

Application Number	11/1442/FUL	Agenda Item	
Date Received	25th November 2011	Officer	Miss Sophie Pain
Target Date	20th January 2012		
Ward	Market		
Site	Gibson House 57 - 61 Burleigh Street Cambridge Cambridgeshire CB1 1DJ		
Proposal	Change of use from offices (B1A) to office and teaching (B1A and D1) space on the upper three floors.		
Applicant	C/O Bidwells		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <p>The application proposes the relocation of an existing language school to a vacant premises, providing vitality to Burleigh Street and improved employment for the City;</p> <p>The application demonstrates that the proposed change of use will not lead to an adverse impact upon the housing stock of Cambridge;</p> <p>The level of on-site car parking proposed is appropriate for the level of activity proposed, and that the usage of the proposed 80 cycle parking spaces shall be monitored and improved if necessary.</p>
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Gibson House is located on the southern side of Burleigh Street, approximately half way along the street. At ground floor the property is divided into four retail shops that will remain. On the three floors above are vacant offices, which are the subject of this planning application.
- 1.2 The property is flat roofed and has a terrace to the rear of the property, over the extended ground floor units.
- 1.3 There is a service area and car parking to the rear, which is accessed from Paradise Street.
- 1.4 The majority of the western end of the street is pedestrianised. The Street is designated a primary shopping frontage within the Cambridge Local Plan 2006. The site is not within a Conservation Area, although the boundary of the Central Conservation Area runs along Paradise Street, which abuts the site.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for change of use of the first, second and third floors of Gibson House from Office accommodation (Class B1(a)) to Office and Teaching use (Classes B1(a) and D1) for the benefit of an existing language school, EC.
- 2.2 At present EC Language School are accommodated within Guildhall Chambers on Corn Exchange Street. There are 6 classrooms, where 140 students are taught English at any one time, Monday to Friday 9 am until 5:45 pm. The floorspace at Guildhall Chambers is 195 sq m. EC also have an administrative site at 26-29 Sidney Street, which has a floor space of 372 sq m. This is for student welfare and office functions and does not provide any teaching space for students. Therefore, collectively, the existing floorspace of EC over both sites is 574 sq m.
- 2.3 The proposal for the school is to relocate the majority of its functions to Gibson House on Burleigh Street. At ground floor there are A1 shops, which will remain and the school will occupy the upper three floors, providing 874 sq m of floorspace,

of which 412 sq m will be teaching floorspace. This will allow for 15 classrooms, that will provide capacity for 214 students, but would be more comfortable for 180. The relocation would also allow the office functions within the Student Service Centre at 26-29 Sidney Street to be incorporated into Gibson House. The agent for 26-29 Sidney Street, Cheffins, has confirmed that their client would anticipate the premises remaining in its existing use as offices or that planning permission would be sought for a viable alternative use, should EC vacate the premises.

- 2.4 There would also be IT labs, a library and social facilities for students, which the Guildhall Chambers cannot provide.
- 2.5 As part of the intended operations for the school, the Guildhall Chambers teaching space would be retained for use as a business school for mature students seeking to improve their business English. With this proposal, student numbers would reduce at the Guildhall Chambers from 140 to 25 students only. Both Gibson House and Guildhall Chambers would provide a collective floorspace of 1,076 sq m, of which 615 sq m is teaching floorspace.
- 2.6 The proposed development also seeks to provide 80 cycle parking spaces and 10 car parking spaces, including a disabled space to the rear of the property, accessed from Paradise Street.
- 2.7 The application is accompanied by the following supporting information:
 1. Planning Statement
 2. Addendum to Planning Statement
 3. Operational Statements from EC
 4. Letter of intention from the owners of 26-29 Sidney Street
- 2.8 The application is brought before Planning Committee because in the opinion of Officers there are special planning policy reasons that should be considered by Members of the Committee.

3.0 SITE HISTORY

- 3.1 No relevant site history.

4.0 PUBLICITY

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

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	SS1 T9 T14 ENV7 ENG1 WM6
Cambridge Local Plan 2006	3/1 3/4 3/7 4/11 4/13 7/11 8/2 8/6 8/10 8/16

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	Waste Management Design Guide Planning Obligation Strategy Public Art
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> Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Kite Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

First Response (14th December 2011)

- 6.1 No transport statement has been submitted to support the proposal. Details are required in order to assess if additional transport contributions are needed. Justification needs to be provided to justify the level of parking provision.

Second Response (16th January 2012)

- 6.2 Following details submitted by letter on 12th January 2012, although the sample of students questioned was small, given the location and on-street controls locally, the issue of on-street parking demand will not be significant in determining the application. However, the number and position of cycle parking does need consideration as the local on-street cycle parking is

very well used in this area and there is little or no scope for any additional on-street racks.

The Highway Authority have confirmed that transport contributions are not required as the proposed use will not generate more than 50 additional trips.

Head of Planning Policy

First Response (19th January 2012)

- 6.3 This application appears to fly in the face of existing adopted Local Plan policy and the application does not acknowledge the existing plan policy or provide any evidence as to why the departure should be allowed other its reference to PPS4 and the emerging draft NPPF. The adopted Local Plan policy carries more weight at the current time having been through all of the relevant adoption processes.

The Council have commenced work on the review of its Local Plan and plans to publish and consult upon its Issues and Options stage in the late spring of 2012. It would be premature to relax existing adopted planning policies towards language schools at this stage until officers members and the public have been consulted upon possible future policy options towards language schools and other uses.

The proposal by EC Cambridge is contrary to the current adopted policy towards language schools in that it represents a considerable increase in teaching space (255%), which will ease current overcrowding but also facilitate broader growth in terms of additional student load. Temporary classrooms currently used are nor within the scope of planning controls. The move to Burleigh St would legitimise this floorspace without any ameliorative and proportionate increase in residential accommodation for students.

It is acknowledged the move will enable some easing in the current accommodation pressures but is also planned to facilitate considerable expansion over and above the limits in the current policy. The existing premises at Guildhall Chambers are to be retained for teaching purposes albeit at a lower density than currently. It is not evident how the increase student numbers as a result of this application would be

accommodated overall. The application would place additional housing pressures on the City which the policy is designed to avoid.

The location of the site currently is highly sustainable and if it were to move to Burleigh St it would still be in a sustainable location albeit in a marginally less central location but still within the defined central area. Arguments about pressure on the City centre are therefore not that relevant.

The premises have been vacant for a long time but there may be other land uses such as residential uses, which could be explored.

The adopted plan position is unequivocal in resisting such large scale expansions in teaching space. The National Planning Framework is a material consideration but should not be used to overcome adopted policies of acknowledged importance. The economic benefits of existing language schools were acknowledged in the preparation of existing adopted policy and in subsequent monitoring. The policy makes provision for the continued growth of existing permanent schools. It is for the Local Plan review to assess the merits or otherwise of any change in policy towards language schools or the thresholds applied to existing schools.. The policy team do not therefore support the current application from a policy perspective.

Second Response (10th August 2012)

- 6.4 Thank you for forwarding the reply you have received from EC Cambridge dated 2nd August.

From a policy perspective capping student numbers at 20,000 accords with the level of accommodation proposed from our spreadsheet (which is explained in the table at paragraph 8.10) and gives us comfort that they are not putting undue excessive pressure on the housing market as a consequence of their expansion plans. Student weeks represent a better method of regulating growth in student numbers than the 10% cap on teaching floorspace. On the basis of the unique and particular problems, which are examined within the report, EC face, we are prepared to accept the proposal as a departure from policy 7/11 on language schools.

We recognise and value the economic contribution the expansion will create.

Head of Environmental Services

- 6.5 To control the alteration works on the surrounding residents, such as in Paradise Street, a condition should be imposed relating to standard working hours.

The existing bin store appears to be sufficient in size, given that no kitchen is proposed.

Cambridge City Council Access Officer

- 6.6 Concerns regarding the size of lift and location of accessible toilet. The classrooms need to have hearing loops, colour contrast and signage needs to be considered throughout and the entrance doors need to be powered or asymmetrical.
- 6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 A letter of support has been received from the Grafton Centre Director. In summary he is supportive of this application as it will enhance the area by:
- Bringing vitality to an area of Cambridge that has proven to be in need of an uplift in usage; and
 - Add to the economic success of local retailers and coffee shops in Burleigh Street and the Grafton.

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. Economic benefits
 3. Context of site, design and external spaces
 4. Disabled access

5. Residential amenity
6. Refuse arrangements
7. Car and cycle parking
8. Section 106 Agreement

Principle of Development

- 8.2 Policy 7/11 states that development at existing language schools will be permitted where existing facilities are being improved or teaching floorspace is being increased by no more than 10%.
- 8.3 To apply this policy, 10% of the existing teaching floorspace at Guildhall Chambers would equate to an additional 20 sq m. The applicants argue that this minimal increase in floorspace would not be sufficient to address the needs of the existing school to compete in the language school market. Furthermore, there is no opportunity to extend at Guildhall Chambers by even 1%, thereby forcing EC to relocate its operations.
- 8.4 The applicants seek to acquire Gibson House for the main function of EC Language School, with regard to the exam preparation and university pathway courses that they provide. They also seek to retain the Guildhall Chambers for business courses. A personal permission has been recommended through the imposition of condition 2. The lease at 26-29 Sidney Street would be relinquished if planning permission were forthcoming for Gibson House and the building would be available either as offices or for another use, as the owners, Sidney Sussex College deem appropriate, subject to planning permission. This is imposed through condition 3 of my recommendation.
- 8.5 As such the applicants are seeking to increase the level of floor space by 412 sq m, which means that EC are seeking to expand their teaching floorspace by 311% ($607/195 (195+412) \times 100$). On the face of it, this proposal is contrary to Local Plan policy.
- 8.6 However, the benefits that such a relocation could bring to the economy of the City should be considered and the use of conditions in order to control the operation of the language school need to also be evaluated. These are considered in the relevant sections below.

Proposal of planning control through the limit of student weeks

- 8.7 As well as recording student numbers, EC record the number of student weeks it provides per year, which is a recognised industry standard. In 2010, EC recorded 13,500 student weeks and in 2011 it recorded a small reduction to 13,024 weeks. A student week is calculated as one student who undergoes at least 10 hours of tuition each week. This is the measure used by English UK, the national association for accredited language schools, of which EC is one
- 8.8 At present Guildhall Chambers is used intensively with a strict timetable that allows EC to accommodate 140 students each day. However, as a typical student undergoes 25 hours of teaching per week, there is the potential for 252 students to be taught per week at Guildhall Chambers as per the existing arrangement.
- 8.9 I appreciate that the existing local plan policy 7/11 does not refer to student weeks as a means of assessment. However, the Local Plan, Issues and Options Report (2012) recognises that policy 7/11 has not been very effective in its management of language schools. This is because of the way language schools operate, based on the number of student weeks. Therefore the measure of output may be more effective when based upon the number of student weeks. I appreciate that the consultation on the Local Plan holds relatively little weight at present and that policy 7/11 should be given precedence, but there is an option in the report (2012) for controlling the operation of the language school, through the number of student weeks that the language school is allowed to provide.
- 8.10 Planning policy have produced a spreadsheet, which is attached at Appendix 2 of this report, with the scenarios of 140, 180 and 214 students, which have been explained in paragraphs 2.2 and 2.3.

Explanation of calculating Student Weeks

	140 Students	Total	180 Students	Total	214 Students	Total
Number of students x Number of teaching hours possible in one day	140 x 9 =	1,260	180 x 9 =	1,620	214 x 9 =	1,926
Number of teaching hours possible in one day x 5 (week).	1,260 x 5 =	6,300	1,620 x 5 =	8,100	1,926 x 5 =	9,630
Number of teaching hours possible in one week x 52 (year).	6,300 x 52 =	327,600	8,100 x 52 =	421,200	9,630 x 52 =	500,760
Student hours per year / 25 hours of teaching per student to provide student weeks	327,600 / 25 =	13,104	421,200 / 25 =	16,848	500,760 / 25 =	20,030
Total Student Weeks		13,104		16,848		20,030

8.11 Using these calculations it is considered that in order to control the operations of the language school, not only should EC be the named operatives of Guildhall Chambers and Gibson House but that they should not exceed the tuition of 20,000 student weeks per year, collectively between the two sites to reflect their particular needs.

8.12 This limit on student weeks is considered to be appropriate for a number of reasons. As part of the application, it has been demonstrated that with the uplift in student numbers, there will be no adverse impact upon the housing stock within Cambridge. I have explored this issue further under the relevant heading, but the conclusion is that with the investment in accommodation contracts for the high season (May to September) the increase in students can be satisfactorily accommodated. Furthermore, with the intensity of use that EC

use Guildhall Chambers, where overcrowding of classrooms is a problem, the proposal to allow 20,000 student weeks over the two sites, is a more accurate reflection of the additional floorspace that will be gained by relocating to Gibson House.

- 8.13 Section 106 agreement has been drawn up that would link these two sites legally, thereby enforcing the above.
- 8.14 The applicants seek an uplift in the number of students that they teach at any one time. However, it is Officers opinion that this uplift is acceptable given the increase in teaching floorspace. As already described in paragraph 8.5, the proposal represents a 311% increase in teaching floorspace. However, the likely increase of 40 students would represent a 29% increase in student numbers. This indicates that the applicant does not seek to use the site intensively and that the teaching groups will be much improved, potentially reducing from 23 people per group to 11 people per group. The Section 106 agreement will ensure that the site could not be used intensively, as it cap the number of student weeks at 20,000. However, with the improved facilities, it does mean that the number of people using the building will have the ability to increase as students will use the IT labs and library outside of their teaching time table. The impact of this needs to be considered upon the residents of the Kite Area and is considered further within the residential amenity section.
- 8.15 In conclusion, using conditions and a Section 106 agreement to prevent the applicant from intensively using the application site, it is considered that the proposed change of use is acceptable. The application demonstrates that there will be no adverse impact upon the accommodation stock within Cambridge and that by relocating to Gibson House the issues of overcrowding and intensification of use of Guildhall Chambers shall diminish.

Economic Benefits

Expenditure by EC Cambridge and their Students and Employment Benefits:

- 8.16 The applicant believes that in its present form, EC Cambridge contribute £2.5 million into the local economy. Broken down this is approximately:

- £85,000 spent on rent of premises;
- £95,000 spent on classroom hire in order to accommodate existing capacity;
- £60,000 on the hire of sports facilities, visits to Colleges and hire of halls;
- £90,000 paid to local restaurants and caterers;
- £1 million paid to host families;
- £800,00 total salary bill; and
- £165,000 for transportation including taxis and the hire of coaches.

8.17 The Cambridge Cluster at 50 Study (2011) recognizes that language schools such as EC are a distinctive characteristic of Cambridge, and a significant contributor to the local economy (paragraph B3.36). Students enrolled at these schools were estimated to spend £78 million per year through spending in local shops, pubs and clubs, therefore contributing additional economic benefits for Cambridge, above those highlighted in the paragraph above.

8.18 The NPPF (2012) at paragraphs 19 and 20 highlight that the planning system should ensure that it does everything it can to support sustainable economic growth and that significant weight should be placed on the need to support economic growth through the planning system.

8.19 Gibson House has been vacant since February 2010, although an active marketing campaign by Cheffins has been on-going. There are no Local Plan policies, which protect office space. There does not appear any reasonable prospect of the site being used for offices. I consider that it is an economic benefit to Burleigh Street, that it is brought back into use, albeit it as use for a language school.

8.20 The Grafton Centre management is supportive of the vitality that the proposed change of use will bring to Burleigh Street and the additional spending that the students will bring to the surrounding shops and restaurants. Additionally, there will be an a regular flow of comings and goings from the building which will have a positive impact upon Burleigh Street and contribute to the 'city vibe' around the Grafton Centre. EC state that Cambridge is one of the most sought after destinations and care is taken to familiarise the students to the City, its market, shops, restaurants and Library. With an uplift in student

numbers, this will still be undertaken by EC staff, with the benefit that more students will be spending in these shops and restaurants.

- 8.21 The applicant seeks to increase desk capacity at Gibson House to 180, although there would be possible to provide 210 desk spaces. As such, with the increase in student numbers, the economic benefit would rise accordingly. The application does not propose to provide kitchen facilities at Gibson House and therefore the expenditure in local restaurants and hire of facilities would increase, providing the City with an economic benefit.
- 8.22 To bring the building back into use and as a language school, is likely to have significant benefits in uplifting the economy of the Grafton Centre and surrounding streets. Furthermore, an added benefit will be families visiting their children bringing additional economic benefits and some students will look to continue their education in Cambridge by attending one of the Universities. These are all benefits that occur at present and will be continued and potentially increased with the granting of this permission.
- 8.23 In addition to the additional expenditure by the school and students, the improvement to facilities for the school and the increase in student numbers provides the opportunity for EC to increase their staff numbers, thereby creating further employment within the City. The proposed relocation is likely to provide an additional 20 full time equivalents positions throughout the year and 15 seasonal positions during the summer months. This is encouraged by the principles of the NPPF (2012), which seek to use the planning system to secure economic growth, in order to create jobs and prosperity.

Accommodation:

- 8.24 EC presently has over 160 families who are registered with them as host families, providing accommodation to students on a year round basis. In the low season EC have approximately 198 bed spaces available within these host families and this rises to 266 in the high season. As such, in 2011 EC's accommodation bill (including payments to Colleges too) was over £1 million. Many families host students in order to provide an income or to supplement their income. EC is in the fortunate

position of offering these families regular bookings throughout the year, although some families only provide accommodation during the high season as there is not the demand from EC for rooms during the low season. With the proposed relocation and expansion to Gibson House, the increase in students numbers will allow EC to potentially offer more of these families students during the low season too.

- 8.25 EC also have four student hostels that provide 40 beds, a contract with Jesus and Churchill College during summer months, which provides a further 80 beds and a 10 year contract for 100 beds on the CB1 development from June 2013, between the months of June and September only. This is to ensure that the proposed expansion will not affect the existing housing stock or accommodation provision of Cambridge as it utilises accommodation that would otherwise be empty or provides an income to families within Cambridge.
- 8.26 EC has the ability to teach a total of 45 hours per week. Taking the average of 25 hours teaching per student per week, it means that EC can teach 1.8 groups of 140 students. This means that EC at present have the ability to teach 252 students per week.
- 8.27 Using the above equation, the proposed change of use would allow a maximum of 386 students to be taught across both sites, Guildhall Chambers and Gibson House. This provides the figure of the number of bed spaces that need to be provided to address the residential needs of their students. Below is a table of the proposed bed spaces during the high and low seasons.

Type of Accommodation	Number in low season	Number in high season
Host Families	198	266
EC Hostels	40	40
Colleges (June to Sept)	0	80
CB1 (June to Sept)	0	100
Total	238	386

- 8.28 Although student numbers tend to be reduced in the low season, it is anticipated that if between 238 and 386 students are enrolled, it would allow EC to offer a higher annual income

to the host families, who would like to have students in the low season too. Furthermore, this is looking at absolute numbers, where the two buildings will be operating at full capacity. Finally, the mature students in Guildhall Chambers will be utilising accommodation in local hotels and small bed and breakfasts, therefore not occupying bed spaces and injecting further spending into the local economy.

- 8.29 The Cluster at 50 Study (2011) at paragraph B 3.37 estimated that the income from fees and accommodation for the 22 language schools in Cambridge amounted to £50 million in 2009.

Context of site, design and external spaces

- 8.30 The application does not propose any external alterations to the property, save for the installation of cycle racks within the service yard to the rear of the site. The internal alterations will work with existing window openings to ensure that there will be no external changes to the building. As such the proposal is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Disabled access

- 8.31 The proposal seeks to include a lift, but given that the door into the lift is not wide enough, this needs to be reconsidered. Given the internal dimensions of the lift, it would appear possible to provide a wider door.
- 8.32 It is proposed to locate the wheelchair toilet on the top floor, which may not be the most practical location. It is recommended that it would be best located on a floor with the greatest classroom capacity, so possibly the 2nd floor, where the library is also located. I believe that an informative could be included to advise the applicant that these facilities should be to the correct specification and located in the correct places.
- 8.33 Furthermore, there are some design issues that also need to be resolved, but an informative can be included to ensure that they are compliant.
- 8.34 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/7.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.35 With regard to commercial neighbours within Burleigh Street, I consider that their amenity will be preserved by the proposed change of use and do not consider that there will be any detrimental effects.
- 8.36 To the rear of the site on the southern side of Paradise Street are two storey residential properties. On the whole, I do not consider that the proposed change of use will harm their amenity as the main entrance to the property will be from Burleigh Street itself.
- 8.37 However, cycle parking will be provided to the rear of the site and as such, there will be some students arriving by this access. The majority of this movement will happen during the day, but I appreciate that the opening hours of the building will be more extended, from 8 am to 8:30 pm. Paradise Street, is relatively quiet despite its central location and the amenity of the neighbours should not be disturbed by the students who would use this site. As such, I believe that a management plan should be submitted by the applicant in order to assure Officers that measures will be in place to ensure that students will be respectful when leaving the site via the Paradise Street entrance.
- 8.38 There is an existing terrace area at first floor level. It is proposed that this space will not be utilized as amenity space for the students as there are two fire exits that lead out onto this space. In order to protect the amenity of neighbours, I believe that it should be conditioned that this area is not used as amenity space for the future users and that the doors leading onto this area will remain as alarmed fire doors.
- 8.39 Subject to the suggested conditions, I consider that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.40 The existing refuse store, which is located within the service yard, is considered to be appropriate for the proposed use, given that there are no kitchen facilities provided for students. A condition is recommended to ensure that development is carried out in accordance with the submitted site plan.
- 8.41 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/4.

Car and Cycle Parking

Cycle Parking

- 8.42 At present there is no cycle parking on site. The maximum desk capacity that Gibson House can provide for is 214 students. However, given the additional facilities that this building will provide, by way of a library and computer suites, it means that more than 214 students could be accommodated on site at any onetime.
- 8.43 It is unlikely that all 214 desks will be utilized throughout the year, especially during the first few years after EC make the transition to Gibson House. The application proposes 80 cycle spaces in the rear service yard. However, if Cambridge City Council's adopted cycle parking standards were applied, a total of 236 cycle parking spaces would be required for this development.

Category	Standard	Requirement
Non-residential higher education (214 students)	1 space per student	$214 \times 1 = 214$ spaces
Non-residential higher education (43 FTE staff)	1 space per 2 staff	$43 / 2 = 22$ spaces
TOTAL		236 spaces

- 8.44 I am aware of the concerns of the Highway Authority that there is no capacity for students to use the cycle parking on Burleigh Street, but equally, the provision for 236 cycle spaces is impossible on this site. In their existing location, EC do not

have any specific provision for cycle parking. As part of the application, a transport statement was submitted with a staff/student transport survey included. The conclusion was that the most popular form of transport was by bus (35% for staff and 64% for students). In comparison to this, 20% of staff and 9% of students cycled. Therefore, I believe that in the first instance, 80 spaces is acceptable.

8.45 However, I would request by condition that a travel plan is submitted and that as part of the travel plan a commitment to monitoring the use of cycle parking is undertaken. If more spaces are required, then a rationalization of the site will be undertaken in order to find additional space for cycle stands. This may be achieved either through the use of high capacity stands or if the car parking spaces are not efficiently utilized, there may be the potential to use some of the redundant car parking spaces for cycle spaces.

8.46 The site presently provides 21 car parking spaces to the rear of the site. This provision is to be lowered to 9 spaces, with an additional space for disabled students or visitors. However, if Cambridge City Council's adopted car parking standards were applied, a total of 14 car parking spaces would be required for this development.

Category	Standard	Requirement
Non-residential higher education (214 students)	None	$214 \times 0 = 0$ spaces
Non-residential higher education (43 FTE staff)	1 space per 3 staff	$43 / 3 = 14$ spaces
TOTAL		14 spaces

8.47 I believe that given the improvements in cycle parking and the central location of the site, the provision of 9 car parking spaces and 1 disabled space is sufficient and in accordance with the Car Parking Standards within the Cambridge Local Plan 2006.

8.48 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.

Section 106 Agreement

- 8.49 A Section 106 agreement is not required for a monetary value, but to secure the operation of the proposed and existing sites. There are two elements that have been discussed in the report and that the agreement will need to address. These are the capping of student weeks across the two sites, Guildhall Chambers and Gibson House and that the applicants must relinquish the lease of 26-29 Sidney Street.
- 8.50 This agreement is required in order for Officers to support the application as it prevents the Language School from operating in an unrestricted manner and that by recommending approval of the application, it is on the basis that there is a benefit to the City, by the lease on 26-29 Sidney Street being relinquished.

9.0 CONCLUSION

- 9.1 The proposal will bring a vacant building back into use and will provide economic benefits for the wider city. The proposal has demonstrated that it will not adversely impact upon the housing stock of Cambridge, but will provide the opportunity for the applicants to offer additional students to their existing host families.
- 9.2 Providing that the operations of the Language School are restricted through the completion of a Section 106 Agreement and that a robust Management and Travel Plan is submitted through appropriate conditions to ensure that the amenity of neighbouring residents is not affected, APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the completion of a Section 106 Agreement by **31st March 2013** and subject to the following conditions:

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

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

2. The use hereby approved shall be used in conjunction with and only by EC Language School, Cambridge and for no other purpose. On vacation of the premises, the use of the application site shall revert to Use Class B1(a) as defined by the Town and County Planning (Use Classes) Order 1987 (as amended).

Reason: The use of the building for any other purpose or by any other occupier would require re-examination of its impact and its compliance with Local Plan Policy. (Cambridge Local Plan 3/4, 7/2 and 7/11)

3. Prior to commencement of the approved use, a management plan shall be submitted to and approved in writing by the local planning authority. The management plan shall more particularly but not exclusively include:

1. Supervision and management of cycle parking provision.
2. Supervision and management of users of the site in order to minimise disturbance to local residents when coming or going from the site.

Thereafter, there shall be no variation or amendment to the approved management plan unless formally agreed in writing by the local planning authority.

Reason: To ensure that the approved use does not harm the amenity of neighbouring residents on Paradise Street (Cambridge Local Plan 2006 policy 4/13).

4. The two doors on the south west elevation at first floor level shall remain as alarmed fire exits and shall not be replaced with any other door. These doors shall not be propped open and no use of the terrace at first floor shall be utilised unless in the case of an emergency.

Reason: To ensure that the amenity of neighbouring residents on Paradise Street is not harmed by noise and disturbance from users of Gibson House. (Cambridge Local Plan 2006 policy 4/13).

5. The refuse store shall be implemented and retained as shown on drawing 013 A unless written agreement is sought from the local planning authority.

Reason: To ensure that appropriate waste storage provision is maintained for the site. (East of England Plan 2008 policy WM6 and Cambridge Local Plan policy 3/4).

6. Prior to the commencement of the approved use, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This Travel Plan shall include a commitment to monitoring the use of cycle parking spaces and that if needed, further spaces shall be provided in order to accommodate the need.

Reason: To encourage the use of sustainable forms of transport. (Cambridge Local Plan 2006 policy 8/2)

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

INFORMATIVE: The applicant is advised to contact the City Council Access Officer, Mark Taylor (01223 457075) prior to refurbishment of the property to discuss the inclusion of the lift and location of the accessible WC.

Reasons for Approval

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

East of England plan 2008: SS1,T9,T14,ENV6,ENV7,WM6

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

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

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

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.

Student Week Calculator

Assumptions

Physical Capacity Student Desks 140
 Number of Lessons per week 20-30
 Hours a day lessons taught 9am-6pm = 9 hours
 No Classrooms 6

Student desks 140
 Hours a day 9
 Student Hours a day 1,260
 Student Hours A week 6,300
 Student Hours a year 327,600

Student week =25 hours of teaching time 13,104 Student weeks

Cambridge Total Student weeks All 23 Language Schools 2010

124,000

If School teaches average of 25 hours teaching a week (20-30) per student

Hours a day 9
 Days a week 5
 Teaching Hrs a week 45
 If assume 25 hrs teaching 1.8
 Desk Capacity X teaching hours 252 Students can be taught if 25 hours of lessons
 Accommodation required based on above theoretical max (in reality will be lower for range of factors)
Residential Needs 252

Stephen Miles/Myles Greensmith
 28th June 2012

Student Week Calculator

Assumptions

Physical Capacity Student Desks 140
 Number of Lessons per week 20-30
 Hours a day lessons taught 9am-6pm = 9 hours
 No Classrooms 6

Student desks 180
 Hours a day 9
 Student Hours a day 1,620
 Student Hours A week 8,100
 Student Hours a year 421,200

Student week =25 hours of teaching time 16,848 Student weeks

Cambridge Total Student weeks All 23 Language Schools 2010

124,000

If School teaches average of 25 hours teaching a week (20-30) per student

Hours a day 9

Days a week 5

Teaching Hrs a week 45

If assume 25 hrs teaching 1.8

Desk Capacity X teaching hours 324 Students can be taught if 25 hours of lessons

Accommodation required based on above theoretical max (in reality will be lower for range of factors)

Residential Needs 324

Stephen Miles/Myles Greensmith

28th June 2012

Student Week Calculator

Assumptions

Physical Capacity Student Desks 140
 Number of Lessons per week 20-30
 Hours a day lessons taught 9am-6pm = 9 hours
 No Classrooms 6

Student desks 214
 Hours a day 9
 Student Hours a day 1,926
 Student Hours A week 9,630
 Student Hours a year 500,760

Student week = 25 hours of teaching time 20,030 Student weeks

Cambridge Total Student weeks All 23 Language Schools 2010

124,000

If School teaches average of 25 hours teaching a week (20-30) per student

Hours a day 9

Days a week 5

Teaching Hrs a week 45

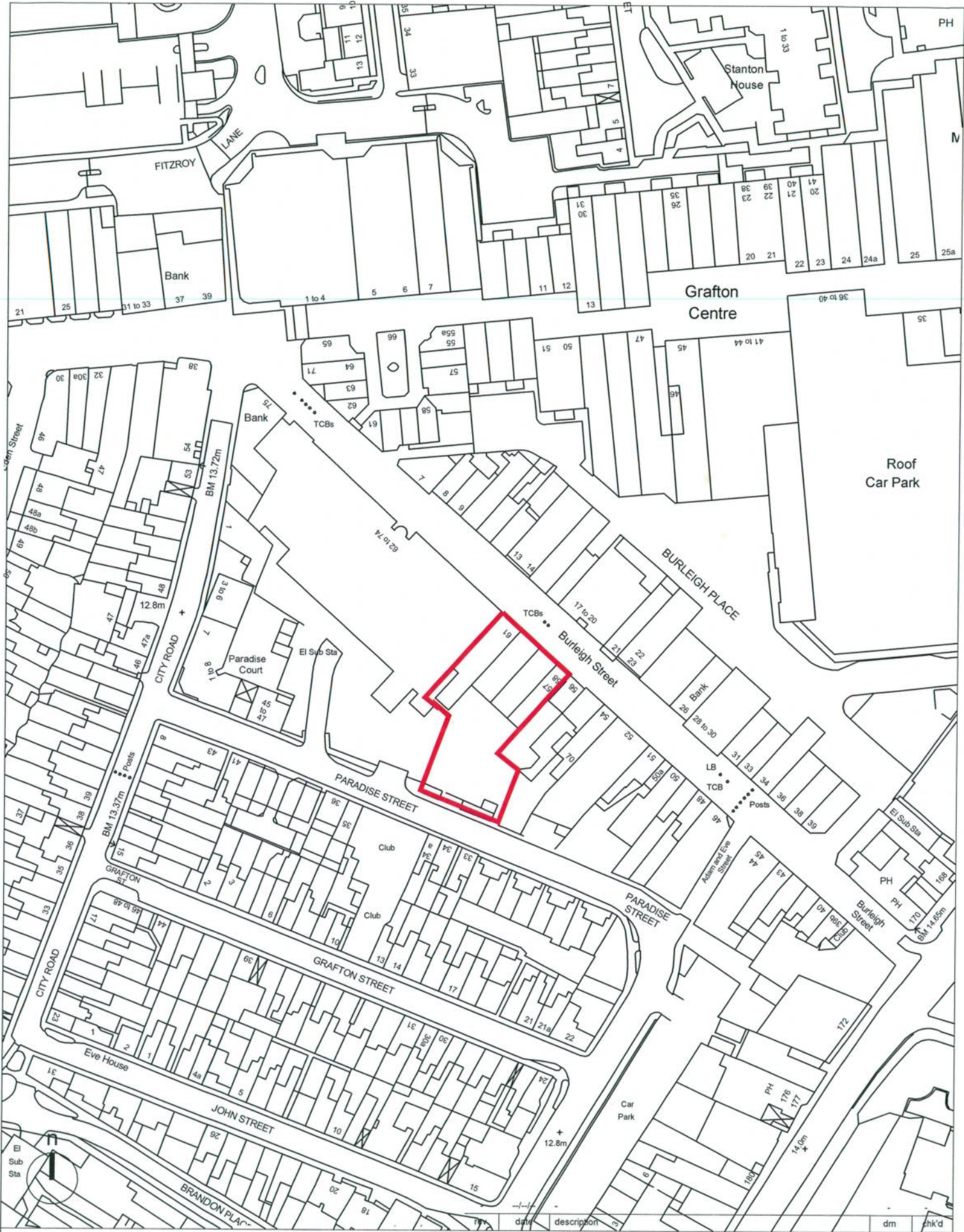
If assume 25 hrs teaching 1.8

Desk Capacity X teaching hours 385.2 Students can be taught if 25 hours of lessons

Accommodation required based on above theoretical max (in reality will be lower for range of factors)

Residential Needs 385.2

Stephen Miles/Myles Greensmith
 28th June 2012



NOTES

Do not scale from this drawing, use figured dimensions only. All dimensions to be checked on site.

All drawings to be read in conjunction with other contract documentation.

Any discrepancies to be reported to the Contract Administrator before any work commences.

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building consultancy

trumpington road cambridge cb2 9ld

01223 841841

BIDWELLS

client: EC LANGUAGE SCHOOL

title: SITE LOCATION PLAN

project: GIBSON HOUSE 57/61 BURLEIGH STREET, CAMBRIDGE REFURB

status: PLANNING

discipline

BUILDING SURVEYING

project no.

TQ1970001

dwg no.

000

drawn DRB

date: NOV 2011

chk'd -

scale @ A4

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rev.

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