

Application Number	10/0201/FUL	Agenda Item	
Date Received	10th March 2010	Officer	Miss Catherine Linford
Target Date	5th May 2010		
Ward	Trumpington		
Site	2A Scotsdowne Road Cambridge Cambridgeshire CB2 9HU		
Proposal	Erection of 3no 2bed terrace dwellings following demolition of existing bungalow.		
Applicant	Mr P Pizza 2A Scotsdowne Road Cambridge Cambridgeshire CB2 9HU		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is an irregular parcel of land currently occupied by a bungalow, situated on the south-west side of the junction of Scotsdowne Road and Alpha Terrace; it has a long frontage to the former but a short frontage to the latter. The surrounding area is predominantly residential in character, with the exception of a church and church hall directly opposite the site on Scotsdowne Road. The predominant housing form on Scotsdowne Road is bungalows and semi-detached properties, though Alpha Terrace is predominantly terraced housing.
- 1.2 A Tree Preservation Order protects a Horse Chestnut tree on land just outside site to the rear of 47 High Street.

2.0 THE PROPOSAL

- 2.1 This application seeks planning permission for a terrace of three, 2-bed houses following the demolition of the existing bungalow.

2.2 In total, the proposed dwellings would have as similar footprint to the existing bungalow, but shifted southwards on the site, resulting in the proposed building sitting 1.625m from the southern boundary and 2.59m from the northern boundary. The building would be of a larger scale than the existing building being two-storeys in height. The houses would sit approximately 5.5m back from the street frontage with car parking to the front, along with bin storage. Cycle parking would be provided in each of the rear gardens. The land to the north of the houses would be kept open and used as a vegetable patch.

2.3 The proposed dwellings are identical to those proposed in the previous application (09/0443/FUL), but the building has been moved 1.59m further south on the site; is 1.6m narrow; and is therefore 0.2m further away from the southern boundary with the neighbouring property.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Arboricultural Survey

3.0 SITE HISTORY

Reference	Description	Outcome
C/04/0707	Erection of single storey side extension to bungalow and new garage	REF
C/04/1031	Erection of single storey side extension and new garage to bungalow	A/C
09/0443/FUL	Erection of 3no 2bed terrace dwellings following demolition of existing bungalow	REF

3.1 The decision notice for the previously refused application 09/0443/FUL is attached to this report as Appendix 1.

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 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 (2006):** 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.

5.4 **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.

5.5 **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.

5.6 **East of England Plan 2008**

SS1 Achieving sustainable development

T14 Parking

ENV7 Quality in the built environment

5.7 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.8 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/12 The design of new buildings

4/4 Trees

5/1 Housing provision

8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

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*)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No Objection: Subject to conditions relating to visibility splays and a traffic management plan.

Head of Environmental Services

6.2 No Objection: Subject to conditions relating to contaminated land, construction hours and waste storage provision.

Arboricultural Officer

6.3 No Objection: Subject to conditions relating to the location of the constructors compound, location of services, and tree protection.

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

7.0 REPRESENTATIONS

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

- 7 Alpha Terrace
- 15 Alpha Terrace
- 21 Alpha Terrace
- 3 Scotsdowne Road

7.2 The representations can be summarised as follows:

- The size and style of the proposed dwellings is out of keeping with the remainder of properties on Scotsdowne Road
- The dwellings would dominate neighbouring properties and gardens
- Unconvinced that the welfare of the trees will be safeguarded in the long term
- Shortage of on-road parking spaces and there is no scope for accommodating additional vehicles
- Construction process will be disruptive

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

Principle of Development

8.2 The provision of extra housing in the City is supported in principle in the Cambridge Local Plan (2006). Policy 5/1 of the Local Plan maintains that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. This proposal for three dwellings would be compatible with adjoining land uses.

8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006)

Context of site, design and external spaces

- 8.4 The design of the proposed dwellings has not changed since the previous application, and was considered to be acceptable then. Policy 3/10 of the Cambridge Local Plan (2006), relating to the sub-division of existing plots, states that:

Residential development within the garden area or curtilage of existing properties will not be permitted if it will:

- a) Have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;*
 - b) Provide inadequate amenity space, or vehicular access and parking spaces for the proposed and existing properties;*
 - c) Detract from the prevailing character and appearance of the area;*
 - d) Adversely affect the setting of Listed Building, or buildings or gardens of local interest within or close to the site;*
 - e) Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and*
 - f) Prejudice the comprehensive development of the wider area of which the site forms part.*
- 8.5 Only parts a), b), c) and e) of the policy are relevant to this application. Part c) will be discussed here with other relevant parts discussed further on in the report.
- 8.6 This area is predominantly residential in use, with the exception of a church and church hall directly opposite the site on Scotsdowne Road. However, the two streets at the junction of which the site sits (Scotsdowne Road and Alpha Terrace) differ greatly in character. The dwellings on Scotsdowne Road are mainly detached bungalows and two-storey, semi-detached properties, with the property immediately adjacent to 2a being a detached bungalow. Alpha Terrace consists almost exclusively of two-storey, Victorian properties with the occasional semi-detached and detached property.
- 8.7 The proposed dwellings have been designed to mimic the houses on Alpha Terrace, being two-storey terraced properties,

but would each have one off-street parking space to the front along with a bin store. The proposed dwellings do appear to be disproportionately tall, but they are similar in height to the properties on Alpha Terrace (the proposed dwellings would be 9.4 in height and the houses on Alpha Terrace are approximately 9.1m in height), and therefore I consider the scale of the proposed dwellings to be acceptable and appropriate. Cycle parking would be provided in each of the rear gardens, and would be accessible from the street. As the site is a corner plot, between two streets, which are significantly different in character, it is in my view reasonable that the design of the properties takes it lead from the character of one of the two streets. Therefore, although the proposed dwellings would differ greatly from the adjacent dwellings on Scotsdowne Road, I do not believe that this would mean that they would detract from the prevailing mixed character and appearance of the locality. Although the new dwellings would not match Scotsdowne Road in appearance, they would successful fit in terms of the building line, being in a similar position to the existing bungalow.

- 8.8 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, part c) of 3/10 and 3/12.

Residential Amenity

- 8.9 In the representations received concerns have been raised regarding the domination of neighbouring properties. 2 Scotsdowne Road is a bungalow, which is situated approximately 12m from the boundary with 2a. In my opinion, this separation distance and the location of the houses to the north of 2a, means that the new dwellings would not overshadow the neighbouring property or compromise daylight entering this property. No windows are proposed on the side elevations, and therefore there is no potential for direct overlooking of the neighbouring property. The site backs onto commercial space, which has residential dwellings adjacent to it, but I believe these buildings are at too great a distance to be impacted by the proposed development.
- 8.10 The possibility of an increase in noise and disturbance, both in the construction stage and once the properties are occupied, is something that needs to be fully addressed. It is logical that

three dwellings would create more movements, and potentially more noise than one dwelling, but I do not consider that this would be unacceptable or detrimental to the occupiers of neighbouring properties. The hours of construction can be controlled by condition, in order to limit the impact on amenity, but there is bound to be a degree of disturbance in the construction phase.

- 8.11 In the representations received, concern has been raised about the number of car parking spaces proposed and the likely impact the development would have on demand for on-street parking spaces. I understand that there is often considerable demand for on-street parking spaces at this end of Scotsdowne Road, due to the church and church hall, and Fawcett Primary School, which is at the end of Alpha Terrace. In saying that, the City Council car parking standards are maximum standards, and stipulate that no more than 1 car park space can be provided for a dwelling of 2 bedrooms. The Local Highway Authority does not believe that there is an on-street parking problem here, of such a degree that warrants refusal when one space per dwelling is being provided. I share that view.
- 8.12 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 East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Trees

- 8.13 To the north of the site there is a mature Horse Chestnut tree, which is protected by a TPO, and a Lime tree, which is not protected. The canopies of both the Horse Chestnut and Lime trees overhang the existing bungalow. The Chestnut trees and Lime trees are visually significant and make a significant visual contribution to the local area.
- 8.14 The previous application (09/0443/FUL) did not include a Tree Survey, and therefore the City Council's Arboricultural Officer had to assume that the trees were in a reasonable healthy condition with a reasonable life expectancy. In this application, the proposed building would have been 0.59m closer to the boundary with the trees, and to accommodate the taller building, in this location, the trees would have had to be cut

back significantly. The pruning would have been required to construct the dwellings and in order to clear the dwellings when they were built, and to prevent damage. This would have had a significant adverse effect on the trees and would have diminished their amenity value. Also, the process of repeated surgery, which would have been necessary could have had an adverse effect on the health of the trees. For these reasons, this application was refused.

- 8.15 A Tree Survey has been submitted as part of this current application, and the findings of this report are accepted by the City Council's Arboricultural Officer. The condition of the Lime Tree, closest to the bungalow is poor and the Chestnut Tree is in a reasonable condition for its age and location. There are minor cavities and defects within the canopy but these are not significant, and it is expected that the tree would be present for many more years.
- 8.16 The Root Protection Area for the Chestnut tree extends well into the site and under the existing building. The Arboricultural Officer has explained that, from their experience, it may be assumed that the density of roots under the building may be considerably less than elsewhere on site. If so, the construction of a replacement building on the same footprint may be permissible as long as suitable foundations can be agreed. These should be piled and initially hand dug to ensure that no large roots are damaged. To ensure the protection of the root system of the tree, I would recommend that a condition be added, which stated that within the Root Protection Area the foundations shall be piled and hand dug. To ensure that the root system is not disrupted, no underground services should be permitted within the Root Protection Area. This can be achieved by condition.
- 8.17 The City Council's Arboricultural Officer is no longer concerned that the proposed development would have an adverse impact on the protected trees, and I am, therefore, satisfied that the applicant has therefore successfully overcome the previous reason for refusal.
- 8.18 In my opinion, the proposal is compliant with part e) of policy 3/10 and policy 4/4 of the Cambridge Local Plan (2006).

Refuse Arrangements

- 8.19 A bin store would be situated at the front of each property, and subject to details, this is acceptable in principle. This is the same provision as proposed in the previous application, which was considered to be acceptable.
- 8.20 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.21 The off-street car parking provision has been discussed in greater detail under the heading 'residential amenity' but I here I would repeat that according to Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006), a dwelling of two bedrooms outside the Controlled Parking Zone should have a maximum of one car parking space. It is proposed that each new dwelling have one car parking space, at the front of each property. This is within the standards and is therefore acceptable.
- 8.22 Cycle parking would be situated in the rear garden of each property within a shed. Two cycle parking spaces must be provided for each dwelling, I am confident that this can be achieved here. This is the same provision as proposed in the previous application, which was considered to be acceptable.
- 8.23 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 and part b) of policy 3/10.

Third Party Representations

- 8.24 Those issues raised by third parties have been addressed in the main body of the report

Planning Obligation Strategy

- 8.25 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests.

If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements.

8.26 The Planning Obligation Strategy (2004) 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

8.27 The Planning Obligation strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising formal open space, informal open space and children's play areas. The total contribution sought has been calculated as follows.

8.28 The application proposes the erection of three two-bedroom houses. One residential units would be removed, so the net total of additional residential units is two. 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:

Formal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
3	6	3	3	360	1080

Informal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
3	6	3		306	918

Children's play space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms not in 1-bed units	Assumed net additional persons not in 1-bed units	£ per person	Total £
3	6	3	3	399	1197

8.29 The S106 has been completed, and therefore 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

8.30 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1085 for each unit of one or two bedrooms and £1625 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	1085		
2-bed	1085	2 additional	2170
3-bed	1625		
4-bed	1625		
Total			2170

8.31 The S106 has been completed, and therefore 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.

Planning Obligation Strategy - Conclusion

8.32 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 dwellings would not detract from the prevailing mixed character of the locality and would successfully integrate with their surroundings. The proposal would not, in my view, have a significant detrimental impact on the occupiers of neighbouring properties and, subject to conditions, would not have a detrimental impact on the neighbouring protected trees. The applicant has successfully overcome the previous reason for refusal and therefore, this application is recommended for approval, subject to conditions.

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

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

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

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

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

5. Prior to the commencement of development, a drawing showing two 2.0 x 2.0 metre visibility splays shall be submitted to and approved in writing by the Local Planning Authority. This area shall be kept clear of all planting, fencing and walls exceeding 600mm high.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006, policy 8/2)

6. No demolition works shall commence on site until a traffic management plan has been agreed with the Highway Authority.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006, policy 8/2)

7. 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.

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

(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.

8. 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 policy ENV7 and in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

9. 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)

10. Unless otherwise agreed in writing by the Local no underground services shall be located within the Root Protection Area of the Horse Chestnut Tree.

Reason: To prevent harm to the protected Horse Chestnut Tree. (Cambridge Local Plan 2006, policy 4/4)

11. Unless otherwise agreed in writing with the Local Planning Authority, within the Root Protection Area of the Horse Chestnut Tree the foundations shall be piled and hand dug.

Reason: To prevent harm to the protected Horse Chestnut Tree. (Cambridge Local Plan 2006, policy 4/4)

12. 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: 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.

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: ENV6

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/12, 4/4, 5/1, 5/14, 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.

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 by contacting John Summers (Ext.7103) in the Planning Department.