

Application Number	12/0966/FUL	Agenda Item	
Date Received	25th July 2012	Officer	Mr John Evans
Target Date	19th September 2012		
Ward	Romsey		
Site	191 Mill Road Cambridge CB1 3AN		
Proposal	Erection of 6 studio units; and a retail unit (Class A1) to the rear of 191 Mill Road, and internal alterations at first floor level to covert a single one bed residential unit into 2 studio units (following demolition of existing rear outbuilding), together with associated infrastructure. Conservation Area Consent for the demolition of the existing building (193B Mill Road).		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development does not accord with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed new building will make a positive contribution to the character and appearance of the Conservation Area. 2. No significant harm to the amenities of the adjacent flats. 3. Adequate refuse and cycling parking provided.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the northern side of Mill Road at the junction with Thoday Street. The site is currently occupied by a single storey building currently used as a charity shop falling within use class A1 retail.
- 1.2 To the east of the site, is a 2 storey flat roof building containing flats 4 A, B and C Thoday Street, which is accessed by a concrete driveway to the north of the site. To the south east are the upper floors of numbers 193 and 195 Mill Road.
- 1.3 The site falls within the extended Central Conservation Area and is within Mill Road East District Centre.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a new building containing 6 studio apartments and one A1 retail unit, arranged over three levels of accommodation. The existing first floor flat at number 191 Mill Road will also be converted into two studio units. The rear wing of number 191 is to be rebuilt to provide consistent floor levels.
- 2.2 The new building has an eaves height of 6.3m and an overall ridge height standing 8.2m.
- 2.3 Four car parking spaces will be provided on the ground floor with communal bicycle and refuse stores.
- 2.4 The application is accompanied by the following supporting information:
 1. Design and Access Statement

Additional and amended Plans

Following the consultation responses received the applicant has submitted several additional plans with the following minor changes:

- Car parking spaces have been dimensioned.
- Minor changes to the vehicle crossover.
- Further perspective plans.

- Proposed external render changed to buff brick.
- Further evidence of likely trip ratios from the site.

3.0 SITE HISTORY

Reference	Description	Outcome
12/0967/CAC	Conservation Area Consent for the demolition of the existing building (193B Mill Road).	Concurrent Application

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 P9/9
Cambridge Local Plan 2006	3/4 3/7 3/11 3/12 3/14 3/15 4/11 4/13 5/1 5/2

	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
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
	<u>Area Guidelines:</u> Conservation Area Appraisal: Mill Road Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

- 6.1 The proposed parking arrangement shows 4 parking spaces, in two pairs of tandem parking spaces.

For separate households this arrangement is impractical as it requires the outer vehicle to be moved in order that the inner vehicle can egress.

Given the demand for on-street parking in the area and competition for space between existing residential uses, it would seem likely that vehicles may return to the area late at night, and if unable to find a convenient car parking space, use the spaces provided for the business use, intending to move the vehicle before it inconveniences the resident using the inner space. The proposed arrangement therefore has significant potential to result in antagonism.

Whilst the existing arrangement would seem to have become established informally, it is not one that the Highway Authority would support.

Transport statement Section 4.2 -The use of the figure of 5.1 trips per residential unit for trip generation is not considered appropriate without any further supporting empirical evidence. The statement that this figure has been accepted in similar circumstances is not accepted as the sites where the figure was accepted, based upon local survey data, were closer to the City Centre.

Transport statement Section 6.2 ' Based upon the provided information it would appear that 70% of the units would be likely to keep a car. For 8 units this would result in a demand locally to accommodate an additional 5 to 6 vehicles. These vehicles would, at times, be kept on street and compete for available space with existing residential uses in an area where competition outside the working day is already intense.

Head of Environmental Services

- 6.2 No objections subject to noise and construction hours related conditions.

Historic Environment Manager

- 6.3 The proposed development of this site is supported as the existing building is of no particular historic interest. Provided that the proposed design and materials are altered as per my

comments, this application can be supported with conditions as it adheres to policy 4/11 of the Cambridge Local Plan 2006.

Cambridge County Council Archaeology

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

7.0 REPRESENTATIONS

Councillor Paul Saunders has commented on this application. I have set out his comments below:

This site is within a Conservation Area and is also a part of the setting of St Philip's Church, a significant feature of the Mill Road & Thoday Street streetscape, it should be examined fully against relevant policies such 3/4 and 4/11.

If you are minded to approve this application I would like it to go to Committee for determination.

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

Owner of 195D Mill Road
252 Mill Road
191a Mill Road

- 7.2 The representations can be summarised as follows:

Design Concerns

- It is not clear if the building has a flat or pitched roof.
- The design and architecture must not detract from the extensive refurbishment works to St Phillips Church Centre.
- The present design is an overdevelopment.

Amenity Issues

- The window number 195D benefits from sunsets across the church.

- The bedroom of 195 will now look into a noisy courtyard.
- The private courtyard of number 195 may be adversely affected by loss of light and noise and will lose its aspect.

Other comments

- There needs to be a building plan to minimise disturbance during the works.
- Car parking area inappropriate.
- 7 Additional units will bring more off street car parking pressure.
- There are no plans for SUDs, food growing or wildlife plans which is a missed opportunity.
- There has been no notice given to present occupiers.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained in The National Planning Policy Framework 2012. 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 The criteria of Local Plan policy 5/2 is also relevant to the conversion of the existing building at 191 Mill Road. Residential conversions are permitted except where the likely impact upon on street car parking would be unacceptable; the living accommodation would be unacceptable; the proposal would fail to provide satisfactory refuse storage and cycle parking, or the location of the property would not offer a satisfactory level of residential amenity. An analysis of these issues associated with this form of housing is considered in the relevant subsections below.
- 8.4 The application provides a new A1 retail unit on the ground floor. There will therefore be no loss of retail within the District Centre which accords with the policy objectives within Local Plan policy 6/7.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1, 5/2 and 6/7.

Context of site, design and external spaces

- 8.6 The key design issue is the design and appearance of the new building within its setting in the Conservation Area.
- 8.7 The proposed new building creates a new frontage along Thoday Street. The gap in the street scene between numbers 191 Mill Road and 6 Thoday Street is not considered to be of such importance to the character of the street as to constrain development.
- 8.8 In terms of scale of massing I consider the new building appropriate in its context. Local Plan policy 3/12 requires new buildings to have a positive impact on their setting in terms of scale and form. The proposed new building has a higher eaves and ridge level than the rear wing of numbers 191 and 193 Mill Road. Given the overall width of the plot, and the gap alongside number 6 Thoday Street, I consider the site can carry a new frontage of this scale. Numbers 191 and 193 Mill Road are identified in the recent Conservation Area Appraisal as being 'positive unlisted buildings'. The new building will be a separate modern frontage, rather than a seamless extension of

the number 191. I consider this deliberate design contrast a successful approach, which will have a positive impact on the character and appearance of the Conservation Area.

- 8.9 The detailed design reflects the modern contrasting appearance of the new building. The proposed front roof dormers are well proportioned and will add visual interest to the roofscape. Similarly, the Juliet balconies are in keeping with the contemporary appearance of the building and will not in my view cause any harm to the character of the street scene.
- 8.10 With regard to materials, the Conservation Team considers brick a more suitable material than the render finish that was initially proposed. Brickwork would reflect adjacent buildings more successfully. The applicant is in agreement and has submitted amended plans showing buff brickwork and a new brick course to separate the ground and first floors.
- 8.11 The shopfront of the ground floor unit can facilitate signage, including a hanging sign. This will however be considered within a future application under the Advertisement Regulations.
- 8.12 The existing single storey building is of no historic merit. Its demolition is supported.
- 8.13 In my opinion the proposed building would make a positive contribution to the character and appearance of the Conservation Area and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.14 The proposed new building will have some impact on the adjacent flats at 193 and 195 Mill Road, and to a lesser degree 4 Thoday Street. The erection of the proposed building will curtail the view and evening sunshine from the upper floor flats of 195 Mill Road. However, unrestricted views across the site cannot reasonably constrain development and the loss of sunlight would be restricted to evenings in the summer. In addition, the flats at 195 Mill Road already have restricted views and outlook from the flat roof building 4 Thoday Street opposite. The proposed building has been designed with a single storey

cycle store to the north of the site, which will reduce the overall sense of enclosure for the adjacent flats.

- 8.15 The proposed new building will not create an adverse impact on number 6 Thoday Street because of the divided access to the north of the site.
- 8.16 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

- 8.17 The proposed apartments are relatively small studio units which will no doubt be desirable to many prospective future occupiers. The units within the new building fronting Thoday Street are dual aspect and benefit from Juliet balconies to the benefit of their overall level of amenity.
- 8.18 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

- 8.19 The development provides a communal refuse area which is adequate in size. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.20 The proposed access has been amended with a simple crossover in place of the bellmouth originally proposed. This is in accordance with the recommendations of the Highway Authority. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.21 The application provides four car parking spaces arranged in parallel. The use of these spaces will be for 191 and 193 Mill

Road, which is a management issue. No car parking will be provided for the new studio apartments. Given the size and nature of the accommodation provided, a car free development in this area of the City which enjoys good transport links and services, is acceptable.

- 8.22 Eight cycle parking spaces are provided on the ground which meets the Council's Adopted Standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

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

The design and architecture must not detract from the extensive refurbishment works to St Phillips Church Centre.

I do not consider that there will be any adverse harm to the character, appearance and setting of the adjacent St Phillips Church.

There needs to be a building plan to minimise disturbance during the works.

A construction management plan can be agreed through the imposition of a suitable planning condition.

There are no plans for SUDs, food growing or wildlife plans which is a missed opportunity.

There is no formal requirement for these sustainability features on a development of this size.

Planning Obligation Strategy

Planning Obligations

- 8.24 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.

The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.25 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	7	1666
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					1666

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	7	1883
1 bed	1.5	269	403.50		

2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					1883

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	7	1694
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					1694

8.26 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

8.27 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	7	8792
2-bed	1256		

3-bed	1882		
4-bed	1882		
Total			8792

8.28 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

8.29 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		
Flat	150	7	1050
Total			1050

8.30 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

8.31 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 £1330 is necessary.

- 8.32 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.

Transport

- 8.33 Contributions to the ECAPT are not therefore required.

The use of the figure of 5.1 trips per residential unit for trip generation is considered appropriate in this case. This trip ratio for small studio units has been acceptable on very similar sites in the City. The applicant has provided further evidence of sites at Eights Marina, The Gallery, Rustat Avenue, Winstanley Court, Cromwell Road and Riverside Place where the County Council have acceptable the reduced trip ratio.

Education

- 8.34 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.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	7	7
2+-	2		160		

beds					
Total					1120

8.35 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

8.36 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

8.37 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 new building will make a positive contribution to the character and appearance of the Conservation Area and will not unduly detract from the amenities of neighbouring flats. APPROVAL is recommended.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 1 February 2013 and subject to the following conditions and reasons for approval:

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

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

2. 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. 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)

4. 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)

5. 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)

- 6. No metal-clad or other non-traditional roofs shall be erected until full details of such roofs including materials, colours, surface finishes and relationships to rooflights or other rooftop features 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 avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

- 7. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

8. No new windows or doors shall be installed in the existing building, nor existing windows or doors altered until drawings at a scale of 1:20 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11).

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, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006): 3/4, 3/7, 3/12, 4/13, 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 February 2013, 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, life-long learning facilities, waste storage, waste management facilities and in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 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

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

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