

Application Number	12/0604/FUL	Agenda Item	
Date Received	14th May 2012	Officer	Mr Amit Patel
Target Date	9th July 2012		
Ward	Arbury		
Site	75 Histon Road Cambridge Cambridgeshire CB4 3JD		
Proposal	Demolition of existing garage. Erection of 1 and a half storey 1 bedroom with studio house, with access from North Street along with car parking, and bins/cycle store.		
Applicant	Mr Pascal Edme 75 Histon Road Cambridge Cambridgeshire CB4 3JD		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The design, size and form have already been accepted in planning reference 11/0365/FUL;</p> <p>The proposal will add to the housing stock of Cambridge;</p> <p>There are other similar developments along this street.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is the rear garden of 75 Histon Road with a road frontage onto North Street. It currently accommodates a small single storey sectional garage and provides a rear access into the garden of 75 Histon Road. The garage is set back from the pavement, by 2 metres. There are other garages and hard standings provided for parking for those houses fronting Histon

Road along this part of the street, including directly to the south at the rear of 73 and 71 where there are two flat roofed garages of a similar size. Further to the south is a one and a half storey dwelling at the rear of 69/69a Histon Road,. This chalet bungalow is finished in stock brick and slate with timber sash windows and provides parking to the front, as it is set back from the road by approximately 5.2 metres.

- 1.2 The site is within a recently extended Castle and Victoria Street Conservation Area and there are no listed buildings, Buildings of Local Interest or protected trees in the vicinity. North Street is within a controlled parking zone with double yellow lines on the Histon Road side of the road and residents parking bays on the other.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for the erection of a one and a half storey, 1 bed, unit. The building is 5.8 metres in width, stretching across the width of the plot and 7.6m deep, and is 6.5 metres in height to the ridge, 4.2 metres to the eaves. The proposal incorporates two front dormers with velux windows incorporated into the front and rear roof slopes, facing towards the Histon Road properties. On the ground floor there is a small lean-to element which has a cat slide roof, with a footprint measuring 2.5m x 4.7m.
- 2.2 At ground level the property is set back 5m from North Street allowing an off street car parking space to the front of the proposed dwelling. The downstairs incorporates a W/C and a kitchen/living space, which extends into the single storey lean-to element. The bedroom is within the roof space on the first floor. Access is maintained to the rear garden of 75 Histon Road via covered passage way which runs under the first floor bedroom alongside the boundary with 73 Histon Road.
- 2.3 The application is identical in scale and massing, and very similar in design, to a previous application for an annexe that was approved in November 2011. This application, however, is for a separate dwelling rather than an annexe.
- 2.4 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
C/63/0248	Erection of one detached bungalow or dwellinghouse	REF
C/65/0161	Erection of garage	APP
C/80/0425	Erection of bungalow	REF
06/0499/FUL	One and a half storey annexe	APP
11/0365/FUL	Demolition of existing garage and erection of a self-contained annex along with car parking, bins and cycle store.	A/C

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework (March 2012)

The National Planning Policy Framework sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

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

Circular 05/2005 - Planning Obligations:

Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 SS2 T1 T14 ENV6 ENV7 WAT2 WAT4 WM6
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/6 3/7 3/8 3/10 3/11 3/12 4/13 5/14 8/2 8/3 8/4 8/5 8/6 8/7 8/10 8/18

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	Sustainable Design and Construction

Planning Documents	Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Cambridge and Milton Surface Water Management Plan
	<u>Area Guidelines:</u> Conservation Area Appraisal: Central Conservation Area Castle and Victoria Road Appraisal (2012)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal will not have a significant impact upon highway safety. The proposed dwelling will not qualify for residents parking except for visitors parking, and conditions relating to materials for hard standing to the front and over hanging on public highway the proposal is acceptable.

Head of Environmental Services

- 6.2 No objection in principle, conditions recommended in relation to construction hours, deliveries during the construction stage and on-site waste storage and informatives regarding dust suppression, potential asbestos and other standard informatives.

6.3 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.

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7.0 REPRESENTATIONS

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

- 85 Histon Road (Council employee)
- 2 x 83 Histon Road

7.2 The representations can be summarised as follows:

- This is garden grabbing and poor quality due to design;
- The drainage system cannot cope with additional dwellings;
- No sufficient parking available on North Street;
- The road is not adequate in width to take extra traffic;
- This is quiet road and additional of dwellings changes the context of the road;
- There has been flooding previously due to the sewers over filling.

7.3 A petition has also been submitted with 14 signatures which states objection to the application but does not state any grounds.

7.4 Neighbours at number 75 Histon Road have commented that they do not object to the application but the plans are inaccurate from what is on site.

7.5 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. Water Management
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

- 8.2 The NPPF allows for development in sustainable locations. Histon Road has good public transport, walking and cycling routes and the proposed site is therefore considered appropriate and the NPPF states that developments of this type should be favoured. The Local Plan is still valid and the policies stated below conform with the NPPF.
- 8.3 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.
- 8.4 Policy 3/10 allows for proposals for the sub-division of existing plots in the garden area or curtilage of existing dwellings. Development of this nature will not be permitted however, if it will have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, light or an overbearing sense of enclosure; provide inadequate amenity space, or detract from the prevailing character and appearance of the area. An analysis of these issues is provided in the design and amenity sub sections below.
- 8.5 Comments have been received regarding 'garden grabbing'. However there is already a substantial single-storey garage on the site, which the proposed dwelling would replace. In this context, although the proposed dwelling is higher and set further back than the garage, I do not consider that the openness of the area would be significantly altered. The amount of garden space which would be lost to the proposal is limited (approximately 18 square metres) and I do not consider that this would be significantly harmful.

- 8.6 In my opinion, subject to the evaluation below, and the addition of conditions and informatives, the principle of the development is acceptable.

Context of site, design and external spaces

- 8.7 The acceptability of this scheme in relation to the surrounding context. was agreed in the previous application (11/0365/FUL). The present proposal is identical in size, massing and position within the plot, and has only minor differences in design.
- 8.8 The sub-divided plot benefits from 2 frontages along Histon Road and North Street, which, in combination with its logical rectangular dimensions, lends itself well to subdivision. The form and proportions of the sub-divided plot would not in my view detract from the character and appearance of the area as development of a similar type has occurred along North Street.
- 8.9 I consider that the proposed dwelling has been sensitively designed to respond to the back lane character of North Street. Local Plan policy 3/12 requires new buildings to have a positive impact upon their setting in terms of height, scale, form, materials, detailing and wider townscape views. Most significantly the building links in with the existing similar developments on North Street as the proposal is set back on the same building line as the dwelling at 33 North Street. The building is slightly lower in height, at 6.5 m to ridge compared with 6.8m at number 33 and the proposed stock brick and slate roof will be in keeping with the materials of properties along Histon Road as well as North Street. The finish and detailing of the proposal can be addressed by condition. I do not consider that this proposal will adversely alter the character of the street. Although development may be incremental, in this instance I do not consider it will cause any harm. Subsequent applications will be judged on their merits.
- 8.10 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 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The proposed accommodation will not have a significant impact on the amenities of occupiers of surrounding properties. Such impacts were previously assessed in planning reference 11/0365/FUL and considered acceptable. The proposed building sits in line with the dwelling at No.33 but is separated by two single storey garages and is some 8 metres further north. As the development is at the end of the garden the proposal would not result in any significant overshadowing or loss of light to neighbouring properties. I therefore consider that the application is acceptable in terms of its proximity to surrounding gardens and properties.
- 8.12 The front facing windows of the building look out towards the street where there is no immediate dwelling opposite. The rear has a ground floor set of doors facing towards Histon Road. At ground floor, a 1.8m boundary fence on either side of the garden restricts views into the rear of neighbouring properties. The first floor has two velux windows that face towards no.75 Histon Road and which serve a bedroom. Although oblique views would be possible into neighbouring gardens, these windows are not primary windows for the first floor bedroom and given that the back-to-back distance between properties is just shy of 20m, I consider the distance between the velux windows and nearby habitable rooms to be acceptable.
- 8.13 However, I note the close proximity of the velux windows to the rear gardens of no. 75a and other nearby gardens, and the perception of overlooking that those affected residents would experience. I therefore recommend that any permission be subject to a condition requiring the lower edge of the rooflights to be a minimum height of 1.7m above the first floor level.
- 8.14 Colleagues in Environment Health have commented that the proposal is acceptable subject to conditions and informatives. Because of the residential character of the area the hours of construction and deliveries should be controlled by condition, which I recommend. I also recommend informatives relating to demolition and dust control and asbestos handling.
- 8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.16 The development provides for additional accommodation to meet the needs of the applicant in a way that does not compromise the site context or the level of amenity currently enjoyed by nearby residents.
- 8.17 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.18 The proposal shows an area for bin storage. The waste officer has recommended conditions relating to waste but I do not consider that this is appropriate as the plans show adequate space for the existing and proposed house for 3 bin storage.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.20 The proposal had already been agreed with the car parking layout in the same position and the Highway Authority has raised no objection on the grounds of highway safety. Concerns have been raised by neighbours. However the parking/access situation is improved over the existing arrangements because the building is set back allowing a full sized car to be positioned clear of the pavement.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.22 The development is for separate accommodation therefore there is need for additional car or cycle parking provision. The site is located within a controlled parking zone, and parking restrictions in the form of double yellow lines exist on street where there are not residents bays. There is one car parking

space shown on the plans for use by the future occupiers of the proposed dwelling. Future residents will not benefit from a Residents Parking Permit. Given the controlled surroundings, the parking of cars on street will remain unchanged from the present situation, and therefore the proposal is considered acceptable subject to conditions relating to materials and encroachment onto highway land.

- 8.23 Provision is made for cycle parking in the rear garden of the proposed dwelling. The application shows room for a single parking space in a secure area accessed via the passageway, but I do not consider that the stand meets the Cycle Parking Standards in new residential developments. There is room on site to accommodate the required cycle parking and I consider that a condition is sufficient to secure appropriate provision.
- 8.24 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Water Management

- 8.25 Comments have been received in relation to flooding and surface water drainage not being adequate. The Sustainable Drainage Engineer has commented that the site is not considered a risk of flooding in accordance with the NPPF. The Cambridge and Milton Surface Water Management Plan does not indicate that this specific site is at risk, but there is a general risk in the area but this can be mitigated by a condition which I recommend.
- 8.26 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/18.

Third Party Representations

- 8.27 I have dealt with most of the concerns raised above. Surface water drainage issues not addressed by the recommended condition, and deficiencies in the provision of sewage facilities are matters for the water authority and Building Control.
- 8.28 Third party comments have been received in relation to inaccurate plans being submitted and the forms being wrong. This is a land ownership issue and cannot be the basis for refusing an application.

Planning Obligation Strategy

Planning Obligations

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

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

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

Open Space

8.30 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 and informal open space. The total contribution sought has been calculated as follows.

8.31 The application proposes the erection of 1 one-bedroom house. The net total of additional residential units is 1. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

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

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	1	403.50
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					403.50

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	1	363
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					363

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264		
Total					0

8.32 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) policy 3/8 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.33 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	1	1256
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			1256

8.34 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) policy 5/14 and the Planning Obligation Strategy 2010.

Waste

8.35 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	1	75
Flat	150		
Total			75

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

Monitoring

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

Planning Obligations Conclusion

- 8.38 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

The proposal is similar to the approved scheme (11/0365/FUL), with the only difference being that this application is for a separate dwelling house rather than an annex. Having looked at the area there are other similar approved schemes and therefore I consider this application appropriate and recommend APPROVAL.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

Reason: To ensure that the appearance of the external surfaces is appropriate. (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 written agreement of the local planning authority in writing no deliveries or collections in connection with the construction work or demolition shall be carried out or plant operated other than between the following hours: 0700 hours to 1900 hours Monday to 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)

5. Prior to the commencement of the use hereby permitted, 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)

6. The car parking space laid out within the site in accordance with the approved plans shall be retained and shall not be used for any purpose other than the parking of vehicles.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

9. Prior to the first occupation of the development hereby permitted, the two velux windows, which serve the first floor bedroom as approved on drawing 11/1295:010, shall be located so that no part of the windows are lower than 1.7 m from finished first floor level. These windows shall not thereafter be altered in size and position.

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

10. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the Technical Guidance to the National Planning Policy Framework, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
include a timetable for its implementation; and
provide a management and maintenance plan for the lifetime of the development.

Reason: To control surface water management. (East of England Plan (2008) policies WAT2 and WAT4 and Cambridge Local Plan (2006) policy 8/18).

INFORMATIVE: The Local Highway Authority has advised that following development occupants of neither the existing nor the future residential units will qualify for residents' parking permits within the residential parking schemes operating in the local area.

INFORMATIVE: The demolition of the workshop/garages may give rise to dust and therefore the applicant/developer is advised to ensure that appropriate measures to minimise the spread of airborne dust from the site are employed. Further guidance can be obtained from the Section on dust pollution in the Councils Sustainable Design and Construction supplementary planning document.

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. An informative is recommended advising that the agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site.

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

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

The applicant/agent is advised to contact The Housing Standard Team of the Refuse and Environment Service at Cambridge City Council on telephone number (01223) 457890 for further information.

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, SS2, T1, T14, ENV7, WAT2, WAT4 and WM6

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/10, 3/11, 3/12, 4/13, 5/14, 8/2, 8/3, 8/4, 8/5, 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 www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

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

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.