerate construction scheme principles.

Summing up by the Petitioners

25) Reiterated concerns previously raised with regards to:

- The site would be over developed in an already highly developed area.
- Building height.
- Accuracy of Applicant's planning document information.
- Disagreed with Design & Conservation Panel comments that overlooking and overshadowing levels were acceptable.

Final Comments of the Chair

26) The Chair observed the following:

- Notes of the Development Control Forum would be made available to relevant parties.

The meeting ended at 11.05 am

CHAIR

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Application Number	11/0988/FUL	Agenda Item	
Date Received	2nd August 2011	Officer	Miss Amy Lack
Target Date	1st November 2011		
Ward	Market		
Site	Doubletree By Hilton Granta Place Mill Lane Cambridge Cambridgeshire CB2 1RT		
Proposal	Demolition of existing single storey leisure centre, and erection a three storey extension to provide 31 additional bedrooms and a new leisure centre.		
Applicant	C/o Mr. Mark Savin MLT Architects 3 Whiting Street Bury St. Edmunds Suffolk IP33 1NX		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Accessed from Mill Lane into Granta Place the site, approximately 1.47hectares in area, is located on the eastern bank of the River Cam, to the south of the City Centre. It is a particularly prominent and visible site within the Central Conservation Area (Area No.1) largely due to its elongated shape, which is surrounded by open green belt land affording long uninterrupted views across to the site.
- 1.2 The application site accommodates the Doubletree Hilton Hotel, formerly known as the Garden House Hotel. The hotel was reconstructed in the mid 1960's and then altered and extended following major fire damage in 1972. Further extensions were added in the 1980's and 1990's when a leisure club and swimming pool were incorporated. The current hotel is a bulky building of two phases; the majority of the building constructed in 1972 and the remaining of the pre-1972 hotel that was not destroyed in the fire. These sit uncomfortably with one another, their different architectural approaches, further disjointed by the leisure centre to the far south of the building on the site.

- 1.3 The site's linear nature, on a north to south axis, presents a significant frontage along the River Cam to the West. The building is in close proximity to the listed buildings of Peterhouse College and the Fitzwilliam Museum. The linear nature also presents issues for access, entrances and the servicing of the hotel with the car park located to the south, approximately 125 metres from the main entrance on Granta Place. Most visitors arriving by car use a secondary entrance adjacent to the car park.
- 1.4 Beyond the large car park, and lying along the length of the southern boundary of the hotel, is Coe Fen. This piece of land is classified as part of the city's Green Belt. There is little in the way of screening onto this fen area. Additionally, there is a wall that belongs to Peterhouse College and this is listed.
- 1.5 To summarise: the site is allocated as part of the City Centre in the Cambridge Local Plan (2006); the site falls within Conservation Area No.1 (Central); the building is not listed or a Building of Local Interest; there is a Tree Preservation Order (1988) on the site protecting 4 trees; the site falls within the controlled parking zone; and while the site is not located within the Green Belt, designated green belt surrounds the site immediately adjacent to the east, south and west.

2.0 THE PROPOSAL

- 2.1 This application seeks permission for the construction of a three storey extension to the southern end of the existing hotel. This will comprise an additional 31 bedrooms and a new leisure centre.
- 2.2 In order to accommodate the proposed extension an existing link- attached single storey, pyramid shaped, leisure club is to be demolished. These works require Conservation Area Consent (CAC). A report for the CAC application, reference 11/0975/CAC appears elsewhere on the Agenda.
- 2.3 The application is accompanied by the following supporting information:
 1. Design and Access Statement
 2. Noise impact assessment
 3. Transport assessment and travel plan

4. Biodiversity Survey and report
5. Lighting assessment
6. Renewables strategy
7. Tree survey and arboricultural statement
8. Landscaping details, plan and statement

2.4 This current proposal differs from the previously refused scheme, planning application reference 10/0103/FUL in the following ways;

- A reduction in the number of additional bedrooms by 45% from 56 bedrooms to 31 bedrooms;
- Omission of the third floor extension on top of the southern block of the existing hotel building;
- A reduction of the height of the extension block from four storeys to three storeys;
- Relocation of the extension on the site to reposition the proposed mass further back from the River Cam frontage;
- A simpler atrium link to connect the proposed extension to the existing hotel building which will only overlook the car park area and not the River;
- Replacement of the timber and precast reconstituted stone cladding with Cambridge Gault brick;
- Reappraisal of the landscaping scheme which proposes to undertake successional native replanting across the site, remove some of the existing trees in order open up key distant views across the fen, and undertake further tree planting to the existing car park to soften and break up the hard surfacing.

2.5 I shall expand on the above amendments within the main body of the report below.

3.0 SITE HISTORY

Reference	Description	Outcome
C/68/0227	Extension and improvement to Hotel - Garden House Hotel, Belle Vue	REF
C/69/0751	Extension and Improvement to Hotel	WTD
C/71/0033	Demolition of parts of existing Hotel, building extensions and face-lifting existing	A/C

C/72/1002	Erection of Additional Hotel accommodation	A/C
C/79/0765	Erection of extension to existing hotel	A/C
C/87/0575	Erection of extension to existing hotel to provide 16 additional guest bedrooms, swimming pool/leisure facility, 8 no. serviced flats, additional level of car	REF
C/88/0644	Extension and alterations to hotel to provide 12 no. additional guest bedrooms, swimming pool/leisure facilities and alterations to car park and landscaping.	A/C
C/90/0799	Erection of leisure centre	A/C
C/91/1045	Erection of leisure centre with alterations to the car park and landscaping.	A/C
C/02/0820	Construction and laying out of additional car parking.	REF
10/0103/FUL	Erection of an extension to provide 56 additional bedrooms and a new leisure club at the Cambridge Doubletree Hilton Hotel, Granta Place.	REF

3.1 Planning application reference 10/0103/FUL was refused by Planning Committee on 5 August 2010. The application was for a four storey extension to the existing building and an additional floor on top of the southern block of the existing hotel to accommodate an additional 51 bedrooms. In addition to the uplift in the number of rooms, from an existing 122 rooms to 178 rooms, the application also proposed the over-cladding of the existing southern block of the building.

3.2 The application was refused for two reasons:

1. The proposed extension to the hotel is unacceptable by virtue of its height, scale, mass and bulk, the material of its construction and its position on the site. The overall design of the extension is fussy and lacks coherence and it does not relate well to the existing building or the site context. The

development would also have an adverse impact of the City of Cambridge Conservation Area no.1 of which the site forms part and the Cambridge Green Belt, which lies adjacent to the site.

2. The proposed development does not make appropriate provision for transport mitigation measures, public realm or public art, as detailed in the Planning Obligation Strategy 2004, Southern Corridor Area Transport Plan 2002 and Provision of Public Art as Part of New Development Schemes 2002.

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

- 5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 **Planning Policy Guidance 2: Green Belts (2001):** outlines the history and extent of Green Belts and explains their purposes. It describes how Green Belts are designated and their land safeguarded. Green Belt land-use objectives are outlined and the presumption against inappropriate development is set out.

- 5.4 **Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009):** sets out the government's planning policies for economic development, which includes development in the B Use Classes (offices, industry and storage), public and community uses and main town centre uses. The policy guidance sets out plan-making policies and development management policies. The plan-making policies relate to using evidence to plan positively, planning for sustainable economic growth, planning for centres, planning for consumer choice and promoting competitive town centres, site selection and land assembly and car parking. The development management policies address the determination of planning applications, supporting evidence for planning applications, a sequential test and impact assessment for applications for town centre uses that are not in a centre and not in accordance with the Development Plan and their consideration, car parking and planning conditions.
- 5.5 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

- 5.6 **Planning Policy Statement 9: Biodiversity and Geological Conservation (2005):** Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.
- 5.7 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.8 **Planning Policy Statement 22: Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.
- 5.9 **Planning Policy Statement 25: Development and Flood Risk (2006):** States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.
- 5.10 **Good Practice Guide on Planning for Tourism (2006)** is now the relevant national policy reference document. This document is intended to ensure that planners understand the importance of tourism and take this fully into account when preparing development plans and taking planning decisions. The guidance may also be regarded as material to individual

planning decisions. The guidance seeks to ensure that hotels are located in sustainable locations and are designed to contribute positively to the local environment.

- 5.11 **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.
- 5.12 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.
- 5.13 **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.
- 5.14 **East of England Plan 2008**

SS1: Achieving Sustainable Development

SS6: City and Town Centres

E1: Job Growth

E6: Tourism

T1: Regional Transport Strategy Objectives and Outcomes

T2: Changing Travel Behaviour

T9: Walking, Cycling and other Non-Motorised Transport

T13 Public Transport Accessibility

T14 Parking

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 4: Flood Risk Management

WM6: Waste Management in Development

5.15 **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

5.16 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/11 The design of external spaces

3/14 Extending buildings

4/1 Green Belt

4/2 Protection of open space

4/3 Safeguarding features of amenity or nature conservation value

4/4 Trees

4/9 Scheduled Ancient Monuments/Archaeological Areas

4/11 Conservation Areas

4/13 Pollution and amenity

4/14 Air Quality Management Areas

4/15 Lighting

6/1 Protection of Leisure Facilities

6/2 New Leisure Facilities

6/3 Tourist accommodation

6/4 Visitor attractions

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

8/16 Renewable energy in major new developments

8/18 Water, sewerage and drainage infrastructure

Planning Obligation Related Policies

3/7 Creating successful places

- 8/3 Mitigating measures (*transport*)
- 10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.17 **Supplementary Planning Documents**

- 5.18 **Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.
- 5.19 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 5.20 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.

5.21 Old Press/Mill Lane Supplementary Planning Document (January 2010) Guidance on the redevelopment of the Old Press/Mill Lane site.

Material Considerations

Central Government Guidance

5.22 Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) 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.

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be 'yes', except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted

7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

5.23 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.

5.24 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

- 5.25 **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.
- 5.26 **Cambridge Walking and Cycling Strategy (2002)** – A walking and cycling strategy for Cambridge.
- 5.27 **Cambridge Landscape and Character Assessment (2003)** – An analysis of the landscape and character of Cambridge.
- 5.28 **Arboricultural Strategy (2004)** - City-wide arboricultural strategy.

- 5.29 **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.
- 5.30 **Cambridge City Wildlife Sites Register (2005)** – Details of the City and County Wildlife Sites.
- 5.31 **Cambridge and South Cambridgeshire Strategic Flood Risk Assessment** - in November 2010 the Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (SFRA) was adopted by the City Council as a material consideration in planning decisions. The SFRA is primarily 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.
- 5.32 **Strategic Flood Risk Assessment (2005)** – Study assessing the risk of flooding in Cambridge.
- 5.33 **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.
- 5.34 **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.

Area Guidelines

- 5.35 **Cambridge City Council (2002)–Southern 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.

5.36 **Cambridge Historic Core Conservation Area Appraisal (2006):** Guidance on the relationship between the Historic Core and new development.

5.37 **Sheeps Green/Coe Fen Conservation Plan (2001):** Historic open space guidance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objection to the proposed layout and impact upon highway safety.

Cambridgeshire County Council (Transport)

6.2 The reduction of on site car parking is considered acceptable. The proposed travel plan aims to reduce staff and leisure centre car use. The dedication of 66 spaces for hotel use and staff, will so reduce the availability of spaces for the general public this should be secured by condition.

6.3 An Area Transport Plan contribution based on 216 new person trips as identified in the Transport Statement should be secured by Section 106 Agreement.

Environment Agency

6.4 The proposed development is considered acceptable. This is subject to the following two conditions: the development must be in accordance with the measures detailed in the Flood Risk Assessment dated July 2011 submitted with the application; and no ground raising, spoil or deposits shall be stored on the floodplain. Informatives are also requested.

Urban Design and Conservation

6.5 There is no objection to the demolition of the existing leisure centre which is of no architectural or historic interest.

6.6 No objection was raised to the massing of the previous proposal. The current proposal continues to elongate the already very linear form of the hotel but does attempt to overcome existing problems of access and servicing by forming,

adjacent to the car park, another entrance which will link the replacement leisure centre to the main corridor of the hotel

- 6.7 On a slightly larger footprint it extends further south than the refused scheme but this is likely to have little additional visual impact, screened by planting when viewed from the north or south.
- 6.8 The use of buff brick and dark coloured joinery, works better with the first phase of the hotel. The use of a green planted roof improves the sustainability of the scheme but does introduce another roof form and type, complicating a busy palette of materials. The randomly ordered balconies and glazing pattern introduce further variants which do not allow the three phases to sit entirely comfortably together.
- 6.9 Smaller, similar to the existing in materials, and less contrasting in its design, the proposal has overcome some of the difficulties of retaining the existing hotel building. However, the three phases will remain apparent. No objection is raised to the extension for these reasons. The detailing of the junction between the phases and materials will be crucial. Conditions should be imposed to require further details of: walls; brickwork; flues and extract trunking; rooftop plant; balconies and other projecting features; landscaping; green roofs; rainwater goods; windows and doors; junction between new and old structures; and renewable energy sources.

English Heritage

- 6.10 The proposal is a storey lower than the previously refused scheme and adopts a restrained architectural approach, using a limited palette of natural materials. The success of the scheme will rely on the detailing, material selection and the retention of the existing trees fronting the river. It is recommended that a condition to protect the existing trees and a requirement for replanting any trees which fail within 5 years of the completion of the construction be imposed.
- 6.11 Reinforcing the existing landscaping to assist in screening the view of the existing hotel and new wing from Coe Fen is welcomed as this is a particularly prominent and ungainly view. A condition should be imposed to require these trees to be

planted in the planting season prior to the additional bedrooms coming into use.

Head of Environmental Services

- 6.12 Currently refusal is recommended due to insufficient information on waste management. This is a concern given the riverside location.
- 6.13 Should the application be approved a Construction Environmental Management Plan (CEMP) should be required through condition to protect the residential amenity of nearby occupiers and also those who use the public open space opposite in order to protect against noise, vibrations, dust and light, collection and deliveries and access.
- 6.14 There are no contaminated land issues. Noise from rooftop plant can be adequately controlled by standard conditions. The lighting proposed is not likely to cause any harm to amenity. The possible odour from chlorine from pool treatment can be controlled by a standard condition.
- 6.15 It is requested that an informative is attached with regard to the hotels licensing which may change as a result of the proposal. An informative should also be attached with regard to food safety and also the Spa.

Policy

- 6.16 The proposal does not impact upon any Protected Open Space but there is concern with respect to the visual impact upon the adjacent protected open spaces of Coe Fen and Sheep's Green. The proposal is not considered to maintain or enhance the character of these green spaces and is therefore considered contrary to policy 3/2 and 4/2 of the Cambridge Local Plan.

Sustainable design and construction

- 6.17 The size and location of the solar thermal array is acceptable. These in conjunction with a green roof will help to maintain the panel's efficiency.
- 6.18 It has been confirmed that the renewables will bring about a 14% carbon reduction and that this will be brought from the

solar panels not photovoltaic panels. Given the contribution of the solar panels will exceed the policy requirements this approach is supported and it is noted that there is capacity for future installation of pv panels should the hotel wish to pursue this in the future.

- 6.19 Details have also been provided of the water conservation measures that will be installed within the bathrooms of the guest rooms and that the hotel group has a sustainability strategy in place.

Streets and Open Spaces – Public Art

- 6.20 The Public Art Delivery Plan (PADP) is welcome, but it is noted that this is the same version as submitted for the previous scheme. This proposal was supported, but the Council's Public Art Panel were not wholly convinced the proposal was value for money or would create a legacy.

- 6.21 The first element proposed, comprises two contemporary installations with a lifespan of 1 year. This was met with concern about its temporary nature. The second element, the creation of an 'Art and Architecture prize' installation was supported. A permanent work seems more appropriate and valuable than two temporary commissions which have not included a tangible legacy.

- 6.22 The project requires a legacy and further details should be submitted for approval prior to the commencement of development. This should be reflected in the wording of the S106 Agreement. The PADP should be updated to include how the project will be managed and by who, this should be by Futurecity, the Capital Construction Costs need to be submitted.

Landscape team

- 6.23 Previously the landscape team were concerned about the adverse impact of the proposed extension upon the adjacent protected open spaces of Sheep's Green and Coe Fen. The amended plans are considered to address those concerns and are supported.

- 6.24 The revised landscape proposals positively respond to the context of the site with objectives to open up views across the

fenland landscape and to enhance the existing planting on the site.

- 6.25 The revised landscape proposals are considered satisfactory mitigation for the proposed built form. These will ultimately enhance permeability through the site and improve biodiversity, complementary to the adjacent protected spaces. Conditions are recommended for full landscaping details; maintenance plan with a 5 year replacement clause; and 20 year management plan be imposed.

Cambridgeshire County Council (Archaeology)

- 6.26 Records indicate a high level of archaeological potential. The site is located within an area known for multi period remains. To the northeast is the Friars of the Sack friary, dating from the 13th to 14th Centuries. Medieval structures are known to the north adjacent and around Peterhouse. It is therefore considered necessary the site be subject to a programme of archaeological investigation commissioned and undertaken at the expense of the developer secured by condition.

Design and Conservation Panel (Meeting of 6 July 2011)

- 6.27 The relevant section of the minutes of this panel meeting are attached to this report as Appendix B. The Panel reached a VERDICT – GREEN (1), AMBER (4). A copy of the meeting minutes is attached to the end of this report as Appendix A.
- 6.28 The panel welcome the reduction in scale, height and massing. A much simplified scheme which does not attempt to overcompensate for the poor quality of the existing building. It is regrettable the landscaping proposal where not available to the panel. Consideration needs to be given to the impact of light pollution affecting Sheep's Green and Coe Fen particularly in the winter months.

Cambridge City Council Access Officer

- 6.29 The receptions need hearing loops; the asymmetric entrance doors need to provide an opening of at least 1 metre; details of the shower, toilet, adjustable height bench, hoist and details of hand rails etc should be provided. The proposal is generally good.

Cambridgeshire Fire and Rescue service

- 6.30 Adequate provision should be made for fire hydrants. The location should be agreed upon submission of plans to the Water Authority and the cost should be recovered from the developer. This should be secured by a condition.
- 6.31 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 in objection to the application:

1. 12, Archway Court
2. 2, Amhurst Court, Pinehurst
3. 6, Aylestone Road
4. 3, Barrow Road
5. 73, Castle Street
6. 16, Chaucer Road
7. 2, Chedworth Street
8. 1, Church Walk
9. 7, Clare Road
10. 11, Clarkson Road
11. 1, Corfe Close
12. 2, Corfe Close
13. 1, Croft Holme Lane
14. 30a, Ditton Walk
15. 45, Eltisley Avenue
16. 4, Grange Road
17. 7, Grange Road
18. 75, Gough Way
19. 66, Granchester Meadows
20. 70, Granchester Meadows
21. 8, Granchester Road
22. 17, Guest Road
23. 4, Hardwick Street
24. 6, Hardwick Street
25. 82, Highsett
26. 49, Hoadly Road
27. 12, Latham Road

28. 15, Latham Road
29. 19, Leys Road
30. 3, Little St. Marys Lane
31. 10, Little St Mary's Lane
32. 12, Little St Mary's Lane
33. Church Rate Corner, Malting Lane
34. Frostlake Cottage, Malting Lane
35. Malting Cottage, Malting Lane
36. Oast House, Malting Lane
37. 10, Marlowe Road
38. 106, Mawson Road
39. 104, Millington Lane
40. 20, Millington Road
41. 33A, Millington Road
42. 4 Perse Almhouses, Newnham Road
43. 48, Oxford Road
44. 35, Panton Street
45. 3, Pemberton Terrace
46. 17, Romsey Road
47. 23, Selwyn Gardens
48. 29, Selwyn Gardens
49. 56, Storeys Way
50. 10, Summerfield
51. Flat2, 184, Sutherland Avenue
52. 1, Tennis Court Terrace
53. 3, The Cenacle
54. 14, The Crescent
55. 10, The Lawns
56. 3, Wordsworth Grove
57. 11, Wordsworth Grove
58. 18, Wordsworth Grove

7.2 In addition to the third party representations received the following associations have made representations in objection to the application;

- Residents' Association of Old Newnham (RAON)
- Cambridge Past, Present and Future

7.3 The representations received in objection to the application can be summarised as follows:

Character, design and impact upon the surrounding area

- This represents erosion of an important green space and the rural nature of this part of the conservation area. This is happening incrementally over time and must stop;
- Ancient pasturelands such as Coe Fen, Lammis Land and Sheep's Green must be protected this is a historic environment and a heritage asset of the green belt;
- The refusal of the previous application was not only about size, it was also about preserving and enhancing this part of the conservation area and river;
- The Old Press Mill Lane Supplementary Planning Document (2010) states that 'the unprepossessing character of the Cambridge Double Tree occupies the forefront of views across the green space' this proposal will exacerbate the impact of this poor building;
- The proposal is contrary to local plan policies 3/4, 3/9a, 3/14d and 4/11. 3.15 of PPG2 and HE7.2, HE7.5, HE9.1 and HE9.5 of PPS5.
- Three floors of extra hotel accommodation will dominate the view from the Mill Pond opposite;
- Overdevelopment of the site;
- The extension is longer than the refused application made in 2010 so will protrude further into the ancient fen land and along the banks of the River Cam;
- No further building should take place on the protected open space;
- The architecture is incongruous and unworthy of this sensitive site, a further increment to a building that already is insensitive to its context and should not have been approved;
- Cladding has not been proposed to address the different styles of architecture already displayed by the hotel;
- No building on this land is likely to enhance the conservation area of green common which is of the highest quality;
- Landscaping with trees that are themselves out of context with the fenland or not even native will have an adverse impact upon the character of the area. Notwithstanding this, screening of the development is not the answer;
- The current leisure centre is a 'gem' with a riverside view and glass sunlit roof which would be destroyed;
- The hotel use erodes the rural space and river setting, there is nothing more galling than watching the lavish displays and partying on the formal lawn opposite the fen
- The whole building should be built in a regency style of smaller proportions, returning to the former Garden House;

- Once the trees are no longer in leaf the site its very open and exposed.

Traffic and highway safety

- The proposal will have an unacceptable transport impact and is therefore contrary to policy 8/2;
- Promotion of the National Cycle Network Route II (along Granta place and Mill Lane) and the Cambridge Cycle Network (across Queen's Green and through Laundress Lane) will increase cycle traffic and conflict with the increases vehicular traffic.
- The reduction of 40 car parking spaces will result in insufficient car parking for the extra staff and rooms that are proposed;
- This will exacerbate traffic issues in Mill Lane, Downing Street and Granta Place, Mill Lane was not constructed for current traffic levels;
- The hotel is serviced by large lorries, the number of which will increase due to the number of rooms at the site increasing;
- The guests of an up market hotel are most likely to arrive by taxi or car, not by sustainable modes;
- There is a highway safety issue given the that the proposal is likely to increase the number of movements along Mill Lane and Granta Place where crowds congregate in the warmer months for punt tours on the sharp bend at the end of Mill Lane.

Lighting

- Lighting at all levels would be visually intrusive, especially at night having an adverse impact upon the setting and biodiversity of the adjacent opened space and river.

Other matters

- The planning system is flawed if it allows a revised application that does not take previous decisions seriously. Applicants unwilling to address issues must not be allowed to resubmit.

7.4 The Cambridgeshire Chambers of Commerce have made a representation in support of the application. This representation in support can be summarised as follows:

- The proposals are very welcome in the current economic circumstances and significant investment in the enhancement of the existing facilities is a substantial vote of confidence in the Cambridge economy. An investment of this kind should be welcomed.
- The proposal is sensitive in its approach regarding the location and are environmentally sound.

7.5 The University of Cambridge Estate Management have made a representation which does not object to the proposal subject to a number of conditions. This representation can be summarised as follows;

- Unless managed effectively there may be an increase in traffic from service vehicles, taxi and cyclists and the demand for parking exceeding supply. A more detailed travel plan than the one submitted should be required;
- It is maybe not appropriate for the car parking to continue allowing use by members of the public;
- This application should deliver shared surfaced with an improved public realm in accordance with the Old Press/Mill Lane SPD
- Construction traffic should be controlled to minimise potential conflicts with the large number of cyclists passing the site to go to lectures;
- Hours of construction should be limited to lessen the impact upon nearby University uses.

7.6 The above representations are a summary of the comments that have been received. Full details of all 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 and relationship with Previous Scheme

2. Context of site, design and external spaces and impact on the Heritage Assets
 - Height, scale, mass and bulk,
 - Position on the site
 - Design
 - Impact upon the Heritage Assets, the Green Belt and Protected Open Space
 - Materials
3. Lighting
4. Renewable energy
5. Disabled access
6. Residential amenity
7. Refuse arrangements
8. Landscaping and Trees
9. Highway safety
10. Car and cycle parking
11. Archaeological Interest
12. Third party representations
13. Planning Obligation Strategy

Principle of Development relationship with Previous Scheme

- 8.2 The application is for the extension to an existing hotel use on previously developed land, in a sustainable location, close to local services and the City Centre. I am of the view that the principle of development is acceptable. There is an existing hotel use on this site and the principle of its extension is in accordance with Central Government advice contained within PPG13 Transport, and government guidance in the form of the Good Practice Guide on Planning for Tourism (2006).
- 8.3 The development addresses the requirements of policy 3/1 because it represents a sustainable form development, that minimises the need to travel and provides accessible services and facilities. The increase of short-stay accommodation within the City is also supported in principle by local plan policy 6/3. This policy seeks to encourage the strengthening and diversifying of short stay accommodation in order to promote tourism within the City and encourage staying visitors. It also stresses that provision should be made for disabled visitors, requirements which this development proposal meets.

- 8.4 The application site is not within the Cambridge Green Belt. However, it does lie adjacent to land designated as green belt. Paragraph 3.15 of PPG2 indicates that the amenity of the Green Belt should not be injured by the visual impact of proposals for development which would be conspicuous from Green Belt land. The proposed development would be visible from the Green Belt, but I do not consider that it would have an injurious impact on the amenity of the Green Belt for the reasons set out in my assessment below. In my view, the proposal does not conflict with policy 4/1 of the Cambridge Local Plan (2006), nor with government advice in PPG2.
- 8.5 A material consideration in determining applications relating to hotel developments is Planning Policy Statement 4 (PPS4): Planning for sustainable Economic Growth (2009). Hotel developments are included within the definition of economic development. Further to this the accompanying Practice Guidance to PPS4 includes many references to hotels and the requirement for sequential or impact assessments for development. I agree that PPS4 guidance is relevant to this site because hotel development falls within the definition of town centre uses. However, in my view this guidance does not require the submission of further information to support the application because the site falls within the City Centre and is for an extension to an existing hotel use as opposed to the introduction of a new hotel use. It is my opinion that the broad thrust of PPS4 guidance supports the proposal. The principle of the development is also supported by the Good Practice Guide on Planning for Tourism (2006)
- 8.6 Although mindful of the comments received from the Policy team with regard to the visual impact upon the Protected Open Spaces of Coe Fen and Sheep's Green immediately adjacent to the site, the site falls outside of The Old Press/Mill Lane SPD and designated Green Belt adjacent. I am of the view that PPS4 would be pertinent if the proposal was for a new hotel use on this site, especially given its prestigious location and the sensitivity which comes with this. However, this is for an extension to an existing use. It is important to note that the previous application was not refused on the ground of the principle of development and there have been no changes to development plan policy since this earlier decision. As such, the principle of the development accepted and in my opinion is in accordance with policies 3/1, 6/3 and 8/1 of the Cambridge

Local Plan (2006) and the objectives and aims of Central Government Guidance contained within PPS1, PPG2, PPS4 and PPG13. This is subject to the proposed development being assessed against the other issues and policies within the development plan addressed below within the main body of my report.

Context of site, design and external spaces and impact on the Heritage Assets

- 8.7 The application site sits on the eastern bank of the River Cam and is surrounded by the protected green open space of Coe Fen to the east and south, and Sheep's Green to the west. These large, open, natural spaces make the site highly visible with long views afforded of the hotel from across this surrounding fen land.
- 8.8 This setting allows an awareness of the hotel buildings composition of two obvious phases. The main building constructed in 1972, and the remaining part of the pre-1972 hotel destroyed in the fire. The single storey pyramid shaped leisure centre further extends the main mass of the building albeit less noticeable from longer views due to its comparatively small scale. Given the sensitivity of the site and its exposed position by virtue of the surrounding undeveloped land, this phased approach of the building is very apparent.
- 8.9 It is acknowledged that the wholesale redevelopment of the site would be advantageous to the enhancement of the surrounding conservation area and the heritage assets within this setting. However, this is not what has been brought forward by this application and cannot therefore be seen as a constraint or a material consideration of this application.
- 8.10 Given this I consider the scheme proposed by this application an enhancement of the site. It will replace the out of keeping pyramid form of the existing leisure centre, which has a semi-permanent appearance, with a carefully and sympathetically considered extension. In my view this proposal has succeeded in addressing the reasons for refusal of the previous scheme.
- 8.11 The previous scheme was considered unacceptable by virtue of its **height, scale, mass and bulk**, the **material of its construction** and **its position on the site**. The overall **design**

of the extension is fussy and lacks coherence and it does not relate well to the existing building or the site context. The development would also have **an adverse impact of the City of Cambridge Conservation Area** no.1 of which the site forms part and the **Cambridge Green Belt**, which lies adjacent to the site.

Height, scale, mass and bulk,

8.12 A reduction in the number of rooms in comparison with the previous scheme from 56 rooms to 31 rooms has meant that the height, scale, mass and bulk of the proposed extension has been significantly reduced.

8.13 The table below sets out the comparisons between the existing leisure centre extension, the previously refused extension and the extension proposed by this application. This clearly demonstrates the significant reduction in height, scale, mass and bulk.

Scheme	Maximum Height (m)	Maximum Width (m)	Maximum Length from main hotel building (m)	Position set back from river (m)
Existing leisure centre building	7.4	21.25	34.5	16.00
Refused extension	14.4 (16.5 for 10 metres to accommodate rooftop plant)	19.5	47.25	18.5
Proposed extension	10.8 (13.8 for 10 metres to accommo	20.5	51.25	21.00

	date rooftop plant)			
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- 8.14 The third floor previously proposed to the existing southern block of the hotel building has been omitted and the proposed extension is three storeys rising to a maximum height 10.8 metres, except for a 3 metre high and 10 metre long rooftop projection adjacent to the existing hotel building which will accommodate roof top plant and servicing for the lift.
- 8.15 The prevailing 10.8 metre height of the extension will continue the height of the main mass of the existing hotel building, as opposed to the previously proposed four storey block which rose to a maximum height of 14.4 metres, an overall reduction in height of 3.6 metres. The applicant has calculated this current scheme to represent a reduction of 1383 square metres of gross external area (GEA) comparable to the previous scheme.
- 8.16 By reducing the overall height, mass and scale of the building the extension will have a less dominant presence on the site and extend the existing building in a far more sympathetic way. I am of the view that this proposal addresses this part of the reason for refusal of the previous application.

Position on the site

- 8.17 As before the extension will broadly be on the site of the centre existing leisure centre but has been pulled back from the River Cam as set out in the table above. This is by a further 5 metres from the building line of the existing leisure centre and by 2.5 metres from the line of the previously refused scheme.
- 8.18 To compensate for the stepping back of the extension from the river and the reduction in height, the new block will extend further southward by 4.25 metres and further eastwards by 3.5 metres into the existing hotel and leisure centre car park compared with the previous scheme.
- 8.19 This amended position has, in a very considered way, used the constraints of the site to achieve a good relationship with the existing building and enhance the river setting and Sheep's Green. By moving away from the River but extending the footprint of the extension towards Coe Fen to the east and

south over the existing hard surfacing of the hotel's car park the majority of the extension will actually be read against the mass of the existing hotel and it will not come any closer to this protected open space than the existing host building, retaining a distance of approximately 16 metres off the shared boundary with Coe Fen.

8.20 The amended position ensures, in conjunction with the reduction in overall height, that the extension will be read as an ancillary block to the existing building. This has significantly lessened its impact upon the river frontage and upon the Protected Open Space of Sheep's Green and Coe Fen. Landscaping of the defensible space immediately in front of the extension to the bank of the River Cam will further mitigate the development by softening the visual impact of the proposal upon its setting.

8.21 The comprehensive review of planting across the whole of the hotel site and not just the area immediately surrounding the extension means through landscaping there will be a very obvious improvement and enhancement of the wider hotel site. I discuss the key role of landscaping this site under the heading *Landscaping and Trees* from paragraph 8.45. This matter was one of the key outstanding issues which meant the majority of the Design and Conservation Panel could only award the scheme an 'Amber' light as opposed to a 'Green'. An extensive review has been carried out between the applicant's Landscape Architect and the City Council's Landscape Officer. The Landscape Officer now considers the proposals to positively respond to the context of the site, opening up views across the fenland landscape and enhancing the existing planting on the site which is currently ill-planned and unfitting for this river side and green belt setting. I share the Officer's view that these amended proposals will ultimately enhance permeability through the site, improve biodiversity and be complementary to the adjacent protected spaces.

Design

8.22 The previous proposal was a ziggurat form which stepped down from a four storey height as the proposed block extended southwards into the existing car parking area. This, in conjunction with the fenestration and choice of materials was considered too fussy by the Planning Committee and lacking in

coherence. The design was not considered to relate well to the existing building or the site context.

- 8.23 The design proposed by this application is much simpler. The stepped, ziggurat form has been abandoned and a more consistent third storey height is maintained for the extent of the new block. To the far south of the extension the third floor is set back to reduce the perception of height. A series of bays, balconies and openings of varying sizes achieve a rhythm to the fenestration which has taken inspiration from the existing hotel building. This also helps to break up the bulk of the extension now that a more consistent roof height has been introduced.

Impact upon the Heritage Assets, the Green Belt and Protected Open Space

- 8.24 The site falls within Cambridge Conservation Area No.1, lies adjacent to the Cambridge Green Belt and sits on the eastern bank of the River Cam. This very sensitive context is the main subject of the third party representations received and the overarching factor for the first reason for refusal of the previous planning application. In my mind it is a combination of the issues discussed above which determine whether the revised scheme would be a positive contribution to the heritage assets within the surrounding conservation area. Having given consideration to these factors under the above sub-headings of this section of my report I am firmly of the view that the proposal will serve to enhance its setting. With the careful detailing of the external material finish of the building this is also a view shared by the Urban Design and Conservation team.

Materials

- 8.25 The proposals for the site were presented to the Design and Conservation Panel on 6 July 2011, prior to the submission of this application. One of their concerns was with respect to the material finish of the extension, considering the material palette to be complex. Accordingly the materials have been reviewed and simplified.
- 8.26 Previously timber and pre-cast reconstituted stone cladding was to be used in the external construction of the extension, Cambridge Gault brick as the main facing material and dark coloured joinery is now proposed. Inspiration is taken from the

paler detailing of the existing building as suggested by the Design and Conservation Panel. I consider this change in materials a significant response to one of the key constraints of the site; the marrying of the proposed extension with the existing building. I am of the view that this new approach to the external materials will serve to ensure that the detailing of the finish is of the high quality and to the standard required in this prominent and prestigious setting. I recommend the imposition of conditions to agree materials and the detailing of the finish (conditions 2, 3 and 6) as requested in the response from the Conservation and Urban Design team.

Conclusion

8.27 The proposals for the extension for this site have come a long way in addressing the constraints of this sensitive setting. The reduction in height, scale, mass and bulk; the reduction in the number of external materials proposed and the overall material palette simplified; the position of the extension further back into the site away from the river to lessen the impact of the extension upon the banks of the River Cam, its rural setting and the protected open space of Sheep's Green; and the overall design has been simplified. I am convinced that the combination of these amendments means the overall proposal for the site is sympathetic to its setting. When compared to the existing semi-transparent leisure centre which is completely out of character with the building and surrounding area it will certainly have a positive, enhancing impact upon the surrounding Conservation Area, protected open space and the adjacent Green Belt.

8.28 In my opinion the proposed development is successful in its response to the context of the surrounding area and its sensitive setting. The proposal is compliant with East of England Plan (2008) policies ENV6 and ENV7, with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14, 4/1 and 4/11 and to guidance provided by PPG2 Green Belts and PPS5 Planning and the Historic Environment.

Lighting

8.29 The applicants have submitted a Lighting Statement for the external lighting in order to ensure safe entry and exit of the site and the building with the least possible impact upon the

surrounding environment, to be achieved by low intensity lights. The schedule for the proposed lighting is well progressed and considered and it is the view of the Environmental Health team that subject to the implementation of the lighting strategy in accordance with the information contained within the applications lighting statement there will be no undue impact upon the visual amenity of the surrounding area.

8.30 Having reviewed the existing external lighting and compared this with what is proposed, while there is an increase in the number of luminaries which will be installed across the site I do not believe that from outside of the site this increase will be that noticeable and I think the additional lighting which is proposed can be justified by the increased activity on the site and ancillary provisions such as cycle parking.

8.31 With regard to concerns about internal lighting I accept that there will be an obvious increased presence on the site during the hours of darkness as a result of lighting from within the hotel. However, this was not considered a reason for refusal of the previous scheme which included a full height, glazed atrium/foyer area which would have allowed views through the hotel from east to west. This has been omitted given the significant impact that the illumination of such an internal space would have had outside of the site and the reduction of rooms will result in a reduction to the amount of internal lighting and in turn presence of the extension during the hours of darkness. Accordingly this scheme improves on the previous proposal for the site so I do not feel this present scheme will have any significant undue impact outside of the site as a result of a combination of increased internal and external lighting. I am satisfied that the application complies with policy 4/15 Cambridge Local Plan (2006).

Renewable energy and sustainability

8.32 The renewable energy and sustainability credentials of the previous scheme were not considered a reason for refusal. Both the previous proposal and this application have successfully addressed this requirement, proposing a development which off-sets its carbon footprint by at least 10 percent and provides an improved existing facility within a sustainable city centre location.

- 8.33 The Energy Statement included with the application submission successfully evidences that the minimum 10 percent renewable energy requirement in order to comply with Local Plan policy 8/16 can be met on the site. The size and location of the proposed solar thermal array has been confirmed as acceptable by the Senior Sustainability Officer. These will serve to heat water associated with bedroom accommodation and the swimming pool within the new leisure centre. Solar Panels are considered an acceptable technology within policy 8/16 of the Local Plan and are included in the Cambridge Sustainable Design and Construction SPD 2007.
- 8.34 The guidance and feasibility work which has been submitted with the application includes an analysis of the projected energy consumption for the development. This demonstrates a consideration of various other technologies in order to argue the case for use of solar panels. These are considered a suitable technology and it is demonstrated that they will meet the 10 percent on site requirement of energy generation.
- 8.35 I am satisfied that the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with East of England Plan (2008) policies SS1 and ENG1 Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.36 Inclusive access was not considered a reason for refusal of the previous scheme. Both the previous proposal and this application have successfully addressed this issue and provided exceptional facilities to aid inclusive access for all.
- 8.37 Hotels or guest houses with over ten bedrooms should have between 6 and 10 per cent of accessible rooms. The total accommodation provided by the hotel, existing and proposed inclusive, results in one room in every five being disabled accessible, providing a door which allows access to an adjoining room so carers can gain easy access if required.
- 8.38 The previous proposal submitted under planning application reference 10/0103/FUL was presented to the Disability Consultative Panel on 6 January 2010 prior to its determination. The panel was fully supportive of the scheme and noted this as

being one of the most considered hotel proposals to have come before the Panel.

- 8.39 The proposal will be required to conform to Part M of the current Building Regulations. The following facilities are proposed:

Improvements to the access for vehicles will enable better manoeuvrability than the current layout into and around the car park;

A shared surface (details of which can be controlled by the suggested Hard and Soft Landscaping condition 15) will improve legibility;

Level access from Granta Place to the car parking and then into the hotel;

Nine disabled parking bays are proposed, equivalent to one in fifteen of the car parking provision on site

A power operated entrance door with manifestations and an opening width of 1.6 metres

The leisure centre and the communal areas of the hotel provided accessible changing and toilet facilities; hoist equipment is to be provided into the swimming pool;

All levels of the hotel will be accessible by lift.

- 8.40 I am satisfied that the proposed extension has very thoroughly considered accessibility and inclusive access for all those who visit the building. The Access Officer is supportive of the scheme and I have recommended an informative to address the issues he raises. As such I believe the proposal to be compliant with East of England Plan (2008) ENV7 and Cambridge Local Plan (2006) policies 3/7, 3/12 and 6/3.

Residential Amenity

Impact on amenity of nearby occupiers

- 8.41 Whilst the surrounding undeveloped open space constrains the proposed development, the uses adjacent to the application site are almost wholly commercial and University uses. As such, I do not consider there to be any privacy issues from overlooking or that the extension will have an enclosing or overbearing impact upon the occupiers of any neighbouring buildings. It will be the demolition and construction phases of the development which are likely to have a more significant impact upon the neighbouring university lecture and conference facilities in

terms of noise and disturbance unless well managed. I recommend that the conditions that were suggested by the Environmental Health Officer to mitigate the impact of the development upon nearby uses during this time in order to safeguard these from an unacceptable impact from noise and disturbance should be imposed (Condition 12 - Construction Environmental Management Plan; Condition 13 - Construction hours; Condition 14 - noise insulation; and Condition 15 – Fume filtration and extraction).

8.42 Representations, including those received from University Estates management cited this disruption as one of their main concerns as a direct impact of the approval of this proposal. I acknowledge that there will be a level of disturbance from, construction traffic, noise and vibrations and this is regrettable. The control of this by the suggested conditions should provide mitigation to a reasonable degree.

8.43 Subject to the conditions recommended above I consider the proposal to adequately respect the residential amenity of its neighbours and the constraints of the site. The proposal is therefore compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

8.44 The proposal enhances and improves the facilities on the site. In my opinion the proposal provides a high-quality environment and an appropriate standard of amenity for future guests to the hotel, and I consider that in this respect it is compliant Cambridge Local Plan (2006) policies 3/7 and 3/14.

Refuse Arrangements

8.45 The need for increased storage of recyclables and waste is required to accommodate the uplift of 31 rooms on the site. Further to the consultation response from the Environmental Health Team the applicant has liaised with the City Council's Waste Minimisation Officer. It has been agreed that a more efficient use of the existing refuse and recycling store which currently serves the hotel can be achieved by it being better organised and this will meet the new demand.

8.46 It is suggested that a standard condition to require details of how the space is arranged and used be imposed to ensure a usable space which meet the requirements of the extended hotel and the City's current Waste Strategy (condition 16). Subject to this, in my opinion, the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Landscaping and trees

8.47 Extensive discussions have taken place since the application was submitted to address the landscaping of the site and how new planting can supplement the existing mature planting. It was felt that as originally submitted the scheme was particularly short sighted in focussing almost solely upon the application site and the proposed extension of the hotel. When the proposals for the site were presented to the Design and Conservation Panel prior to the submission of this application panel members were disappointed that worked up landscaping proposal were not presented for they considered these a key factor in assessing the impact of the extension.

8.48 In order to improve and enhance the site and views from surrounding areas outside of the site, most importantly Sheep's Green and Coe Fen, a wholesale approach had to be adopted which looks at the entirety of the hotel site, views of it from outside the site and across the site. Off site planting is not possible for this raises concern about the potential adverse impact of shadowing the watercourse if too close to the River Cam and could potentially hamper maintenance access. I consider the proposals for on site landscaping sufficient to successfully mitigate and enhance the development scheme. Notwithstanding this the proposed extension is considered a high quality design which could successfully stand alone and in the months when the surrounding planting is not in leaf, affording less screening, the more visible extension will tie in well and be read against and alongside the hotel building to enhance the surrounding area.

8.49 The amended landscaping proposals have meant that where originally successional replacement planting of non-native species was proposed native species will be planted instead. This along with the strategic removal of some existing trees will significantly enhance the visual permeability through the site

and result in planting that is more keeping with the character of the surrounding natural environment of the fen land than the existing planting on site. Further to this the introduction of planting within the car park area will serve to break up the existing sea of cars and soften the impact of the hard surfacing significantly improving this hard developed space.

8.50 A Habitat Survey and Ecological Scoping Survey concluded that only 30% of the site is not covered by hardstanding or buildings. This comprises trees, species-poor semi-improved grassland, a pond, perennial vegetation and species poor hedgerows. No habitats found on the site were of conservation importance in botanical terms and no rare or scarce plant species were found. The site, although adjacent to several County Wildlife Sites, is not located within a wildlife site, accordingly the development of the site will have no impact upon any of these designated sites. However, the survey did conclude that two trees have potential to provide bat roosts. One tree is beyond the proposed development footprint located at the far southern end of the car park, the other should be protected during the development to avoid disturbing bats using the tree. Providing that lighting is not directed at these trees it is unlikely to have any significant detrimental impact upon the wildlife.

8.51 I believe that the review of the planting on the wider hotel site and the consideration of long key views have served to inform a comprehensive landscaping scheme which complements the proposed extension and is more in keeping and sympathetic to the context of the site in respect of the river and surrounding protected open land. Although landscaping was not previously regarded as a reason for refusal of the development the benefits over the previous scheme for landscaping the site significantly enhance the overall proposal.

8.52 Subject to the imposition of conditions as requested by the landscaping team for: full details of the proposed hard and soft landscaping (condition 17); a maintenance plan with a 5 year replacement clause (condition 18); and a 20 year management plan (condition 19) I am of the view that the proposals for the landscaping of the site will represent an improvement upon the current landscaping it will enhance views across the site in a way that is sensitive and in keeping with the character of the surrounding area and important adjacent open spaces of Sheep's Green and Coe Fen. The application is considered in

accordance with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2008) policies 4/2 and 4/4.

Highway Safety

- 8.53 A number of issues have been raised by third parties with regard to highway safety. These express concern about the potential increase in pedestrian / vehicular / cyclist conflicts as a result of the likely increase in footfall and movements. This not only on Granta Place but on the roads which provide access to it, namely Silver Street, Mill Lane and Laundress Lane. The Highway Authority have considered the proposals and are aware of the concerns of local residents. Officers are satisfied that the proposal will not give rise to any significant implications for highway safety and as such do not object to the proposal.
- 8.54 It is important to note that this was the conclusion also reached when considering the previous proposal which comprised an additional 25 bedrooms and that the scheme was not refused on highway safety grounds.
- 8.55 As such, I am of the view that the proposal will not have any adverse impact in terms of highway safety, and consider the proposal compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.56 The existing car park to the south of the leisure centre makes provision for a total of 173 car parking spaces, 3 of which are dedicated for disabled users. These spaces are shared between the hotel and leisure facility, but this area is also open for use to the general public. The footprint of the proposed extension extends into this area and will result in a reduction of the current car parking provision to 134 car parking spaces. This is inclusive of 9 disabled accessible spaces.
- 8.57 Third party representations have included the view that given the additional 31 rooms and resultant additional guests who will be travelling to the hotel, there should not be a loss in the provision of on site car parking spaces. However, the Transport Statement submitted with the application found the car park to

be under capacity. Further to this a reduced provision accords with the current City Council's Car Parking Standards as set out in Appendix C of the Cambridge Local Plan (2006) and the site is located within the Controlled Parking Zone (CPZ). Accordingly, I consider the reduction in car parking spaces from 173 to 134 acceptable.

8.58 I am content that given the Highway Authority are satisfied there are no foreseeable implications for highway safety as a result of the proposal it is not necessary to maintain or increase the capacity of the current car parking provision. This judgement was made having considered the plans and the Transport Statement accompanying the application. During my site visit I observed a number of car parking spaces at the very southern end of the car park which have obviously sat unused for a significant length of time, moss and debris which would otherwise have been unsettled by use of a car sits undisturbed. The car park cannot operate at capacity. The site, within the City Centre has excellent access to transport links and amenities. I do not consider the reduction of the car parking on site a negative aspect of this proposal.

8.59 The Highway Authority has raised concerns about the use of the hotel car park by members of the public. The proposed travel plan submitted with the application aims to reduce staff and leisure centre car use. It suggests the dedication of 66 car parking spaces within the associated car park for hotel use and staff only. However, given the comments from third parties I think it appropriate to include a condition consistent with that which was recommended for the previous scheme which ensures that all of the car parking shall be available to hotel residents and staff only as previously suggested by the Highway Authority (condition 20). This will also have a positive impact on amount of car traffic accessing the site. This arrangement has been agreed as acceptable by the applicant. Subject to this condition I am satisfied that the proposal is compliant with East of England Plan (2008) policy T14 and Cambridge Local Plan (2006) policy 8/10.

Cycle parking

8.60 The site currently makes provision for 34 cycle parking spaces, this is to be increased to provide a total of 54 cycling parking spaces. This will be split between two locations. 24 spaces are

proposed adjacent to the new secondary entrance which will be created and is accessed from the car park. A second area, making covered parking provision for 30 cycles under an overhang of the upper floors, is proposed to the southern end of the proposed extension.

- 8.61 I am satisfied that this provision meets the current adopted cycle parking standards and represents an improvement upon the existing on site provision. There is ample room on site to easily accommodate the provision proposed and meet the City Council's Cycle Parking Standards. In order to agree the precise positioning and form I consider it necessary to impose a condition, this can also serve to ensure the provision is made prior to occupation of the proposed rooms (condition 26).
- 8.62 Subject to the imposition of a condition to agree the details of cycle parking provision I am satisfied that the proposal is compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan (2006) policy 8/6.

Archaeological Interest

- 8.63 Cambridgeshire Archaeology records this site as an area of archaeological potential as it is considered likely that important archaeological remains survive on and around the site known for multi-period remains. Immediately to the northeast the site of a friary of the friars of the Sack dating from the 13th to 14th Centuries. To the north and around Peterhouse medieval structures are known to remain.
- 8.64 The Archaeologist consulted requests that development of the site is subject to a programme of archaeological evaluation. I recommend that this is secured by a negative condition as directed by paragraph 30 of PPG16 Archaeology and Planning (1990) that reads; *In cases when planning authorities have decided that planning permission may be granted but wish to secure the provision of archaeological excavation and the subsequent recoding of the remains, it is open to them to do so by the use of a negative condition.*
- 8.65 As was accepted for the previous scheme, subject to the imposition of a condition to secure a programme of archaeological evaluation (condition 21) the proposal is

considered compliant with East of England Plan (2008) policy ENV6 and Cambridge local Plan (2006) policy 4/9.

Third Party Representations

- 8.66 No new issues were raised by the third party representations received to this application than those received to the previous scheme. The majority of these were concerned primarily with extending the hotel on such a visible and sensitive site given the surrounding context of the River Cam, protected open space, conservation area and setting of listed building. These were fully considered in the assessment of the previous proposal and resulted in the decision that was made and the ground for refusal. I have set how this current scheme addresses these concerns under the heading *Context of site, design and external spaces and impact on the Heritage Assets* from paragraph 8.8.
- 8.67 I have addressed the other concerns raised with respect to the impact of the proposal upon highway safety and car parking under the headings *Highway Safety* from paragraph 8.51 and *Car and Cycle Parking* from paragraph 8.54.
- 8.68 With respect to the Old Press/Mill Lane Supplementary Planning Document (SPD) (2010) the boundary lies to the north and north east of the hotel site, it does not include the application site. I accept that the application submission could have addressed the SPD more thoroughly but the development does not contradict the aspirations of this document and refusal of the proposal for failing to incorporate its objectives cannot be justified.
- 8.69 The issue of comprehensive redevelopment of the site can not be a material consideration when determining this application. A decision can only be made on the current proposed scheme before Planning Committee.

Planning Obligations

- 8.70 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.

8.71 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 Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art. 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:

Transport

- 8.72 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The site lies within the Southern Corridor Area Transport Plan where the contribution sought per trip is £369.
- 8.73 The applicants have submitted a Transport Assessment. This acknowledges that there will be an increase in the number of trips from all modes of transport to the site as a result of the proposed development of approximately 219 additional trips. The Highway Authority have accepted this figure and requested that Southern Corridor Area Transport Plan payments are secured accordingly by way of a Section 106 agreement.
- 8.74 The applicants are willing to enter into a legal undertaking to secure the required contributions so 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, P9/8 and P9/9 and Cambridge Local Plan (2006) policies 8/3 and 10/1.

Public Art

- 8.75 The development is of a scale that requires provision to be made for public art. The applicants have decided that they would like to go down the route of on-site provision in accordance with the Public Art SPD. They have engaged Future Cities as art consultants who will be responsible for bringing a public art scheme forward. The section 106 Agreement will need to secure the submission and approval of the public art scheme, to confirm the 1% construction costs figure and secure delivery and maintenance.
- 8.76 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, 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 and 10/1 and the Public Art SPD 2010.

Monitoring

- 8.77 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

- 8.78 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 am of the opinion that this current proposal has successfully addressed the reasons for refusal of previous planning application reference 10/0103/FUL. There has been no policy or site context changes since determination of the previous proposal.

- 9.2 There is no objection to the principle of extending the existing hotel and in my view this current scheme has successfully addressed the previous reason for refusal pertaining to the character and context that surrounds the application site. The height, scale, mass and bulk of the extension have been reduced; the number of external materials proposed has been reduced and the overall material palette simplified; the position of the extension further back into the site away from the river has lessened the impact of the extension upon the banks of the River Cam, its rural setting and the protected open space of Sheep's Green; and the overall design has been simplified. A combination of these amendments has meant that the overall proposal for the site has successfully achieved a sympathetic presence in comparison to the previous scheme and positive impact upon the surrounding Conservation Area and the adjacent Green Belt.
- 9.3 Subject to the satisfactory completion of a S106 agreement to secure the requirements of the Planning Obligation Strategy (2010), I recommend the application be approved.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by June 30 2012 and 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. No development shall commence until such time as full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

3. No brickwork shall be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. Thereafter development must be carried out in accordance with the approved panels which shall be retained on site for the duration of the construction works for comparative purposes.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

4. No boiler flues, soil pipes, waste pipes or air extract trunking, etc. shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

5. No rooftop plant shall be installed until such time as full details, on large scale plans, of the rooftop plant screening system have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

6. No development shall commence until such time as full details which include materials, structure, junctions, flooring, roofing and balustrading, of all balconies, porches, bay or oriel windows and other projecting features have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

7. No development shall commence until full details of all planted 'green' roofs and how these shall be maintained have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

8. No rainwater goods shall be installed until full details of the means of rainwater collection and disposal have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

9. No development shall commence until such time as large scale drawings of all external new or altered timber or non-timber doors and surrounds, windows and frames, etc. have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

10. No development shall commence until such time as full details of the construction of the junction between the existing and the new parts of the building have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

11. No development shall commence until such time as full details of the design and installation of the renewable energy source(s) including plant, mounting frames/brackets etc., screening systems, etc. have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

12. Prior to the commencement of development, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the consideration of the following aspects of construction:

- a) Site wide construction and phasing programme.
- b) Contractors access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction hours.
- d) Delivery times for construction purposes.
- f) Soil Management Strategy
- g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- h) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- j) Maximum vibration levels.
- k) Dust management and wheel washing measures.
- l) Use of concrete crushers
- m) Prohibition of the burning of waste on site during demolition/construction.
- n) Site lighting.
- o) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- p) Screening and hoarding details.
- q) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- r) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- s) External safety and information signing and notices.
- t) Liaison, consultation and publicity arrangements including dedicated points of contact.
- u) Consideration of sensitive receptors.
- v) Prior notice and agreement procedures for works outside agreed limits.
- x) Complaints procedures, including complaints response procedures.
- y) Membership of the Considerate Contractors Scheme.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

13. 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)

14. Prior to occupation of the development hereby approved, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is occupied.

Reason: To protect the amenity of nearby properties (East of England Plan 20098 policy ENV7 and Cambridge Local Plan 2006 policy 4/13)

15. Prior to occupation of the development hereby approved, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before occupation of the development hereby approved.

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

16. Notwithstanding the details of refuse storage illustrated on the approved plans, prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and 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. (East of England Plan 2008 ENV7 and WM6 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)

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

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

18. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

19. A landscape management plan for a period of 20 Years, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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

20. All car parking within the application site shall be available for use by hotel residents, customers using hotel facilities and staff only and shall not be operated as a public car park.

Reason: To ensure that an appropriate amount of car parking is available to serve the hotel. (Cambridge Local Plan policy 8/10)

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

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

22. The development hereby approved shall only be carried out in accordance with approved Flood Risk Assessment (FRA) dated July 2011 project No 9991 and the following mitigation measures as detailed with the FRA:

- I) Surface water run-off shall be limited to that of the existing;
- II) Flood resilient measures detailed in paragraphs 6.8, 7.4, 9.6 and Appendix G; and
- III) Finished floor levels are set no lower than the existing.

Unless agreed otherwise with the express consent of the Local Planning Authority, in writing. Thereafter the development shall be in accordance with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to prevent flooding else by ensuring that compensatory storage of the flood water is provided; and to reduce the impact of flooding on the proposed development and future occupants.(Cambridge Local Plan 2006 policy 4/16 and 8/18).

23. No spoil or materials shall be deposited or stored in the flood plain nor is any ground raising allowed within the floodplain as shown on Drawing No. 9991-C110 Rev D1 of the FRA unless agreed otherwise with the express consent of the Local Planning Authority, in writing. Thereafter the development shall be in accordance with the agreed details.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity (Cambridge Local Plan 2006 policy 4/16 and 8/18).

24. No development shall commence until details of surface water attenuation for the site have been submitted to and approved in writing by the local planning authority. The water attenuation works shall be implemented in accordance with the approved details.

Reason: To ensure the site can be properly drained. (Cambridge Local Plan 2006 policy 8/18)

25. No development shall commence until details of foul and surface water drainage for the site have been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details.

Reason: To ensure satisfactory drainage of the site. (Cambridge Local Plan 2006 policy 8/18)

26. 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)

27. Prior to the commencement of development, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the total predicted energy requirements of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any of the bedrooms within the extension hereby approved and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

28. All Arboricultural works shall be carried out by a competent tree contractor, proficient in both root-zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications.

The developer's arboriculturalist shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission.

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

29. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, and positioning of site huts) until:

a) A Tree Protection Plan has been submitted to and agreed in writing by the local planning authority.

(b) The developer has appointed a competent arboriculturalist and there has been a site meeting between the site agent, the developer's arboriculturalist, and the Council's Arboricultural Officer.

(c) All development facilitation pruning, where required, has been completed in accordance with BS 3998:1989.

(d) All tree protection barriers and ground protection measures have been installed to the satisfaction of the local planning authority

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

INFORMATIVE: When submitting details for the discharge of condition 2 and condition 8 the applicant is advised that details may require the submission of materials samples as well as large-scale drawings.

INFORMATIVE: The applicant is advised that the Hotel signs up to the Environment Agency's Flood Warning Direct service, as suggested in the Flood Risk Assessment. It is recommended that any evacuation plan is clear, concise, sustainable and robust to ensure it is successful when needed.

INFORMATIVE: The applicant is advised that the Environment Agency does not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals. The Environment Agency's involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users.

INFORMATIVE: The applicant is advised that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of the River Cam. This is irrespective of any planning permission granted.

INFORMATIVE: The applicant is advised that:

- All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes;
- Open gullies should not be used;
- Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer;
- An acceptable method of foul drainage disposal would be connection to the public foul sewer;
- Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies;
- Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor; and
- Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Reasons for Approval

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

East of England plan 2008: SS1, E6, T1, T9, T14, ENV6, ENV7, ENG1, WAT4, WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 and P9/9;

Cambridge Local Plan (2006): 3/1, 3/3, 3/4, 3/7, 3/9, 3/11, 3/14, 4/2, 4/3, 4/4, 4/9, 4/11, 4/13, 4/14, 4/15, 6/1, 6/2, 6/3, 6/4, 8/2, 8/3 8/4, 8/6, 8/10, 8/16, 8/18 and 10/1;

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

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

Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30/06/2012 it is recommended that the application be refused for the following reason(s).

The proposed development does not make appropriate provision for transport mitigation measures or public art, other as appropriate in accordance with the following policies of the Cambridge Local Plan 2006; 3/7, 8/3 and 10/1 and policies P6/1, P9/8 and P9/9 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, Southern Corridor Area Transport Plan 2002 and Provision of Public Art as Part of New Development Schemes 2002.

In the event that an appeal is lodged against a decision to refuse this application, DELEGATED AUTHORITY is given to Officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

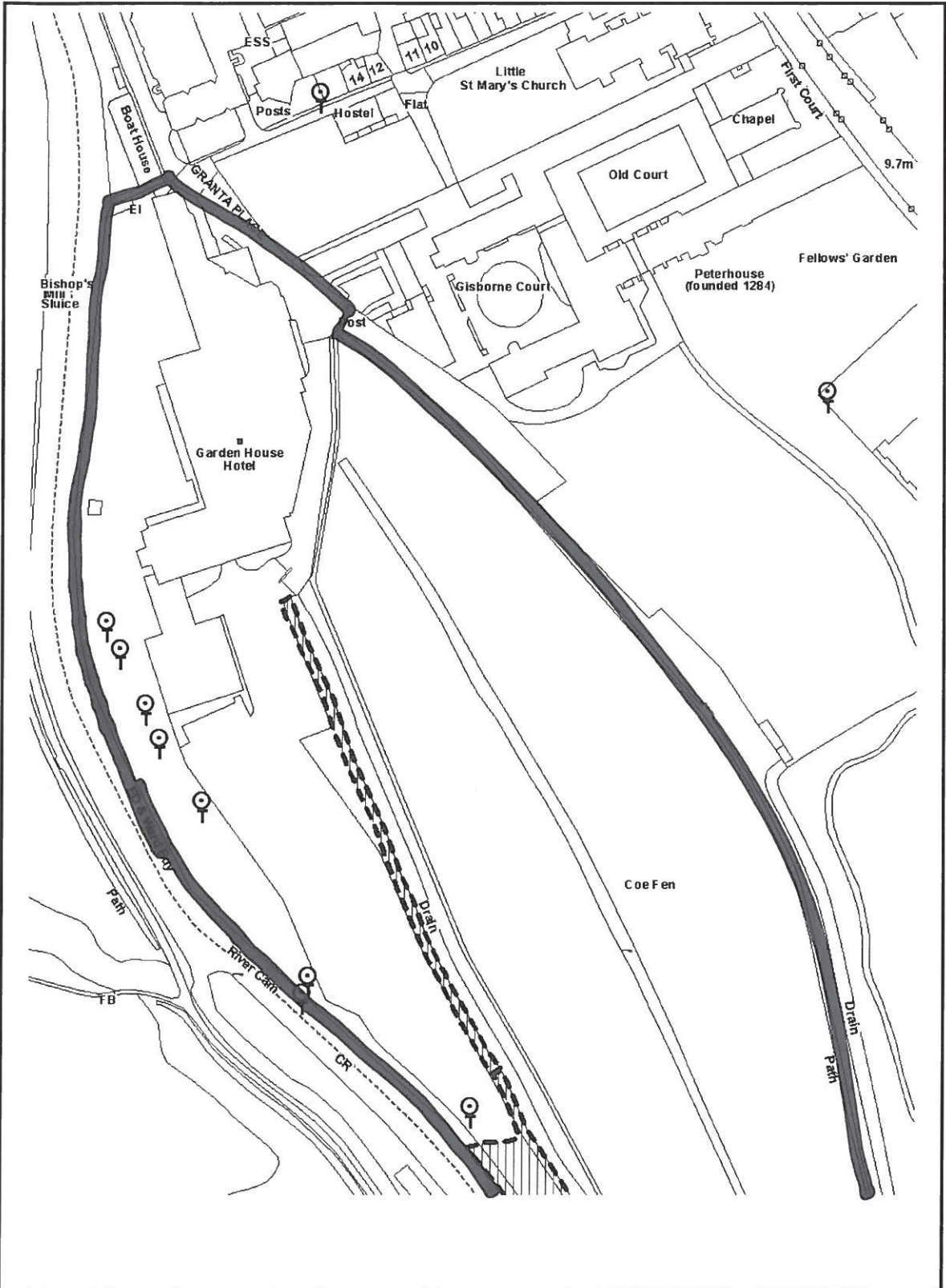
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

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

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.



11/0988/FUL
Doubletree By Hilton Granta Place Mill Lane Cambridge

Existing



Proposed



New landscaping proposals and extension open up and frame distant views of Peterhouse

--- Red dash line indicates outline of previous submitted proposals 10/0103/FUL

NOTE: DO NOT SCALE THE DRAWING. USE DIMENSIONS. The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants' and specialist drawings. This drawing is Copyright.

Drawing Title: Sketch Perspective - River Cam Winter
Project: Cambridge Double Tree Hotel
The Quality Group

Drawing Number: 6102 - 055
Scale: n.l.s.
Date: Jan 2012

PLANNING APPLICATION

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e design@mltarchitects.co.uk
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RIBA Chartered Practice

Existing



Proposed



PLANNING APPLICATION

---- Red dash line indicates outline of previous submitted proposals 10/0103/FUL

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Drawing Title
Sketch Perspective - River Cam - Winter
Project
Cambridge Double Tree Hotel
Client
The Ability Group
Drawing Number
6102 - 062
Scale
n.t.s.
Date
Jan 2012

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architects
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bury st edmunds
suffolk ip33 1nx
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Existing



Proposed



---- Red dash line indicates outline of previous submitted proposals 10/0103/FUL

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Drawing Title
Sketch Perspective - Coe Fen - Winter
Project
Cambridge Double Tree Hotel
Cambridge
The Ability Group

Drawing Number
6102 - 057
Scale
n.i.s.
Date
Jun 2011

PLANNING APPLICATION

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Existing



Proposed



Limited views of proposed extension through existing mature landscaping within Sheeps Green on approach to city

Red dash line indicates outline of previous submitted proposals 10/0103/FUL

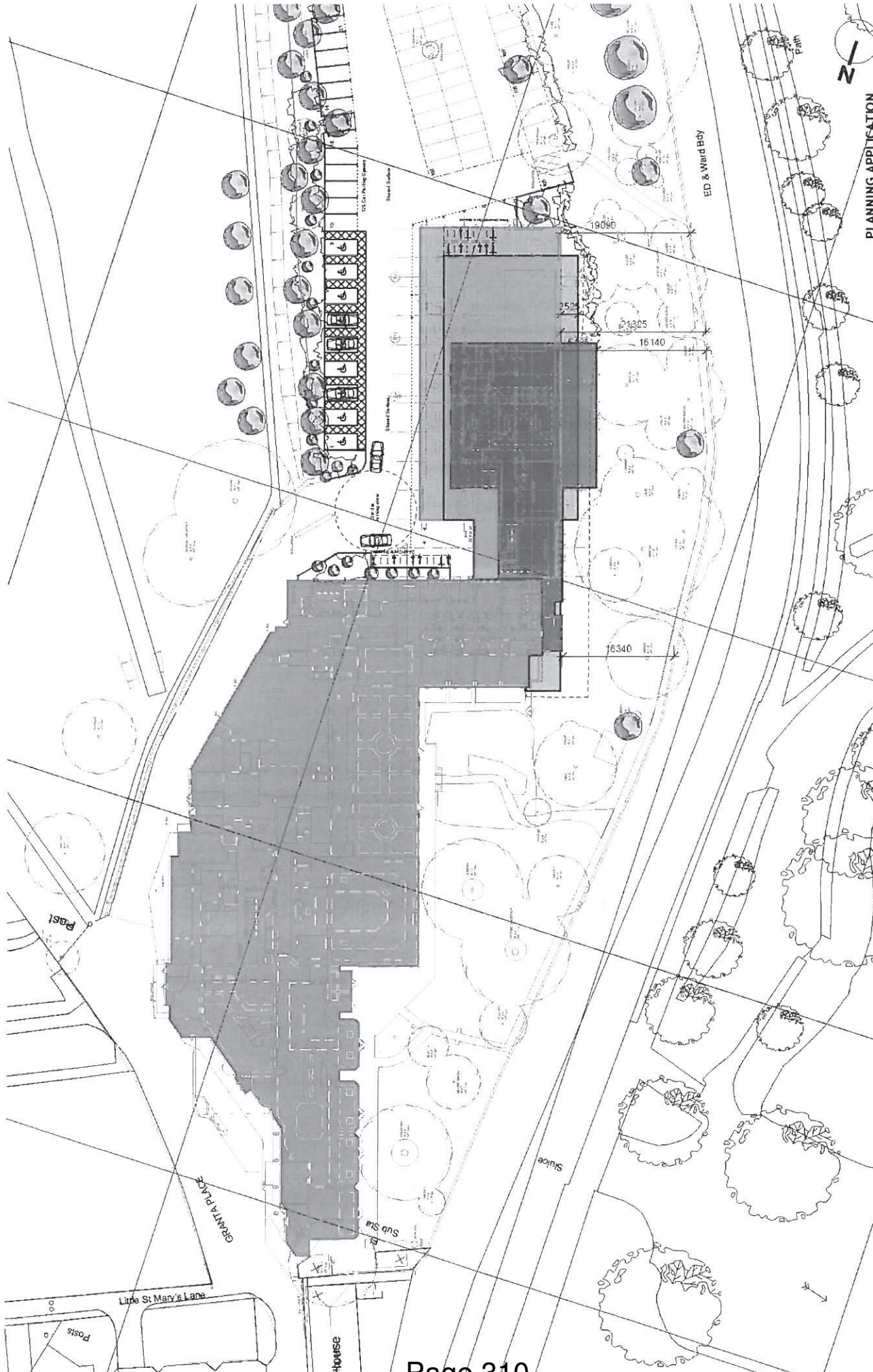
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Drawing Title: Sketch Perspective - Sheeps Green - Winter
Project: Cambridge Double Tree Hotel
Client: The Ability Group

Drawing Number: 6102 - 056
Scale: n.t.s.
Date: Jan 2012

PLANNING APPLICATION

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PLANNING APPLICATION

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Drawing Number
6102 - 003B
 Scale
1:500 @ A3
 Date
Oct 2011

Drawn by The
Site Overlay Plan
Cambridge Double Tree Hotel
 Cambridge
 Client
The Ability Group

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Previously submitted proposals 10/0103/FUL
 Proposed new footprint 11/0988/FUL


Overlay Plan - Key
 Existing footprint to be retained
 Existing footprint to be demolished



South Elevation to Fen



North Elevation to Silver Street

PLANNING APPLICATION
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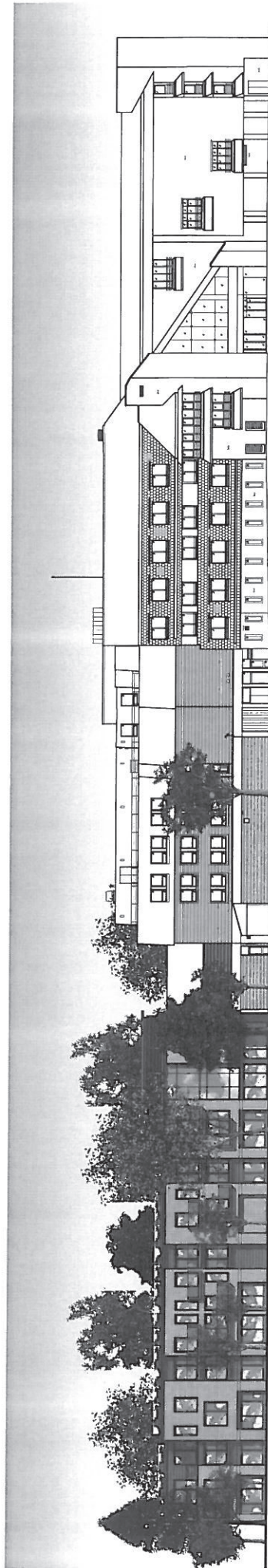
Drawing Title
North & South Elevations
Project
Cambridge Double Tree Hotel
Client
The Ability Group

Drawing Number
6102 - 035 F

Scale
1:100 @ A1

Date
May 2009

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East Elevation to Coe Fen
(1:200)



East Elevation to Coe Fen
(1:100)

Datum Line 48.00m

Please Note: River Frontage Landscaping removed for clarity

NOTE
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Drawing Title
East Elevation
Project
Cambridge Double Tree Hotel
Client
The Ability Group

Drawing Number
6102 - 036 F
Scale
1:100/1:200@A1
Date
May 2009

PLANNING APPLICATION

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RIBA 
Chartered Practice

Application Number	11/0975/CAC	Agenda Item	
Date Received	2nd August 2011	Officer	Miss Amy Lack
Target Date	27th September 2011		
Ward	Market		
Site	Doubletree By Hilton Granta Place Mill Lane Cambridge Cambridgeshire CB2 1RT		
Proposal Applicant	Demolition of existing single storey leisure centre. Ability Hotels (Cambridge) Ltd. 3 Whiting Street Bury St Edmunds Suffolk IP33 1NX		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Accessed from Mill Lane into Granta Place the site, approximately 1.47hectares, is located on the eastern bank of the River Cam to the south of the City Centre. It is a particularly prominent and visible site within the Central Conservation Area (Area No.1) largely due to its elongated shape, which is surrounded by open green belt land affording long uninterrupted views across to the site.
- 1.2 The application site accommodates the Doubletree Hilton Hotel, formerly known as the Garden House Hotel. The hotel was reconstructed in the mid 1960's and then altered and extended following major fire damage in 1972. Further extensions were carried out in the 1980's and 1990's when a leisure club and swimming pool were incorporated. The current hotel is a bulky building of two phases; the majority of the building constructed in 1972 and the remaining of the pre-1972 hotel that was not destroyed in the fire. These sit uncomfortably with one another with different architectural approaches, further disjointed by the leisure centre to the far south of the building on the site.
- 1.3 The site's linear nature, on a north to south axis, presents a significant frontage along the River Cam to the West. The building is in close proximity to the listed Peterhouse College

and the Fitzwilliam Museum. The linear nature also presents issues for access, entrances and the servicing of the Hotel with the car park located to the south, approximately 125 metres from the main entrance on Granta Place. Most visitors arriving by car use a secondary entrance adjacent to the car park.

- 1.4 Beyond the large car park, and lying along the length of the southern boundary of the hotel, is Coe Fen, which is classified as part of the city's Green Belt. There is little in the way of screening onto this fen area. Additionally, there is a wall that belongs to Peterhouse College and is listed.
- 1.5 To summarise, the site is allocated as part of the City Centre in the Cambridge Local Plan (2006); the site falls within Conservation Area No.1 (Central); the building is not listed or a Building of Local Interest; there is a Tree Preservation Order (1988) on the site protecting 4 trees; the site falls within the controlled parking zone; and while the site is not located within the Green Belt, designated green belt surrounds the site immediately adjacent to the east, south and west

2.0 THE PROPOSAL

- 2.1 This application seeks Conservation Area Consent for demolition of the existing leisure club, a single storey element at the south-eastern end of the existing hotel building.
- 2.2 This application for consent is submitted in conjunction with an application for full planning permission, planning reference 11/0988/FUL which proposes the construction an extension to the existing hotel which will comprise 31 additional bedrooms to the 122 existing and a new leisure centre.
- 2.1 The application is accompanied by the following supporting information:
 1. Design and Access Statement
 2. Planning Statement
 3. Heritage Assessment and Conservation Area Assessment;
 4. Arboriculture Survey

3.0 SITE HISTORY

Reference	Description	Outcome
C/87/0575	Erection of extension to existing hotel to provide 16 additional guest bedrooms, swimming pool/leisure facility, 8 no. serviced flats, additional level of car	REF
C/88/0644	Extension and alterations to hotel to provide 12 no. additional guest bedrooms, swimming pool/leisure facilities and alterations to car park and landscaping.	A/C
C/90/0799	Erection of leisure centre	A/C
C/91/1045	Erection of leisure centre with alterations to the car park and landscaping.	A/C
10/0103/FUL	Erection of an extension to provide 56 additional bedrooms and a new leisure club at the Cambridge Doubletree Hilton Hotel, Granta Place.	REF
10/0105/CAC	Conservation area consent to demolish an existing single storey leisure club.	REF
11/0988/FUL	Demolition of existing single storey leisure centre, and erection a three storey extension to provide 31 additional bedrooms and a new leisure centre.	Pending

- 3.1 The decision notice for previously refused Conservation Area Consent application reference 10/0105/CAC is attached to the end of the report as appendix A. This application was refused because it was considered that the existing leisure centre made a modest but positive contribution to the character and appearance of the City of Cambridge Conservation Area No.1 (Central) and that the replacement proposed by planning application reference 10/0103/FUL was considered to be in conflict with development plan policy and because it would not

bring substantial benefits to the community the demolition of the leisure centre building was not justified.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005): Paragraphs 7 and 8 state that national policies and regional and local development plans provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

Planning Policy Statement 5: Planning for the Historic Environment (2010): sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for

consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

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

5.2 **East of England Plan 2008**

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

5.3 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

4/4 Trees

4/10 Listed Buildings

4/11 Conservation Areas

5.4 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction

5.5 **Material Considerations**

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) 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.

Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2006)
Sheeps Green/Coe Fen Conservation Plan (2001)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No objection, subject to a condition requiring a traffic management plan.

Head of Environmental Services

- 6.2 The proposal has the potential to given rise to noise and disturbance during the demolition and construction phase. There is no objection to the principle but further this is subject to a condition requiring a Construction Environmental Management Plan (CEMP).

Historic Environment Manager

- 6.3 There is no objection to demolishing the leisure centre.

English Heritage

- 6.4 The existing building is of no architectural merit, failing to provide the quality the site warrants. The proposed re-development of the leisure complex and over-cladding of part of the existing offers an opportunity to provide an improved townscape, although the best solution is undoubtedly the wholesale re-development of the site.

Cambridgeshire County Council (Archaeology)

- 6.5 Records indicate a high level of archaeological potential. Located within an area known for multi period remains. To the northeast a friary of the Friars of the Sack is located dating from the 13th to 14th Centuries. Medieval structures are know to the north adjacent and around Peterhouse. It is therefore considered necessary the site be subject to a programme of archaeological investigation commissioned and undertaken at the expense of the developer secured by condition.

Arboriculture

- 6.6 There is no objection in principle to the demolition works and extension given the root protection area (RPA) extends to

approximately the current building line subject to tree protection conditions.

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

7.0 REPRESENTATIONS

- 7.1 A significant number of representations have been received with reference to the proposed development of the site under planning application reference 11/0988/FUL. The owners/occupiers of the following addresses have made representations that either commented on the demolition of the leisure centre or specifically referenced this Conservation Area Consent application:

- 8, Granchester Road
- 4, Hardwick Street
- 19, Leys Road
- 10, Little St Mary's Lane
- Church Rate Corner, Malting Lane
- Frostlake Cottage, Malting Lane
- Malting Cottage, Malting Lane
- Oast House, Malting Lane
- 104 Millington Lane
- 56, Storey Way
- 11, Wordsworth Grove
- 18 Wordsworth Grove

- 7.2 The representations can be summarised as follows:

- The proposals do not make provision for a studio for fitness classes, so demolishing this facility which is open to the wider Cambridge community is against the objectives of the Local Plan
- Demolition of the existing leisure centre would be premature when there is no agreed replacement. To have the site cleared would create an eyesore. If demolished the area should be screened; and
- The current leisure centre is a 'gem' with a riverside view and glass sunlit roof which would be destroyed.

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. Loss of the building and the Impact on the Conservation Area
2. The merits of alternative proposal for the site
3. Third party representations

Loss of the building and the Impact on the Conservation Area

8.2 Policy 4/11 of the Cambridge Local Plan (2006) states that in Conservation Areas, 'when considering the demolition of buildings...the same tests that would apply to the demolition of a Listed Building will be applied', making reference to policy 4/10 of the Local Plan. Policy 4/10 states that 'works for the demolition of Listed Buildings will not be permitted unless:

- a) The building is structurally unsound, for reasons other than deliberate damage or neglect;
- b) It cannot continue in its current use and there are no viable alternatives for; and
- c) Wider public benefits will accrue from development'.

8.3 Where buildings of significance are to be demolished, Planning Policy Statement 5: Planning for the Historic Environment (2010) (PPS5) policy HE9.2 recommends consent be refused unless it can be demonstrated that the nature of the heritage asset prevents all reasonable uses of the site and there is no viable use that can be found to enable its conservation. Policy HE9.3 of PPS5 requires that evidence be provided to prove that other potential owners or users of the site have been sought through appropriate marketing.

8.4 The building which currently comprises a leisure centre and is to be demolished is not structurally unsound. The building cannot continue in its current use if the hotel extension

proposed under planning application reference 11/0988/FUL is to be constructed, but the leisure centre use will be accommodated within the new building. I am of the view that the wider public benefits accrued from the proposed development represent a significant improvement upon what is generally regarded as a building of no architectural merit that has, at best a neutral impact on the Conservation Area.

- 8.5 With regard to the advice contained in PPS 5, the starting point must be whether or not the building is recognised as a significant 'heritage asset'. PPS5 does not state that all buildings in Conservation Areas must be retained. I do not place great weight on the building as a heritage asset and it prevents the proposed development of the site.
- 8.6 I recommend the conditions suggested by consultees be imposed. I consider these necessary to control the impact of the demolition works upon the Conservation Area and to appropriately record the building.

The merits of alternative proposals for the site

- 8.7 The proposals for redevelopment of the site submitted under planning application reference 11/0988/FUL, have been recommended to the Planning Committee for approval. If planning permission is granted then this provides justification for the removal of the building because the development cannot proceed if it is retained. In the event that planning permission is refused it would be logical to also refuse Conservation Area Consent.
- 8.8 I have recommended a condition to require that the building be retained until such time that a contract has been let for the construction of the extension (condition 2). This will avoid the possibility of the early demolition of the building and the consequent potential for the site to be vacant which would have a more detrimental impact upon the Conservation Area than the current building.
- 8.9 In my opinion the proposal is compliant with East of England Plan (2008) policies ENV6 and ENV7 and Cambridge Local Plan (2006) policy 4/11.

Third Party Representations

8.10 I have addressed the concerns raised by the third party representations received with respect to the loss of the existing leisure centre building in the main body of my report above.

8.11 The leisure centre is an ancillary use to the hotel and not a community facility in its own right. There is no policy basis that resists the loss of the building on the basis that it will result in the loss of a facility for the local community. Notwithstanding this it should be noted that the development proposed under planning application reference 11/0988/FUL will comprise a leisure centre to replace the leisure centre to be demolished by this application.

9.0 CONCLUSION

9.1 In my view the existing building does not make a positive contribution to the surrounding Conservation Area. Its removal should be permitted to enable the proposed extension to the hotel to be carried out. Approval is recommended.

10.0 RECOMMENDATION

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. The demolition hereby permitted shall not be commenced until a contract for the redevelopment for the site in accordance with planning permission 11/0988/FUL or any other scheme approved by the local planning authority, has been let.

Reason: To avoid the creation of cleared sites detrimental to the character and appearance of the Conservation Area. (Cambridge Local Plan 2006 policies 3/4 and 4/11)

3. No development shall take place until a full photographic record and survey by measured drawing and salvage of samples has been made depicting the exterior and interior of the building (including any parts to be demolished) and a copy deposited with each of the following organisations: the Cambridgeshire Collection of the Central Library, Lion Yard, Cambridge; the County Archive, Shire Hall, Castle Hill, Cambridge, and the local planning authority. The precise number and nature of the photographs, drawings and samples to be taken is to be agreed in advance with the local planning authority and the format in which they are to be displayed and titled is to be agreed with the local planning authority before the deposit is made.

Reason: to foster understanding of the building's importance in the national and Cambridge context, and to ensure proper recording of any aspects of the building's special interest which are to be lost or altered. (Cambridge Local Plan 2006, policy 4/10)

4. Demolition shall not commence until a method statement for controlled demolition and salvaging of materials has been submitted to and agreed in writing by the local planning authority. Demolition shall proceed only in accordance with the agreed scheme.

Reason: In the interest of sustainability. (Cambridge Local Plan 2006 policy 3/1)

5. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, and positioning of site huts) until:

a) A Tree Protection Plan has been submitted to and agreed in writing by the local planning authority.

(b) The developer has appointed a competent arboriculturalist and there has been a site meeting between the site agent, the developer's arboriculturalist, and the Council's Arboricultural Officer.

(c) All development facilitation pruning, where required, has been completed in accordance with BS 3998:1989.

(d) All tree protection barriers and ground protection measures have been installed to the satisfaction of the local planning authority

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

6. All Arboricultural works shall be carried out by a competent tree contractor, proficient in both root-zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications.

The developer's arboriculturalist shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission.

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

7. Prior to the commencement of demolition, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the consideration of the following aspects of demolition:

- a) Site wide demolition and phasing programme.
- b) Contractors access arrangements for vehicles, plant and personnel including the location of demolition/construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Hours of demolition/construction.
- d) Delivery times for demolition/construction purposes.
- f) Soil Management Strategy
- g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- h) Maximum noise mitigation levels for demolition/construction equipment, plant and vehicles.
- i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- j) Maximum vibration levels.
- k) Dust management and wheel washing measures.
- l) Use of concrete crushers

- m) Prohibition of the burning of waste on site during demolition/construction.
- n) Site lighting.
- o) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- p) Screening and hoarding details.
- q) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- r) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- s) External safety and information signing and notices.
- t) Liaison, consultation and publicity arrangements including dedicated points of contact.
- u) Consideration of sensitive receptors.
- v) Prior notice and agreement procedures for works outside agreed limits.
- x) Complaints procedures, including complaints response procedures.
- y) Membership of the Considerate Contractors Scheme.

Reason: To ensure the environmental impact of the demolition phase of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

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

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

Reasons for Approval

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

East of England plan 2008: Policy ENV6

Cambridge Local Plan (2006): Policy 4/11

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

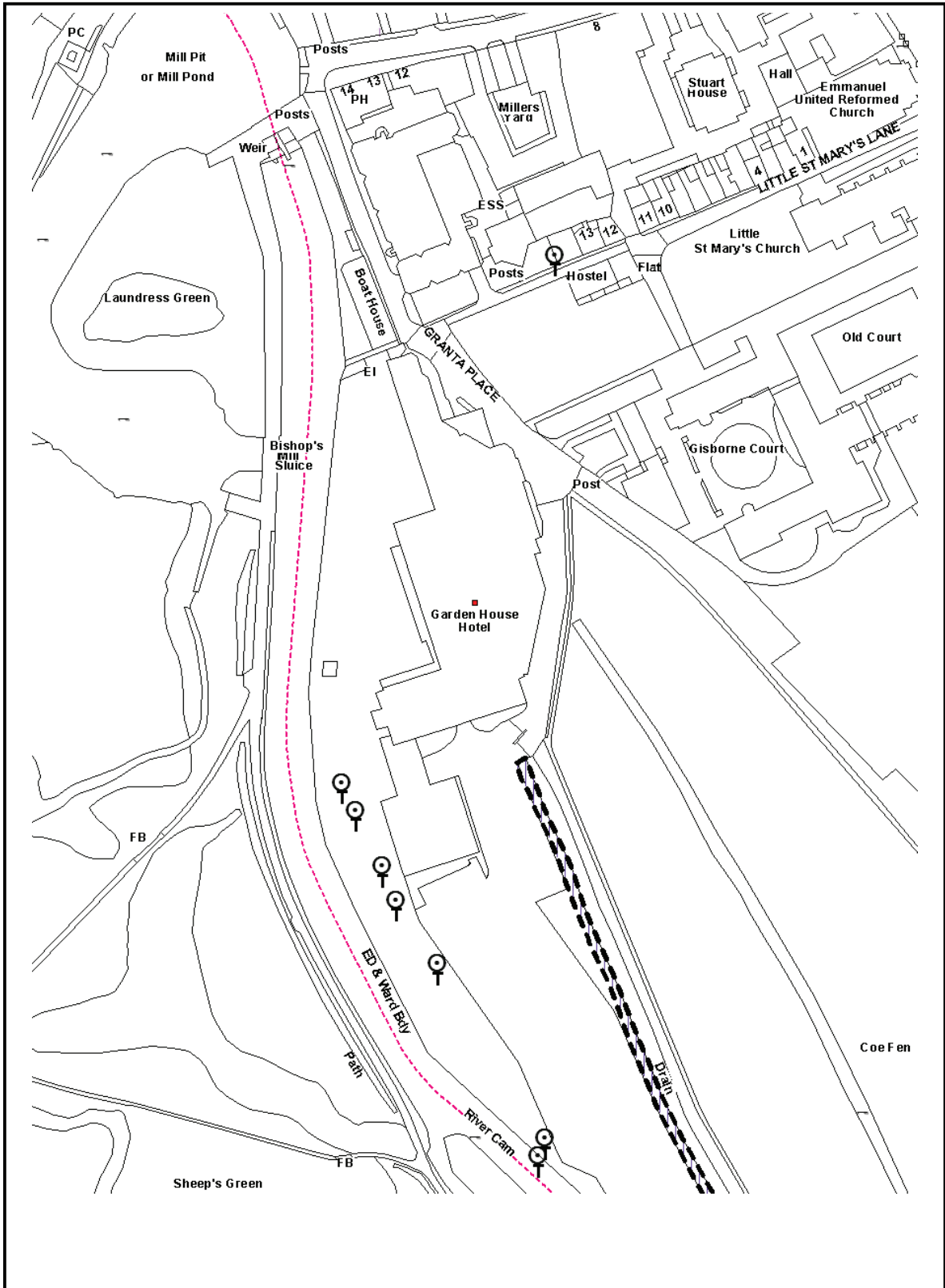
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

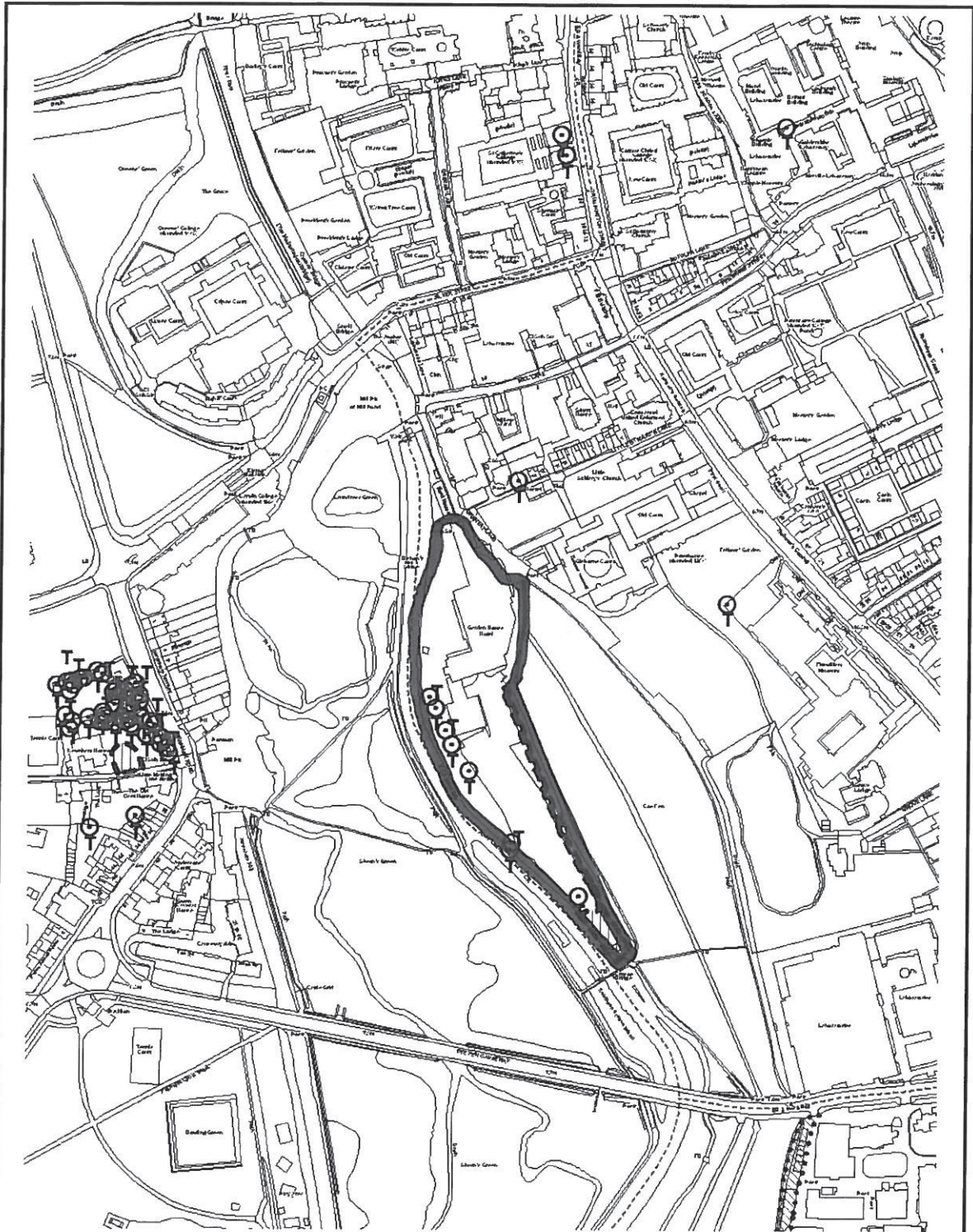
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

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



11/0975/CAC
Doubletree By Hilton Granta Place Mill Lane Cambridge



11/0975/CAC
Doubletree By Hilton Granta Place Mill Lane Cambridge



PLANNING APPLICATION

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Drawing Number
6102 - 002 B
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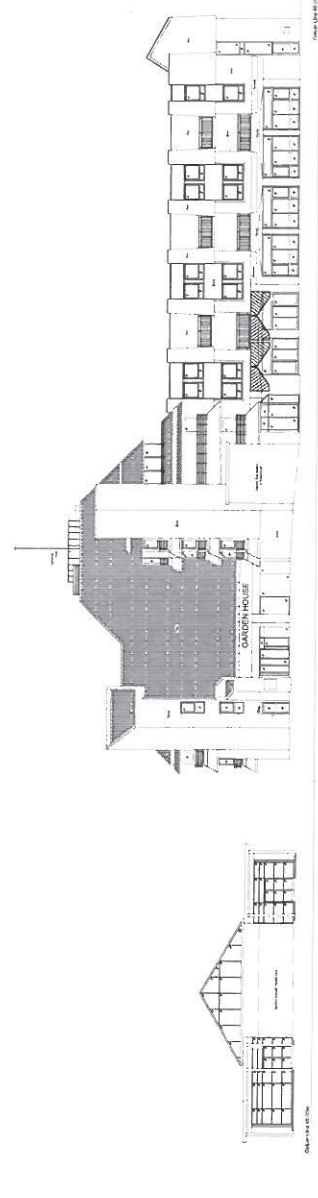
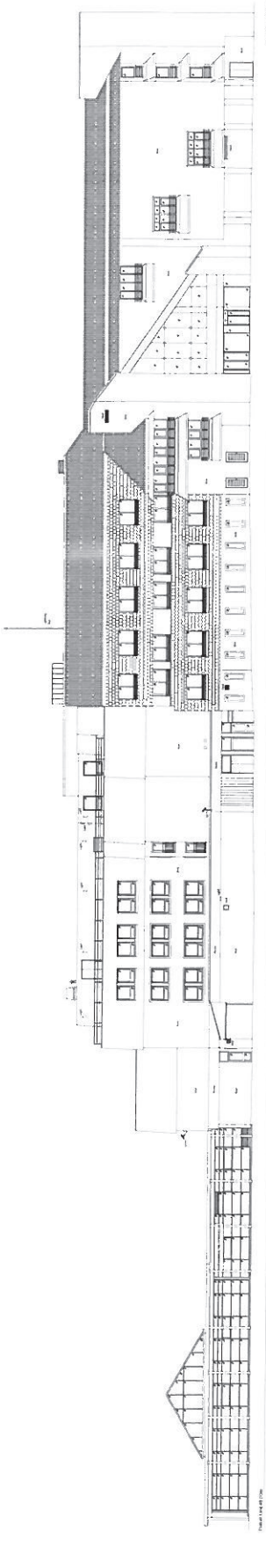
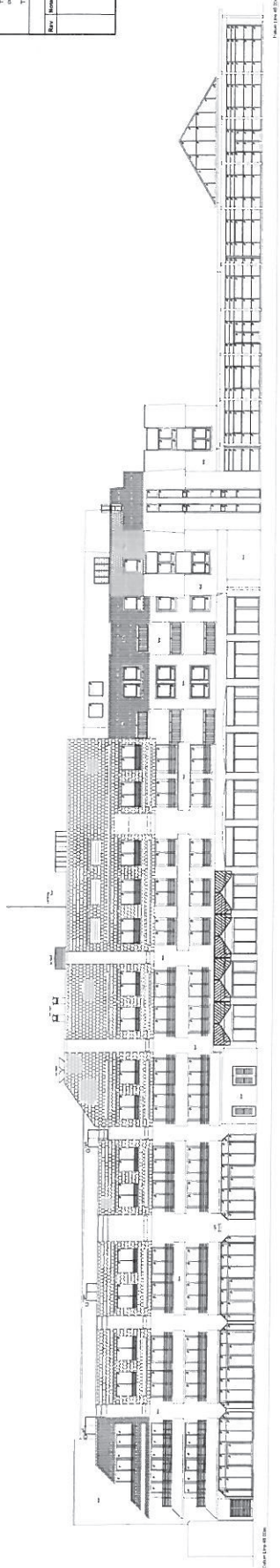
Drawing Title
Site Plan
 Project
Cambridge Double Tree Hotel
 Client
The Ability Group

NOTE
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 The contractor is to refer and verify all dimensions on site
 before starting work and report any variations to us
 This drawing is to be read in conjunction with all relevant
 consultants and specialist drawings.
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REVISIONS		
No.	By	Checked Date



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A member of the Royal Institute of British Architects

Client: **The Ability Group**
 project: **Cambridge DoubleTree Hotel**
 Granta Place,
 Cambridge

drawing title: **Existing Elevations**

Project no.	5102	Rev.	085	Drawn	MAS	Scale	1:200	Date	Feb 08
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Information