



NORTH AREA COMMITTEE



AGENDA

To: City Councillors: Nimmo-Smith (Chair), Ward (Vice-Chair), Abbott, Boyce, Bird, Brierley, Gawthrop, Kerr, O'Reilly, Pitt, Price, Todd-Jones and Tunnacliffe

County Councillors: Manning, Pellew, Sales and Wilkins

Dispatched: Wednesday, 9 May 2012

Date: Thursday, 17 May 2012

Time: 6.30 pm

Venue: Manor Community College, 110A Arbury Road, Cambridge

Contact: Glenn Burgess

Direct Dial: 01223 457169

PLANNING ITEMS

1 APOLOGIES FOR ABSENCE

2 MINUTES OF THE LAST MEETING (*Pages 1 - 4*)

To approve the minutes of the meeting held on 22 March 2012.

3 DECLARATIONS OF INTEREST

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

4 PLANNING APPLICATIONS

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

4a 12/0368/FUL - 49 St Albans Road, Cambridge (*Pages 5 - 14*)

4b 11/1501/FUL - The Grove, Arbury Court, Cambridge (*Pages 15 - 30*)

INFORMATION FOR THE PUBLIC

Public speaking rules relating to planning applications: 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 or on-line:

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

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

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings.

You are invited to complete a feedback form available in the committee room or on-line using the following hyperlink:

<http://www.surveymonkey.com/s/Y9Y6MV8>

REPRESENTATIONS ON PLANNING APPLICATIONS

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

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

Any public representation received by the Department after 12 noon two 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.

GENERAL INFORMATION FOR MEMBERS OF THE PUBLIC

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

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

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NORTH AREA COMMITTEE

22 March 2012

6.00 - 6.28 pm

Present: Councillors Nimmo-Smith (Chair), Boyce, Bird, Brierley, McGovern, Price, Todd-Jones, Tunnacliffe and Znajek

Officers: Tony Collins (Principal Planning Officer) and Glenn Burgess (Committee Manager)

FOR THE INFORMATION OF THE COUNCIL**12/15/NAC Apologies for Absence**

Apologies were received from City Councillors Kerr, O'Reilly, McGovern and Ward, and County Councillors Manning and Sales.

12/16/NAC Minutes of the last meeting

The minutes of the 26 January meeting were approved and signed as a correct record.

12/17/NAC Declarations of Interest

None.

12/18/NAC Planning Applications**12/18a/NAC 11/1179/FUL - Eccho House, Franks Lane, Cambridge**

The committee received an application for change of use.

The application sought approval for change of use from Area Community Housing Office to a Disabled Person's Bungalow.

The Chair proposed an amendment that a landscape condition should be included.

This amendment was carried by 3 votes to 0.

The Committee:

Resolved (by 3 votes to 0) to accept the officer recommendation to approve as per the agenda, subject to the satisfactory completion of the s106 agreement by 31st May 2012 and subject to conditions and the inclusion of the following landscaping condition:

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 means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures. Soft Landscape works shall include planting plans; written specifications, schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

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, H1, T9, T14, ENV7 and WM6
Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P9/8

Cambridge Local Plan (2006):
3/1, 3/4, 3/7, 3/8, 5/1, 5/11, 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, 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 31st May 2012 it is recommended that the application be refused for the following reason(s).

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, education and life-long learning facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010.

12/18b/NAC 11/0827/FUL - 192 Green End Road, Cambridge

The committee received an application for change of use.

The application sought approval for proposed change of use to a motorcycle dealership.

The Committee:

Resolved (by 5 votes to 0) to accept the officer recommendation to approve subject to conditions for the following reasons:

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: SS1, ENV7, T1, T9, T14, ENV7 and WM6

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

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

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

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or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

The meeting ended at 6.28 pm

CHAIR

Application Number	12/0368/FUL	Agenda Item	
Date Received	19th March 2012	Officer	Natalie Westgate
Target Date	14th May 2012		
Ward	Arbury		
Site	49 St Albans Road Cambridge Cambridgeshire CB4 2HF		
Proposal Applicant	Two storey side extension. Mr And Mrs M Donnelly 49 St Albans Road Cambridge Cambridgeshire CB4 2HF		

SUMMARY	The development does not accord with the Development Plan for the following reasons: Proximity of the extension to the boundary causing a terracing effect to the detriment of the streetscene Forward projection Poor design
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site comprises a detached two-storey dwelling located on the north-western side of St Albans Road. The area is residential in character containing a mixture of detached and semi-detached dwellings. The application dwelling itself has a pyramidal roof and is finished in a mix of red/brown bricks and plain clay tiles. It has been extended at single storey level to the rear using permitted development rights.

1.2 The site does not fall within a conservation area, is not a listed building and there are no tree preservation orders on the site. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

2.1 The extension would be 3.96m wide at the front, and 3.65m wide at the rear, leaving a gap of about 0.35m between the extension and the common boundary with No.47. It would be 7m long. The extension would project forward of the existing house by 1.5m. The main part of the extension will incorporate a smaller hipped roof. The development will be finished in matching materials. The proposals will provide additional accommodation in the form of a new utility room on the ground floor with a new bedroom and 2 bathrooms above.

2.2 The application is accompanied by the following supporting information:

1. Application form
2. Site location plan
3. Block plan
4. Existing floorplans
5. Proposed floorplans and roof plan
6. Existing elevations
7. Proposed elevations
8. Proposed section

2.3 The application is brought before North Area Committee because the applicant works at Cambridge City Council.

3.0 SITE HISTORY

Reference	Description	Outcome
07/0957/FUL	Erection of a part two-storey, part single storey side extension and single storey rear extension.	Approved with conditions
07/0033/FUL	Part single part two storey side extension	Approved with conditions

4.0 PUBLICITY

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

Public Meeting/Exhibition (meeting of): No
 DC Forum (meeting of): No

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 ENV7
Cambridge Local Plan 2006	3/1 3/4 3/7 3/14

5.3 Relevant Central Government Guidance and Supplementary Planning Documents

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Supplementary Planning Documents	Sustainable Design and Construction

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 The applicant states no change in parking provision within the site but removes an existing garage.

6.2 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 No representations have been received.

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. Context of site, design and external spaces
2. Residential amenity

Context of site, design and external spaces

8.2 The proposed two-storey side extension will be highly visible in the street scene and will project forward of the existing dwelling making it prominent, especially from the south-west. There are no two-storey side extensions with a such a forward projection in the immediate vicinity so the proposal would have a significant, and in my view harmful impact upon the character and appearance of the locality jarring awkwardly with the consistent building line of houses on the west side of the street. In addition, the character of this street is one of detached and semi-detached houses, with clearly defined spaces between them above ground-floor level. By extending the first floor to within 35mm of the common boundary with No.47 this proposal would erode this character and create the potential for a terracing effect to emerge, undermining the distinct visual rhythm of the street.

8.3 The site has previously gained planning permission for the erection of a part two-storey, part single storey side extension and single storey rear extension (07/0957/FUL) and part single part two storey side extension (07/0033/FUL). Both permissions achieved a significant gain of floorspace, but neither brought the side of the extended building into close proximity with the common boundary with No.47, and neither involved a forward projection beyond the prevailing building line.

- 8.4 In my view, the proposed side extension is not harmonious and this development does not accord with the East of England Plan (2008) policies SS1 and ENV7 and the Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The side extension would be situated away from No.47 by about 0.35m but given the garage of No.47 is situated on the boundary the extension will not have any impact upon the amenity of the neighbouring property at No.47. The extension is situated away from No.51 so there will not be any impact upon the amenity of No.51.
- 8.6 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with the East of England Plan (2008) policies SS1 and ENV7 and Cambridge Local Plan (2006) policy 3/4.

9.0 CONCLUSION

- 9.1 The proposals are considered to be unacceptable and refusal is recommended.

10.0 RECOMMENDATION

REFUSE for the following reason:

1. The forward projection of the proposed extension beyond the prevailing building line would be a discordant and intrusive feature in the streetscene. In addition, the close proximity of the extension to the common boundary with No.47 would create the potential for a terracing effect to emerge thereby undermining the distinct visual rhythm of the street to the detriment of its character. For these reasons the proposal constitutes poor design, detrimental to the local townscape and does not provide for good interrelationships between buildings, routes and spaces. In so doing the development fails to respect the site context and constraints. The development is therefore contrary to policy ENV7 of the East of England Plan 2008 and policies 3/4 and 3/14 of the Cambridge Local Plan 2006.

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.



12/0368/FUL
49 St Albans Road Cambridge

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Agenda Item 4b

NORTH AREA COMMITTEE

Date: 17th May 2012

Application Number	11/1501/FUL	Agenda Item	
Date Received	21st March 2012	Officer	Miss Sophie Pain
Target Date	16th May 2012		
Ward	Kings Hedges		
Site	THE GROVE Arbury Court Cambridge CB4 2JQ		
Proposal	Change of use from Public House (A4) to Community Centre and Place of Worship (D1) and alterations to car-parking area.		
Applicant	c/o the agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The applicants have demonstrated that there is a need for this community facility due to a growing Sikh population in Cambridge;</p> <p>That the proposed use will improve the amenity for nearby residents and that its opening hours shall be conditioned appropriately; and</p> <p>The proposal provides reasonable car and cycle parking.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The Grove Public House is located on the southern side of Arbury Road, close to the light signalled junction with Campkin Road. The Grove is a part single storey, part two storey building that is on the north west corner of Arbury Court. Arbury

Court is a local centre that has a public library, retail uses and, at first and second floor, residential flats.

- 1.2 On the northern side of Arbury Road, opposite the site is the Manor College, a secondary school, which occupies a large site. To the north west is a doctors surgery and on Campkin Road, the Arbury Community Centre, which the applicant presently uses for its services.
- 1.3 The surrounding area is residential properties and community uses. The site is not located in a conservation area and there are no tree preservation orders close to the site. The area is in a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The applicants seek planning permission for the change of use of the public house (use class A4) to a community centre and place of worship (use class D1). The site would be used by the Cambridge Sikh Society, who presently use the Community Centre on Arbury Road. The property would be used for daily religious services, both morning and evening, along with weekend services. It is anticipated that approximately 50 worshippers would be accommodated in the hall. The community centre would also be available to the wider community for non-Sikh events, providing that users accord with the regulations which may be imposed.
- 2.2 The application is accompanied by the following supporting information:
 1. Planning Statement
 2. Transport Statement

3.0 SITE HISTORY

- 3.1 No site history.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	T9 T14 ENV7 WM6
Cambridge Local Plan 2006	3/4 3/7 4/13 5/12 8/2 8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Supplementary Planning Documents	Waste Management Design Guide
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The physical layout of the car park is acceptable to the Highways Authority.

Cambridgeshire County Council (New Communities)

- 6.2 The site is sustainably located. There is little evidence to demonstrate that the Transport Assessment is correct in its conclusion that the proposed use would generate fewer car trips than the existing use. There is no information about the notional capacity of the facility within the transport statement and therefore it is difficult to state whether the proposed car parking facilities would be adequate. Should the proposed 14 car parking spaces be inadequate, it is noted that there is a free car park on the opposite side of Arbury Road.

In summary, the proposed development is acceptable in transport terms.

Head of Environmental Services

- 6.3 Recommendation of conditions regarding opening hours and waste storage facilities.

Access Officer

- 6.4 Issues raised include, the need for a unisex wheelchair accessible toilet; a ramped access to the raised area; a dropped height section of the bar; a hearing loop.

There should also be a marked Blue Badge parking space as close to the main entrance as possible.

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

7.0 REPRESENTATIONS

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

89 Alex Wood Road
91 Alex Wood Road
34 Redfern Close

7.2 The representations can be summarised as follows:

There are already two churches and one community centre in close proximity, the proposals do not appear as though they would contribute to the surrounding area or would they enhance it;

Arbury Court is not suitable as it should be for the wider community;

The use of the Grove should remain as commercial and should contribute to Arbury Court and the needs of the community who shop in this location.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 Policy 5/12 of the Cambridge Local Plan states that applications may be permitted for such proposals for which, there are a local need. The planning statement supporting this application states that the Sikh Society have used the Community Centre on

Arbury Road for the past two decades. During this time the Sikh community has significantly grown in Cambridge, prompting the need for a site of their own.

- 8.3 Although the existing arrangement has worked reasonably well with the Arbury Community Centre, there have been times when it has been difficult to book the Centre for regular services. There are also practical difficulties with the monthly Community Meal as the kitchen is incorporated into the hall and distracts from religious services. For these reasons, it has been decided that a premises for the Society would be best and they are keen to remain in Arbury, where the Society's activities have become part of community life.
- 8.4 The site is located in a sustainable location, close to both regular public transport routes and cycle routes. There are also public car parks a short distance from the site, which assists in accommodating high demand during private ceremonies such as weddings. In my opinion, the principle of development is acceptable and in accordance with policy 5/12.
- 8.5 The Grove is still owned by Greene King and a decision was made by them to close the premises in September 2011 after a series of public order offences occurred on the site. Greene King had begun marketing the site in July 2011 with a marketing campaign in the local newspaper and particulars sent to interested parties. Although there have been some interest, no serious bids have been registered with a view to retaining the premises as a public house.
- 8.6 Paragraph 70 of the National Planning Policy Framework (2012) states that planning decision should assist in delivering social, recreational and cultural facilities and services that the local community requires. I consider that the proposed change of use achieves this and ensures that the community facility is enhancing the community and residential environment.

Context of site, design and external spaces

- 8.7 There are no external alterations to the property and as such this proposal will not alter its appearance within the local area.

- 8.8 In my opinion the proposal is compliant with East of England Plan (2008) ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 I consider that the nearest residential properties are those flats located directly to the south of the site. As a public house there was noise associated with the use, especially as there was an external beer garden. The applicant has indicated that the property will be open from 07:00 to 23:00 hours Monday to Sunday including Bank Holidays. Although the property will be open earlier than the existing public house, activities will not necessarily be occurring throughout this time period, every day. The hours requested allow a flexible use of the site depending upon private events and community events alongside the religious events.
- 8.10 The Sikh Society would be responsible for the users of the property and this would provide a point of contact if neighbours were concerned about the noise from an event. Given that the residential flats are incorporated into a local centre they are used to some noise, which is associated with such a use and I do not consider that the incorporation of this community facility would harm the amenity of these neighbours to a level that would justify refusal of the application. The imposition of a condition to ensure that the opening hours are restricted to those requested will protect the amenity of neighbouring properties.
- 8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 4/13.

Refuse Arrangements

- 8.12 No refuse arrangements have been provided on the plans accompanying the application. For this reason a condition should be imposed that requires details prior to the occupation of the building for the approved use.

- 8.13 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and is in accordance with advice in the Waste Management Design Guide.

Car and Cycle Parking

Car Parking

- 8.14 The proposed use seeks to include 14 car parking spaces within the existing car parking area to the east of the building, which is accessed from Arbury Road. The Car Parking Standards, within the Cambridge Local Plan 2006 require 1 space for each 8 seats. It has been indicated that the hall could accommodate approximately 50 people. Using this as an indication, it would be expected that 6 car parking spaces are needed. The provision of 14 car parking spaces should therefore accommodate the demand. Although this figure is above the maximum permitted under the standards, the spaces are already in existence and I do not consider their continued existence should be opposed.
- 8.15 However, if 14 car parking spaces does prove inadequate, there is a free public car park a short distance away on the opposite side of Arbury Road. This is linked to the site via a controlled pedestrian crossing on Arbury Road. This is considered to be an acceptable solution in the event that the number of worshippers are higher on private occasions for example. In saying this, the applicant should be required to ensure that the car park is managed appropriately, and that visitors and worshippers are aware of the availability of overflow parking at the public car park. This may require stewarding arrangements to be put in place for events that are likely to generate larger numbers of visitors. For this reason I recommend a condition relating to a parking management plan.

Cycle Parking

- 8.16 The plans indicate an area that can be used for cycle parking, although no indication of the number of spaces has been provided. The Cycle Parking Standards within the Cambridge Local Plan 2006 require 1 space per 15 m² of public floor area. Excluding the kitchen area, which is not public space, the floor plan is approximately 170 m². This equates to the need to 11 cycle parking spaces. I consider that given the site, there is

appropriate space to provide these spaces in accordance with the Cycle Parking Design Guide.

- 8.17 Subject to the imposition of conditions relating to a car parking management plan and details of the proposed cycle parking, in my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14 and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.18 I consider that these concerns have been addressed within the report.

9.0 RECOMMENDATION

1. APPROVE 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. The approved use shall only be open between the hours of 0700 hrs and 23:00 hrs on Monday Friday, Saturdays, Sundays and Bank Holidays unless prior agreement is sought from the local planning authority.

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

3. Prior to the occupation of the approved use, full details of the on-site storage facilities for trade 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, paladins 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: In order for the proposed use to provide adequate waste storage facilities (East of England Plan 2008 pollicy WM6).

4. Prior to the occupation of the approved use, full 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)

5. The use hereby permitted shall not be commenced until a parking management strategy has been submitted to and approved in writing by the local planning authority. Written notice shall be given to the local planning authority of the date that the approved strategy is to be introduced. Thereafter, any proposal to replace the approved strategy for parking shall be submitted to and approved by the local planning authority in writing.

Reason: To minimise the impact of vehicles upon residents and to raise awareness to users of alternative parking arrangements in the surrounding locality. (Cambridge Local Plan 2006 policies 4/13 and 8/10).

INFORMATIVE: If the premises is intended to provide regulated entertainment it may require a Premise Licence under the Licensing Act 2003. The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 for further information.

INFORMATIVE: As the premises is intended to be run as a food business the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the

kitchen, food preparation and foods storage areas comply with food hygiene legislation, before construction starts. Contact the Food and Occupational Safety (FOS) Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

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: T9, T14, ENV7 and WM6

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

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

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

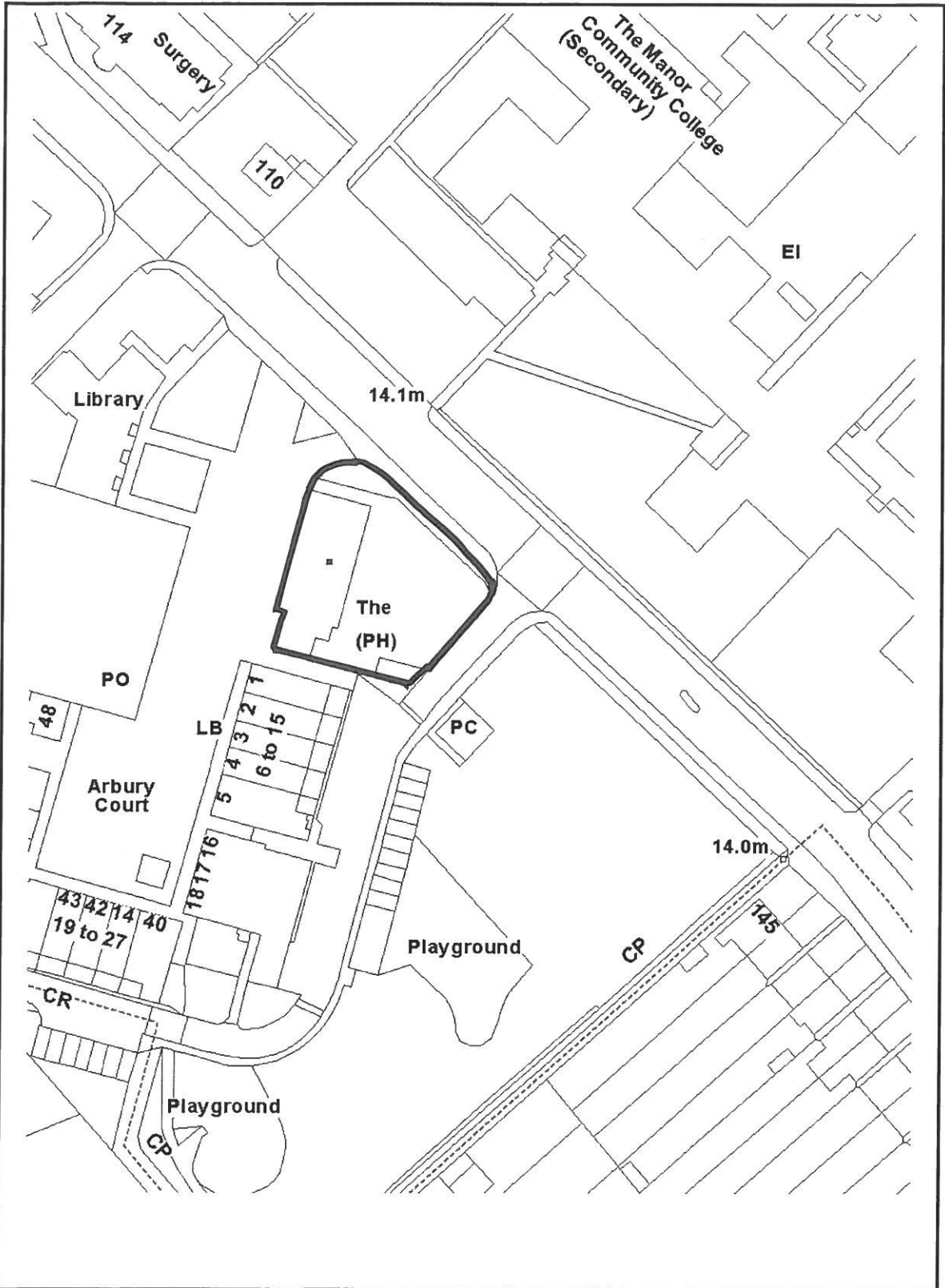
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

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

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



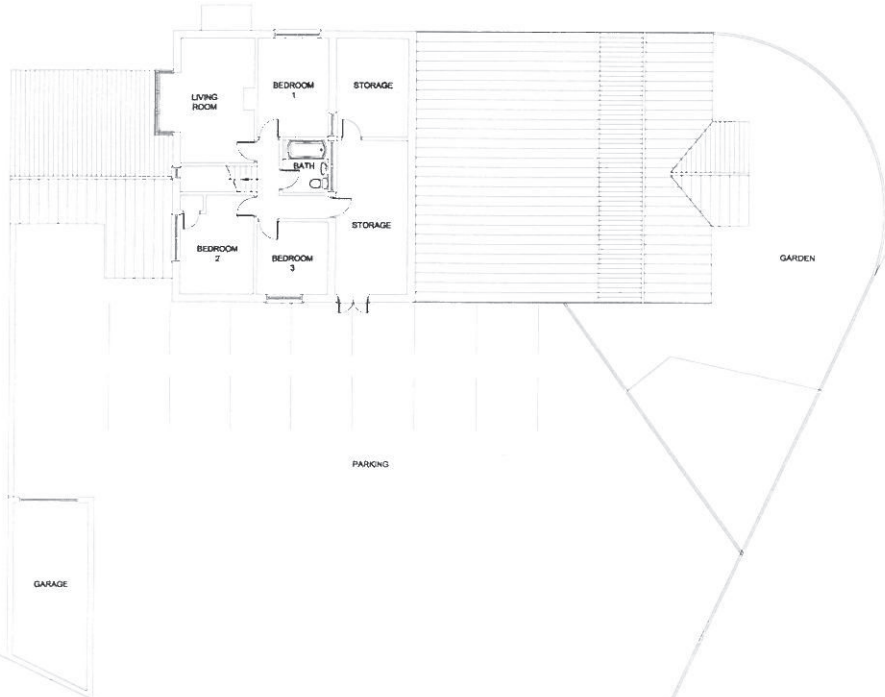
11/1501/FUL
THE GROVE Arbury Court Cambridge

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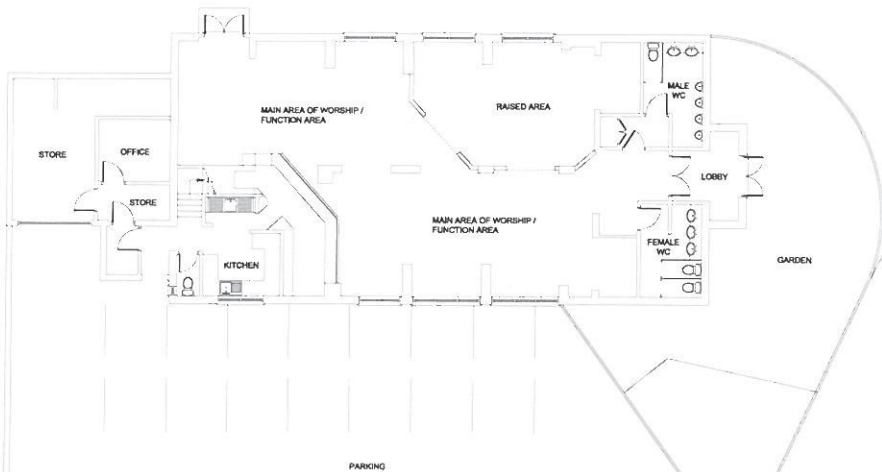
PROPOSED FIRST FLOOR
1:100



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 2. Contractors must verify all figured dimensions at site before commencing any work or making any shop drawings.
 3. This drawing is the sole copyright of Savills and no part may be reproduced without the written consent of the firm.
 4. Site Location Plans are prepared from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright Reserved.
- | No. | Revisions | By | Date |
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| | | | |



PROPOSED GROUND FLOOR
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Job
**THE GROVE PUB
 ARBURY ROAD
 CAMBRIDGE**

Drawing Title
**PROPOSED GROUND AND FIRST
 FLOOR PLANS**

Scale
1:100 @ A1 Date
APR 2012

Drawn By
MJ Checked By
WL

Drawing No. 241/068/002 A Rev. 002 A Job No. CAPL 241068

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