
Application Number	12/0248/FUL	Agenda Item	
Date Received	23rd February 2012	Officer	Mr John Evans
Target Date	19th April 2012		
Ward	Romsey		
Site	The Royal Standard 292 Mill Road Cambridge Cambridgeshire CB1 3NL		
Proposal	Erection of 5 houses and conversion/extension to provide student accommodation (13 units).		
Applicant	C/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The removal of the 2 storey flank wing retains the open character of the street scene at the junction of Mill Road and Malta Road. 2. The amended rear extension has a harmonious relationship with the Locally Listed Building. 3. The amenities of neighbours are not considered to be significantly adversely affected, and did not form a previous reason for refusal (11/0872/FUL).
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a broadly rectangular shaped plot situated at the junction of Mill Road and Malta Road, occupied by the former Royal Standard Public House.
- 1.2 The existing building was previously occupied by an Indo-Thai restaurant but is currently vacant. To the rear is the former car park for the restaurant which is accessed from Malta Road and forms part of the application site.
- 1.3 The area is predominantly residential in character, with terraced houses along the length of Malta Road and Cyprus Road. There are some other uses such as retail and a community centre on Mill Road, close to the site.
- 1.4 The site falls within the Central Conservation Area. There is 1 significant tree on the site, a Malus tree in the north west corner, which is protected from felling by reason of being within a Conservation Area. The site is not within a Local or District Centre.

2.0 THE PROPOSAL

- 2.1 This revised application seeks consent for the erection of a terrace of 5 houses, and the conversion and extension of the existing restaurant to provide 13 student units.
- 2.2 The key amendment to this revised application is the removal of the 2 storey westerly projecting flank wing, at the junction of Mill Road and Malta Road. In addition, the 2 storey rear extension is now linked to the former Royal Standard at the ground floor only, and will read as a separate building. The detailed design of the west facing wing of the proposed extension has also been amended with a pitched roof. The scheme includes amendments to the external spaces, with further planting and replacement trees in the north west corner of the site.
- 2.3 The proposed 2 storey rear extension to the former Royal Standard has a width of 9m and an overall height of 8.6m, containing 3 levels of accommodation. The new extension will read as a separate building, but it is linked on the ground floor. The extension has 2 projecting wings to the east and west, and a roof dormer, which all have a traditional pitched roof design.

- 2.4 The proposed 5 terraced dwellings have an eaves height of 5.2m and an overall ridge height of 9m. They contain 5 pitched roof front dormer windows within each roof plane.
- 2.5 The materials of construction for the extensions to the former Royal Standard are to match the existing building. The terraces are to be constructed in buff brick with a slate roof.
- 2.6 The application is accompanied by the following supporting information:

- 1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
C/95/0812	Single storey side extension to provide new bar extension and toilets, at existing Public House	Approved
07/1285/FUL	Single storey side extension.	Approved
09/0946/FUL	Partial change of use of an existing restaurant car park to a use to operate a daytime car washing	Refused
11/0872/FUL	Erection of 5 houses and conversion/extension to provide student accommodation (sixteen units).	Refused

The previous application was refused for the following reasons:

- 1. The proposal, because of the loss of the space on the street corner, and the impact of the proposed extensions on the existing Building of Local Interest, would have a harmful effect on the building, the street scene, and the character of the conservation area, contrary to policies ENV6 and ENV7 of the East of England Plan (2008), policies 3/10, 3/12, 4/11 and 4/12 of the Cambridge Local Plan (2006), and to government advice in PPS5 'Planning for the Historic Environment'(2010).
- 2. The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, education and life-long learning facilities,

transport mitigation measures, waste facilities, restriction of occupation of the student units to those studying at Anglia Ruskin University or the University of Cambridge or monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14, 7/10, 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, the Open Space Standards Guidance for Interpretation and Implementation 2010, and the Eastern Corridor Area Transport Plan 2002

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

	8/2 8/6 10/1
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

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

6.0 CONSULTATIONS

English Heritage

6.1 The application should be determined in line with local and National guidance. Several detailed design points noted

regarding the depth of the reveals, materials of construction and boundary treatment.

Historic Environment Manager

- 6.2 The removal of the previously proposed side extension, also keeps the views to the side of the building open so that the chimney stacks, a good feature of the BLI, will still be clearly seen in the streetscene.

The reduction in the number of the extensions is an improvement on the previously submitted scheme. The BLI is able to be clearly read, as the extension is only joined to the main building at ground floor level. It will also ensure that the massing of the building is not excessive for this site.

The proposed extension to the BLI and the erection of the 5 town houses will not be detrimental to the character of the BLI and appearance of the conservation area. This application is therefore supported.

Cambridgeshire County Council (Transport)

- 6.3 Whilst the car parking spaces on Malta Road are close to the junction, they are outside the 10 metres minimum that the Highway Authority would normally require, and so no objection is raised to the proposal on these grounds.

Similarly the frontage access has removed the bollard obstruction and has thus addressed the Highway Authority's concern.

The proposal provides parking spaces at less than one space per dwelling, which has potential to increase parking demand on the surrounding residential streets in direct competition with existing residential uses.

The area suffers intense competition for on-street parking and this proposal would exacerbate the situation.

Head of Environmental Services

- 6.4 No objections regarding noise and contaminated land, subject to appropriate conditions.

Waste: Drawing P-1084-02, shows a proposed bin store, but as the number of bins needed is not known it cannot be determined if this will be adequate.

There is insufficient information in the application to show that the waste and recycling provision will be adequate. Inadequate waste and recycling provision will harm the amenity, through litter, vermin and odours.

Arboriculture

- 6.5 The tree on the north boundary is a Pear. It is only protected by its Conservation Area location as there is no TPO on the tree. I would not describe it as being in poor health but do not consider it to be of sufficient value to be a significant constraint to, an other acceptable, development.

Providing adequate provision is made, therefore, for the tree's replacement, I have no formal objection to the proposal.

Cambridge City Council Access Officer

- 6.6 All toilet/bathroom doors to open outwards.

Good colour contrast required.

Cambridgeshire County Council Archaeology

- 6.7 Our records indicate that the site lies in an area of high archaeological potential. The plot is situated within an area of known Roman occupation, with contemporary findspots to the south and north (such as Historic Environment No.s MCB5886 & MCB5582), a possible Roman military camp to the west (HER No. MCB6256), and the Roman road Via Devana to the sites south-west (HER No. MCB9602). It is suspected that remains from this period onwards will be found within the bounds of the new application area.

We therefore consider that the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition such as

the model condition 'number 55' contained in DoE Planning Circular 11/95.

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 Councillor Smart has called in the application to East Committee on grounds that the BLI status of the building could be compromised by overdevelopment.

7.2 The owners/occupiers of the following addresses have made representations: 17, 18, 24 Romsey Road, 5, 6a, 11, 13, 17a, 20 Malta Road, 13 Sedgwick Street, 5 Rexbury Court, 26 Greville Road, 75 Gough Way, 2B Cyprus Road, 4, 6 Cyprus Road, 94 Argyle Street, 132 Thoday Street,

7.3 The representations can be summarised as follows:

Objections in Principle

- Object in the strongest possible terms.
- Overdevelopment of the site.
- Demand for student accommodation is decreasing in the area.
- The loss of the pub is detrimental to the area. There is no reason why the pub should not be viable.
- There should be an opportunity to revert to its original status as a public house.
- The beer garden around the pub is an important green space and part of the setting of the Royal Standard. As an amenity and a visual highlight it should be preserved.
- There is nowhere in Malta Road for young children to play.
- The loss of the open space around the pub is of great concern.
- The site should be used as a community area.
- Numerous beautiful old trees have been removed from the site.
- The building and land should be put to community use.
- The Localism Bill is to give people greater say in what is wanted in an area.

- Extending the building, removing its garden area will have a negative impact on the character and appearance of the Conservation Area.
- Paying the Council to provide open space and facilities elsewhere is not a solution. These amenities are needed exactly where they are.
- The application is the same as the previous one.
- Given the CB1 development and increase in tuition fees there will be no need for further student accommodation.
- No objections in principle (1 letter).

Design comments

- The poor quality additions will detract from the character of the Royal Standard.
- The proposal would change the standalone character of the former Royal Standard.

Amenity Concerns

- Students have no consideration for other residents.
- Student residents will generate music and noise at night.
- The overturn of student accommodation is short term which is ruining the community.
- Noise pollution for number 10 Cyprus Road.
- Further student housing will bring more management and rubbish problems.
- The houses are too high and will overlook and block light to number 6 Cyprus Road.
- There is little landscaping and open space for the students.
- Concerns regarding rear lighting of the student accommodation.
- Concerns regarding noise and safety during the works.
- Buildings will dominate neighbouring residential properties.
- The rear lighting should not be overly intrusive.
- There needs to be a curfew to keep noise down after 10pm.

Parking concerns

- All of the proposed new occupants will bring cars which will make car parking more difficult.
- The development will displace cars onto other streets which is unsatisfactory.

Other

- Victorian sewers will not take any more development

Campaign for Real Ale (CAMRA)

- Although the premises is a restaurant, it was used as a pub for many years.
- There is no obvious reason why it could not be restored as a pub.
- Bringing the Royal Standard back into a pub would give local people an increased choice of places to meet and socialise.

SUSTRANS

- Cycle parking for 4 of the houses is very inconvenient.
- Cycle parking should be improved on the scheme.
- The student block should be served with more cycle parking.

Cambridge Past Present and Future

- Strongly object.
- Object to the loss of green space.
- CPPF believe that in the right hands the pub could be a successful business.
- The application is premature while a report on the City's Public Houses is being compiled.
- The NPPF paragraph 70 states that public houses are classed as 'social, recreational and cultural facilities'.
- The building should be retained for community use.
- The extensions are an overdevelopment of the site.
- The garden for the new flats is too small.

The Empire Roads Action Group Committee

- Object.
- The application has barely changed from the previous submission.
- The application proposes a payment to the Council so that the current amenity will be moved elsewhere.
- The building is essential to the history and character of the area.
- The area should be kept as a children's play area.

- As densely developed housing, these assets will be lost forever.
- There is nowhere else in Romsey that could replace this combination of historical building/grounds/car parking.
- The flats and houses are proposed close to the boundaries of the site, and are of sufficient height and extent that they would hem in neighbouring properties.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 This site is a former pub beer garden, rather than a domestic dwelling, so the site should not in my view be considered as 'garden land'. The proposal nevertheless involves the

subdivision of an existing plot for residential purposes, whereby the criteria of policy 3/10 is relevant.

- 8.4 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is 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) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part. The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f). The character and amenity sections of policy 3/10 are considered in the relevant subsections below.
- 8.5 The criteria of Local Plan policy 5/2, Conversion of large properties, is also a material consideration, many of the principles of which closely relate to policy 3/10. Local Plan policy 5/7 permits the development of supported housing and houses of multiple occupation subject to; the potential impact upon residential amenity; the suitability of the building or site; and the proximity of bus stop cycle routes and other services. The site is in relatively close proximity to ARU East Road campus and bus connections and is therefore in a suitable location. An analysis of the design and amenity issues associated with this form of housing is considered in the relevant subsections below.
- 8.6 Concerns have been raised regarding the potential loss of the building as an A4 Use, (drinking establishments). The premises was however last used as an Indo-Thai restaurant falling within Use Class A3. Local Plan policy 5/11 does not offer protection to A3 uses because they are not defined as 'community facilities'. I also do not consider the existing restaurant to fall within the scope of a 'leisure facility' which are protected under Local Plan policy 6/1.

- 8.7 Paragraph 70 of the National Planning Policy Framework (NPPF) states that planning decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. The established lawful use of the premises is a restaurant, which is not specifically mentioned as a social or cultural facility within the NPPF. Given the lawful A3 restaurant use of the premises and the benefits of redeveloping the site through a contribution to the housing stock, I do not consider the loss of the premises unacceptable in principle.
- 8.8 The Council is in the process of producing draft Interim Planning Policy Guidance (IPPG) relating to public houses. The former Royal Standard, a restaurant which was previously a public house, is listed as a pub site which may provide an important community facility in suburban areas. The draft guidance also states that proposals to develop former pub sites will be assessed against the proposed development management principles based on a marketing approach. This notwithstanding, given that the previous application was not refused on the basis of the loss of the former public house and given the limited weight the Council can give to the IPPG, I do not consider the applicant is required to demonstrate the premises no longer caters for peoples day to day needs.
- 8.9 Local Plan policy 7/10 states that the development of speculative purpose-built student hostels will only be permitted if there are occupancy conditions restricting the facility to The University of Cambridge or Anglia Ruskin students. In addition, that there are suitable management arrangements in place to ensure students do not keep cars in Cambridge. The management of the proposed student accommodation can be controlled through the imposition of a suitable planning condition.
- 8.10 There is no policy justification for preserving this previous pub beer garden for community use. The principle of the proposed use for student accommodation did not form a reason for refusal of the previous application. In my opinion, the principle of the development is acceptable and in accordance with policies 5/1, 5/2, 5/7 and 7/10.

Context of site, design and external spaces

- 8.11 The key design issue relates to the detailed design and appearance of the proposed extensions to the former Royal Standard, a Building of Local interest, and the design of the new terraces within their setting. I discuss how the amendments address the reason for refusal.

Extensions to the former Royal Standard

- 8.12 The reason for refusal of the previous application 11/0872/FUL specifically identifies the 'loss of the space on the street corner, and the impact of the proposed extensions on the existing Building of Local Interest, to have a harmful effect on the building, the street scene, and the character of the conservation area'. This amended application now removes the 2 storey side extension. In so doing the original symmetry of the building will be retained with space for a garden area on the corner of Mill Road and Malta Road. The development retains an open character, with more space for landscaping and planting. The Committee were specifically concerned with loss of open space on the street corner, which has in my view been satisfactorily been addressed.
- 8.13 The gap in the street scene between the existing former Royal Standard and the existing terraces of Malta Road was not considered so important as to justify refusal of the previous scheme 11/0872/FUL. The 2 storey extension is set back from Malta Road by 9m and would not therefore be unduly intrusive in the street scene. The recent Conservation Area Appraisal did not comment on the rear car park as an important area to be retained.
- 8.14 English Heritage and the Council's Conservation Officers support the revised proposals, which are considered a 'significant improvement' on the previous application. The removal of the 2 storey side wing extension now leaves the prominent west gable of the existing building unaltered. In addition to retaining a more open character in the street scene, the prominent chimneys will remain clearly visible in the street scene which are considered a positive detailed design feature.
- 8.15 The proposed 2 storey rear extension has also been amended. It will be joined to the main building at the ground floor only.

This allows the main Locally Listed Building to be clearly read as the original building. The linked extension has been carefully detailed and is subservient in form and scale, and will not in my opinion detract from the open character and appearance of the street scene. The mansard style west flank wing previously proposed, now has a traditional pitched roof design. This reduces the overall bulk when viewed from Malta Road and reflects the detailing of the main Locally Listed Building more successfully.

- 8.16 Internally, the scheme is subdivided in a logical fashion. The extended Royal Standard would have two separate entrances, one of which is accessed from Malta Road. This arrangement results in no more than 3 flats being accessed off each landing, avoiding an overly institutional layout, to the benefit of the living accommodation of future occupiers in accordance with Local Plan policy 5/2.
- 8.17 In terms of detailed design, materials are intended to match the existing building which can be ensured through the imposition of a suitable planning condition. The amended plans retain the lettering and lamps on the main elevation of the former Royal Standard, as requested by the Council's Conservation Officer.
- 8.18 The development will involve the loss of the Malus tree to the north west corner of the site. The tree contributes to the amenity of the street scene but it should not constrain development of the site. I consider its replacement acceptable, which can be ensured through the imposition of a suitable planning condition. This revised application includes a landscaped area at the junction of Mill Road and Malta Road with a public art sculpture. Public art is not a formal requirement of 'minor' applications; the proposal would nevertheless make a positive contribution to the development.

The proposed terrace

- 8.19 The proposed new terrace is a logical extension of the existing residential terraces along Malta Road. Their siting and layout abutting the pavement edge is in my opinion the correct approach, as compared with the adjacent terraces on the west side of Malta Road, which provide off street car parking. The design and layout of the 5 terraced dwellings was not

considered unacceptable in the assessment of the previously refused application 11/0872/FUL.

- 8.20 Their design and appearance, with modest traditionally designed front dormer windows is similar to houses approved in 2001 at the southern end of Malta Road. In my view they will make a positive contribution to the character and appearance of the Conservation Area. The loss of open space from the existing car park would not in my view be harmful to character of the street scene.
- 8.21 The Council's Conservation Officer previously raised some concerns with the detailed design of the terrace. This amended application includes the revised detailing of the drainpipes to 'divide' the properties, so that they read as separate dwellings within the street scene. The small canopy over each front door has also been removed because it is considered unnecessary clutter to the front elevation.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

Extensions to the former Royal Standard

- 8.23 The proposed extensions will have some visual impact and will create some overshadowing on the rear garden of the flats at number 292 Mill Road, and number 2 Cyprus Road to the east of the site. I do not however consider the proportions of the new rear extension and its position in relation to the common boundary, to be so unneighbourly as to justify refusal.
- 8.24 Numerous concerns have been raised regarding the increase in general noise and disturbance from the use of the extended building for student accommodation. The proposed student accommodation will be a managed facility by ARU and in my view the potential noise from coming and goings of future occupants is not so significant as to justify refusal of the application.

The proposed new Terrace

- 8.25 The rear projecting wing of the southern end of terrace property will not in my view create a harmful visual impact for the occupants of number 5 Malta Road. Given number 5 is to the south of the new terrace, there will not be any overshadowing created. I recognise that the existing 2 storey flat roof extension at number 6 Malta already creates overshadowing and has a visual on the rear garden of number 5 Malta Road. This notwithstanding, I do not consider the rear projection of the southern end property to create an unsatisfactory relationship.
- 8.26 The rear windows of the terraces will also create some overlooking upon numbers 6 and 10 Cyprus Road to the east. However, given the distances involved, which totals 22m, and roughly 17m to the centre of the rear garden in the case of number 10 Cyprus Road, I consider this relationship acceptable.
- 8.27 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, 3/10, 3/12 and 5/2.

Amenity for future occupiers of the site

- 8.28 The proposed student accommodation offers a satisfactory level of amenity for further occupiers. The development provides 2 communal garden areas of adequate size.
- 8.29 The proposed new terraced houses are served with useable rear garden areas. In my opinion the proposal provides 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

- 8.30 The proposed student accommodation provides refuse storage in 2 separate outbuildings to the east and west of the site. While I note concerns from the Council's Waste Officer that the application does not contain waste capacity calculations, this can be adequately controlled through the imposition of a

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

Highway Safety

- 8.31 The County Council has considered the scheme and do consider any significant adverse impact on highway safety to result. The parking spaces are outside the minimum 10m distance to the junction. The development no longer proposes bollards in front each car parking space, which addresses the Highway Officer's concerns. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.32 The development provides 1 off street disabled car parking space to serve the student accommodation, and 3 off street car parking spaces for the new terraced houses. Two of the new terraced properties will not therefore have any off street car parking. On street car parking on Malta Road is in high demand, so this proposal would exacerbate competition with existing residents. However, the site is located in close proximity to public transport links and local shops and services. As such, I consider a scheme with a reduced car parking provision acceptable in this location.
- 8.33 The proposed student accommodation provides 2 separate bicycle stores, providing parking for 20 cycles. This is in accordance with the Council's adopted standards.
- 8.34 The proposed terraced houses have adequate space within their rear garden to accommodate a shed outbuilding for bicycles. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Disabled access

- 8.35 The Council's Access Officer has commented on internal fixtures and fittings which has been brought to the attention of the applicant. The proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Third Party Representations

- 8.36 The issues raised in the representations received have been discussed in the above report. The following issues have also been raised:

All applications to redevelop Public Houses should be considered to be premature while a report on the City's Public Houses, and recommendations on changes to planning policy, is being compiled by consultants

Applications must be determined when they are received, and it is not possible for Local Planning Authorities to refuse to determine an application.

The draft Interim Planning Policy Guidance (IPPG), relating to Public Houses, is expected to be out to public consultation until 27 July 2012, and the IPPG could be subject to change depending on the comments received. Therefore, at the time of the East Area Committee, there is little weight that can be given to the IPPG with respect to this application.

The former beer garden should be preserved as public open space

The site is in private ownership and is not an area of Protected Open Space. It is not within the Council's control to demand the landowner make the site publicly accessible.

Paying the Council to provide open space and facilities elsewhere is not a solution.

Contributions are triggered for this development in line with the Council's Adopted Planning Obligation Strategy. The SPD makes it very clear that in most cases provision of formal and informal open space is unlikely to be possible on smaller sites.

The rear lighting should not be overly intrusive.

The development does not propose any intrusive exterior lighting. This can nevertheless be secured through the imposition of a suitable planning condition.

Planning Obligation Strategy

Planning Obligations

8.37 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

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

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Student accommodation

Open Space

8.38 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.

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238	4	952
1 bed	1.5	238	357	9	3213
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					4165

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	4	1076
1 bed	1.5	269	403.50	9	3631.50
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					4704.50

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	4	968
1 bed	1.5	242	363	9	3267
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					4235

Five Terraced Dwellings

Open Space

8.39 The total contribution sought has been 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	5	3570
4-bed	4	238	952		
Total					3570

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	5	4035
4-bed	4	269	1076		
Total					4035

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	5	3,630
4-bed	4	242	968		
Total					3,630

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	5	4,740
4-bed	4	316	1264		
Total					4,740

8.40 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

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

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882	5	9,410
4-bed	1882		
Total			9,410

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

Waste

8.43 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats,

this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	5	375
Flat	150		150
Total			525

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

Waste Management

A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per house for four new sites giving increased capacity as permanent replacements for the existing temporary site at Milton. A total contribution of £950 is necessary.

- 8.45 Subject to the completion of a S106 planning obligation to secure the requirements of the RECAP Waste Management Design Guide SPD 2012, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 10/1 and the RECAP Waste Management Design Guide SPD 2012.

Education

- 8.46 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.

- 8.47 In this case, 5 additional residential units are created. 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	5	4,050
Total					4,050

Primary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+- beds	2		1350	5	6,750
Total					6,750

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	5	800
Total					800

- 8.48 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

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

Planning Obligations Conclusion

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

9.0 CONCLUSION

- 9.1 The proposed development would not in my view be harmful to either the character and appearance of the former Royal Standard or the wider Conservation Area. I do not consider there to be significant adverse harm to the amenities of neighbouring residential properties. **APPROVAL** is recommended.

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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. 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)

4. 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)

5. Prior to occupation of the development, full details of all proposed replacement tree planting (to replace the pear tree), and the proposed times of planting, to be submitted to and approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory implementation of tree planting in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

6. 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)

7. Prior to occupation of the development hereby approved, 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: In the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 3/12.

8. 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)

- 9. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / 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: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

- 10. Details of any proposed external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of neighbouring residents, Cambridge Local Plan 2006 policy 3/4.

- 11. The change of use and extended former Royal Standard hereby permitted shall be used only as a hostel for the provision of residential accommodation for students attending full-time courses of education at Anglia Ruskin University.

Reason: Inadequate off-street parking provision is available on the site to meet the car parking standards of the City Council for any use other than a sui generis hostel use, the occupation of which is restricted to students who are subject to a system of parking control administered by the Anglia Ruskin University. (Cambridge Local Plan 2006 policy 8/10).

12. Prior to occupation, a management plan for the student occupation of the building shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as agreed and shall continue to be implemented as agreed and shall not be varied without the prior agreement, in writing, of the Local Planning Authority.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 3/7)

13. Prior to occupation of the approved student accommodation, 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)

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

Reasons for Approval

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

East of England plan 2008: ENV6, ENV7

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

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

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

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 1 August 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, waste storage, waste management 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, the RECAP Waste Management Design Guide SPD 2012 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

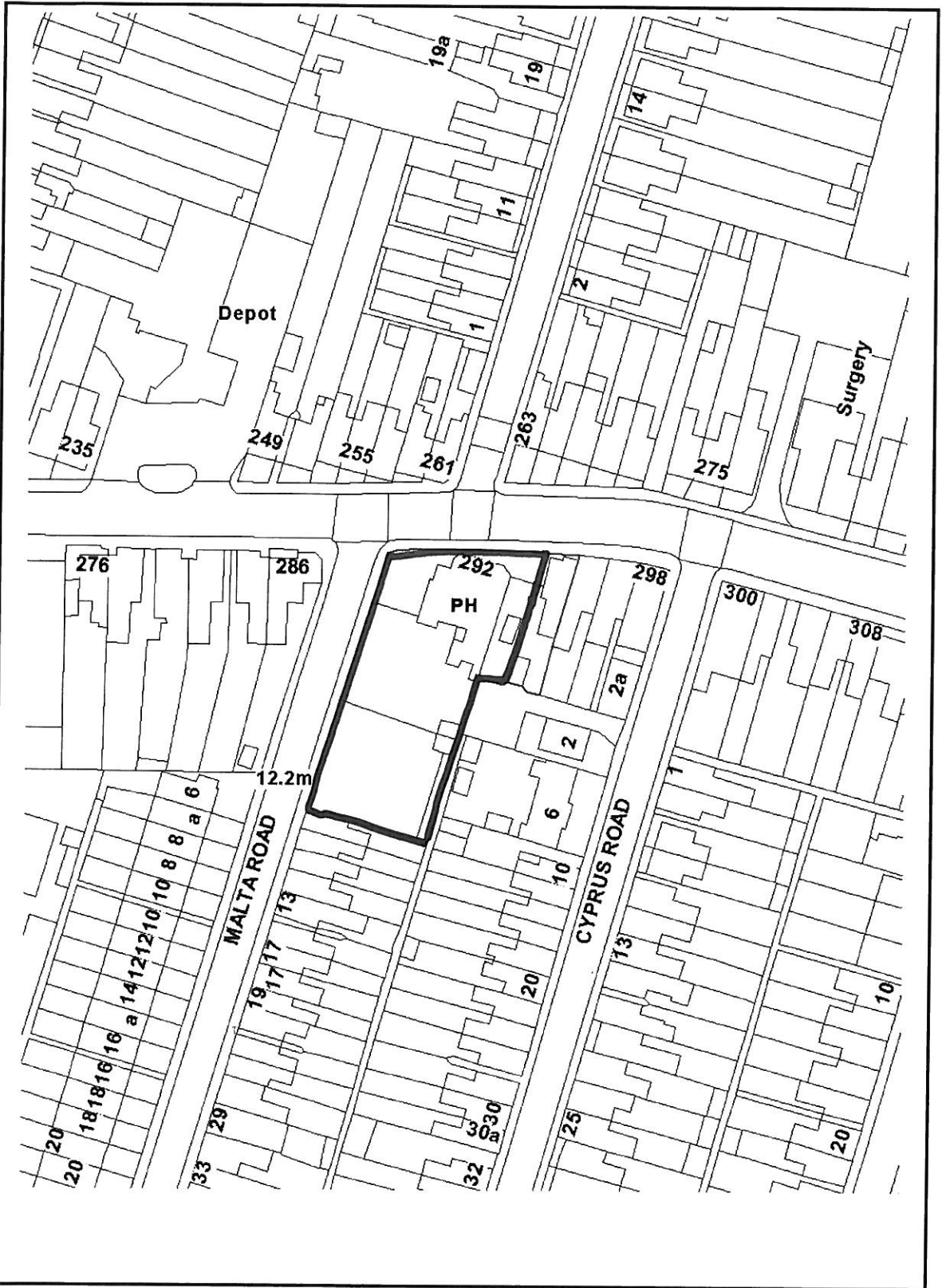
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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.

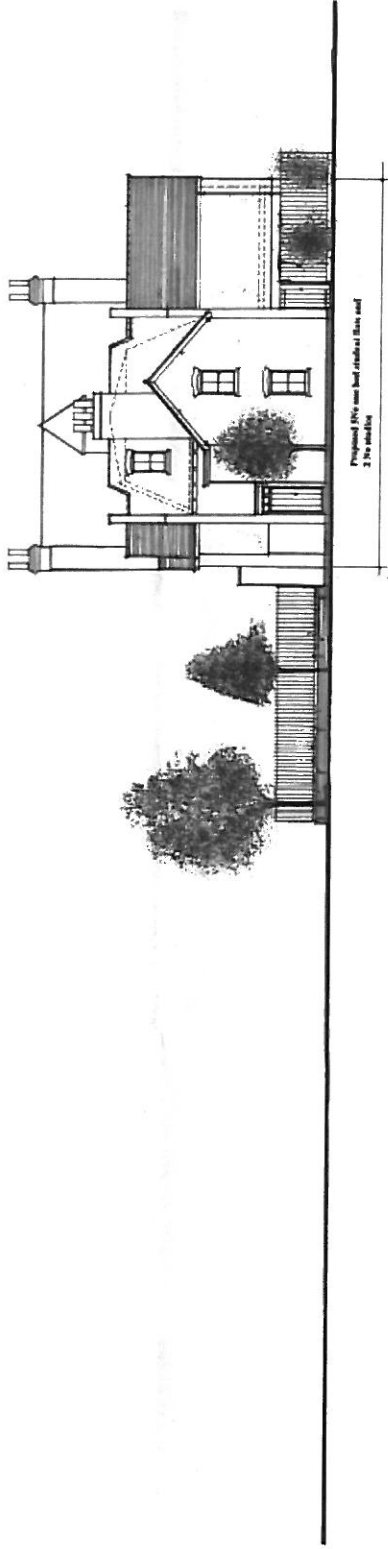
These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

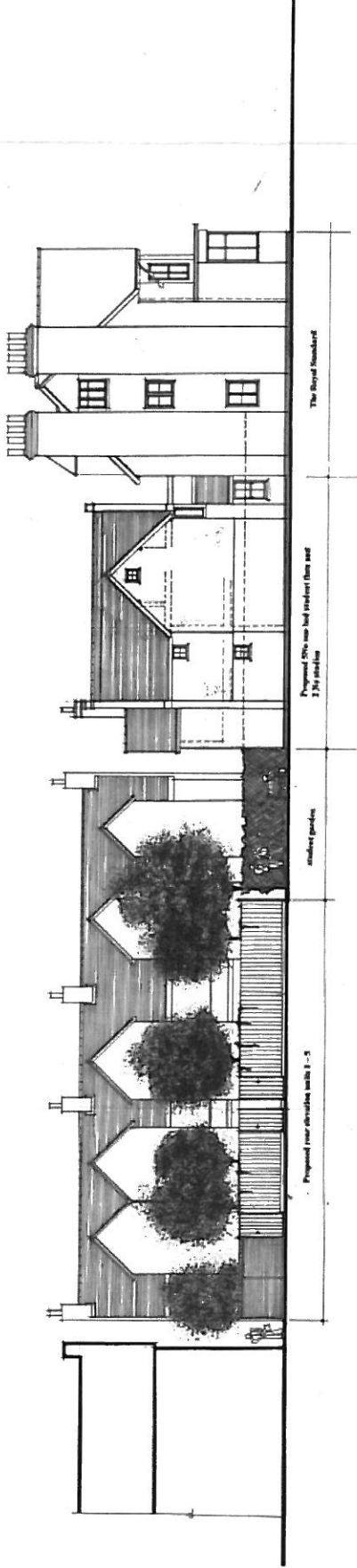
or by visiting the Customer Service Centre at Mandela House.



12/0248/FUL
The Royal Standard 292 Mill Road Cambridge Cambridgeshire



Proposed Southern Elevation



Proposed Western Elevation

REVISED: 2012 - 2013
 ARCHITECT: UNIVERSITY ARCHITECTURE PARTNERSHIP

Revisions
 1. 01/11/11
 2. 01/11/11
 3. 01/11/11

Client
 The Royal Household
 101, Whitehall, London SW1A 2AA
 Cambridge

Architect
 University Architecture Partnership Ltd
 101, Whitehall, London SW1A 2AA
 Cambridge

Project
 The Royal Household
 101, Whitehall, London SW1A 2AA
 Cambridge

Date
 01/11/11

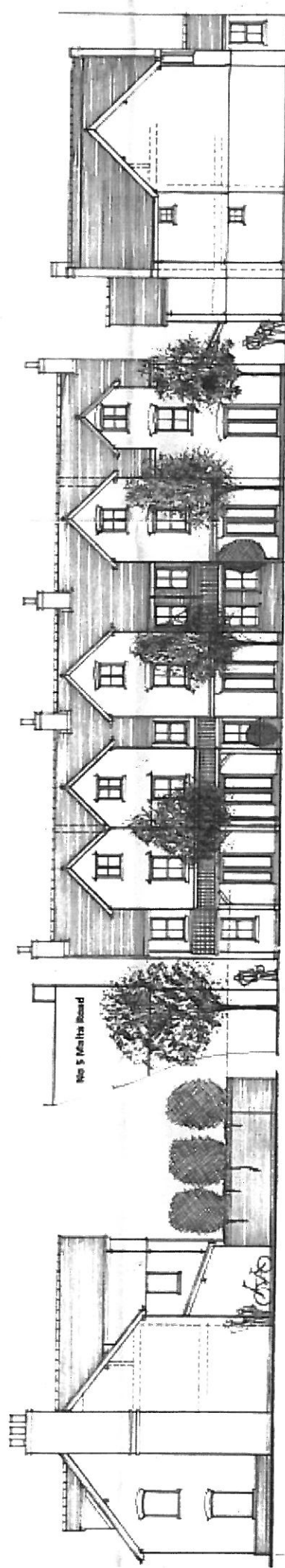
Scale
 1:100

The Clarke Smith Partnership
 Architects & Planning Consultants
 Underhill Arts Centre
 Havelock Road, Haverthwaite
 Cambridge CB3 0JG
 Tel: 01223 314400 - 715555

Drawing
 P-3184-07 Rev/A

Proposed Northern Elevation Unit 1

Proposed Northern Elevation - Facing Mill Road



Side elevation of Unit 1 and rear garages

Rear elevation of Units 2 through 4

Proposed 5th storey and student flats and 2 new studios

Proposed Southern Elevation Unit 5

Proposed Eastern Elevation



Side - from elevation of the Royal Standard and 5th storey bed student flats and 2nd studios

Proposed front elevation of 5th storey bed student terrace houses units 1 - 5

No 5 Malta Road

U.S. B. 20th 2002 to 2011 U.S.A. - 2011
 P. 2011 - 2011 U.S.A. - 2011

revision A Sept 2011 -
 revised to suit conservation officers requirements

Revisions.	
Project:	Proposed redevelopment of The Royal Standard Mill Road - Malta Road Cambridge
Designer:	Proposed Elevations
Client:	Westbound Estates and Development Ltd
Date:	Scale March 2011 1:100

The Clarke Smith Partnership
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 Haverhill Road, Haverhill
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 Tel / Fax 01480 - 713365
 Drawing P. 2084 - 06 - Rev. A II

Proposed Western Elevation - Facing Malta Road