

Application Number	12/1132/FUL	Agenda Item	
Date Received	4th September 2012	Officer	Miss Sophie Pain
Target Date	30th October 2012		
Ward	Petersfield		
Site	C B 1 32 Mill Road Cambridge CB1 2AD		
Proposal	The retention of the existing CB1 Internet Cafe and the provision of 9 new Studio Flats, by conversion and new build.		
Applicant	61-65 Church Street Harston Cambridgeshire CB22 7NP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposal provides housing on a windfall site that is in accordance with policies 3/14 and 5/2 of the Cambridge Local Plan 2006 and guidance within the National Planning Policy Framework (2012); <input type="checkbox"/> The proposed extension and construction of coach house are sympathetic to the architectural merit of the building and is in accordance with policy 3/14 of the Cambridge Local Plan 2006; <input type="checkbox"/> The proposed development does not harm the amenity of neighbouring occupiers or the future occupiers of the site in accordance with policies 3/14 and 4/13 of the Cambridge Local Plan 2006.
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1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site lies on the southern side of Mill Road towards the western end. The property comprises a large commercial premises at ground floor which is occupied by CB1 café and who also use the existing amenity space to the rear during the summer months.
- 1.2 The property has a two storey projecting wing to the rear of the property. The ground floor room in this wing in addition to the first and second floors provides shared residential accommodation comprising of 5 bedrooms that share a kitchen and bathrooms. There is a basement to the property, which is utilised by CB1 café for their staff and for storage purposes.
- 1.3 There are similar properties that adjoin the application site to the east and west which have been extended at first and second floor level as well as others which have done similar, further along the terrace.
- 1.4 The application site falls within a conservation area, is within the Controlled Parking Zone and is designated as a Building of Local Interest.

2.0 THE PROPOSAL

- 2.1 The applicant seeks planning permission to extend the existing two storey rear projection by constructing a third storey. Permission is also sought for the construction of a two storey coach house within the rear amenity space of the property. Additionally, change of use is sought from Use Class C4 to 9 independent residential units, each in C3 Use.
- 2.2 The existing retail unit to the front of the site will not be reduced in size and the basement will be utilised as an internet room and storage for the occupant. The one change to this use will be that there will no longer be seating in the garden to the rear as this will become amenity space for the use of the future occupants of the residential flats.

2.3 Associated bin and cycle storage will be provided for in the rear garden of the site, between the three storey rear projection and the coach house.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
12/0823/FUL	The retention of the existing CB1 Internet Cafe and the provision of 10 new Studio Flats, by conversion and new build.	Withdrawn

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	SS1 H1 T2 T9 T14 ENV6 ENV7 WM6
Cambridgeshire and Peterborough Structure Plan	P6/1 P9/8

2003	
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/11 3/14 4/11 4/12 4/13 5/1 5/2 8/2 8/6 8/10 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments Air Quality in Cambridge – Developers Guide
	<u>Area Guidelines:</u> Buildings of Local Interest Conservation Area Appraisal:

	Mill Road Area
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6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The future occupants of the properties will not be eligible for residents permits for the parking scheme in the surrounding streets. This will be brought to the attention of the applicant through an informative. Otherwise, the imposition of conditions has been recommended.

Head of Environmental Services

- 6.2 No objection but recommendation of conditions relating to noise insulation and waste management.

Historic Environment Manager

- 6.3 Provided that the flats are well managed in terms of keeping bins and bikes off of the street, the application is supported with conditions. Appropriate materials should be used and providing the design is well detailed and constructed, these proposals will not be detrimental to the character and interest of the BLI and the appearance of the conservation area, therefore adhering to policies 4/11 and 4/12.

Architectural Liaison Officer (Cambridgeshire Constabulary)

- 6.4 Concerns about the safety of future occupants of the residential flats.
- 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

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

- 32A Mill Road

7.2 The representations can be summarised as follows:

- Detrimental harm on the business of CB1 café as the seating in the garden will be removed.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Car and cycle parking
6. Third Party representations
7. Planning Obligation Strategy

Principle of development

8.2 Policy 5/2 of the Cambridge Local Plan 2006 supports proposals for the sub-division of single residential properties subject to various policy criteria, which the proposal must satisfy. These are that the existing property has a floor area of more than 110 square metres; is located within the controlled parking zone and would therefore have no impact on on-street parking; would provide an acceptable standard of living accommodation with adequate provision for cycle and bin storage, and would be compatible with neighbouring uses.

8.3 Central Government is committed to promoting more efficient use of land through higher density development and the use of suitably located, previously developed land and buildings, in order to bring vacant and underused land back into beneficial use and to achieve the targets that it has set in terms of producing new homes.

- 8.4 Policy 3/14 of the Cambridge Local Plan 2006 supports proposals for extensions to existing buildings provided that they:
- a. reflect or successfully contrast with their form, use of materials and architectural detailing;
 - b. do not unreasonably overlook, overshadow or visually dominate neighbouring properties;
 - c. retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and
 - d. do not adversely affect listed buildings or their settings, the character and appearance of conservation areas, gardens of local interest, trees or important wildlife features.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 3/14 and 5/2 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.6 The application seeks planning permission to extend the existing two storey rear projecting wing with a third storey. At present, this rear projecting range mirrors that at the adjoining property to the south east forming a symmetrical extension with a gable end. By seeking an increase in the height of the range by an additional storey, it unbalances this symmetry and creates what is effectively a cat slide roof.
- 8.7 Although this is not ideal, the proposed design is considered to be relatively sympathetic to the building and given its location to the rear of the site it is not visible within the street and therefore has limited impact on the Conservation Area. This is also providing the appropriate materials to match the existing are used. In order to accommodate the require rooms internally, new casement windows and dormer windows are proposed. However, these are in line with the existing openings on the property and the dormers are traditional pitched roof dormers that are respectful to the scale and context of the building.
- 8.8 The proposed construction of a two storey coach house is considered to be acceptable. To the rear of properties along this stretch of Mill Road there are sizable storage buildings and annexes, which are in use for residential purposes. The general form of the proposed coach house reflects the

architecture of the existing building and its scale and massing is respectful to the main building. Subject to the imposition of a condition that requires material samples prior to construction, I consider that the proposed development would be acceptable.

- 8.9 The building is identified as a Building of Local Interest. However, the listing relates to the ground floor shopfront of the property, which will remain. This application does not propose any alterations to this.
- 8.10 In my opinion the proposal is compliant with East of England Plan (2008) policies ENV6 and ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14, 4/11 and 4/12.

Residential amenity

Impact on neighbouring occupiers

- 8.11 The proposed third storey is 7.4 m in depth, but projects no further than the existing projecting wing, not other rear extensions along this terrace. The attached neighbour, No.34 does not have windows in the rear elevation of the property, adjacent to the common boundary that would be affected by the proposed extension. Therefore, in my view there is unlikely to be any harmful impact in terms of overbearing or overshadowing given the relative position of the proposed extension to its neighbours and the path of the sun.
- 8.12 While there are windows in the south west flank elevation which face the unattached neighbour, there would be no overlooking or loss of privacy due to the fact that the adjoining property has no major windows to habitable rooms on its facing elevation.
- 8.13 The proposed change of use of the property will give rise to additional comings and goings from the property that might cause additional noise and disturbance to neighbours. However, the properties to either side are also in multiple occupation and given the position of the application site on a busy road, both in terms of traffic and pedestrians, I believe that the additional noise that might occur will be negligible and should not harm the neighbouring occupants.

- 8.14 Consideration needs to also be given to the ground floor occupier, CB1 Café. There are no significant alterations to the operation of the café and clarification in the plans has been provided to give assurance that there will not be a collision of uses between the retail and residential use. A new staircase will be installed in CB1, that will allow access into the basement. The existing door that provides access to the garden area will become an emergency exit only. Therefore, the residents would be free to come and go and access the facilities in the communal garden without affecting the operation of the café. An objector has raised concern that the café will no longer use the garden area. I appreciate that this is a nice feature of the café, but it is not for the planning system to intervene in the running of businesses and there are no planning grounds for refusing the application on this basis.
- 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 East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Impact on future occupiers

- 8.16 Each of the residential flats are independent and are accessed from a main staircase that will not give rise to an unacceptable movements past a single residential flat, thereby harming their amenity.
- 8.17 To the front of the property the proposal is to have 2 flats (4 & 7) whose only aspect will be facing onto Mill Road. Other applications on nearby properties have demonstrated that future occupants in such accommodation would be subject to excessive noise from road traffic and for this reason it is considered that a noise insulation condition that requires the installation of mechanical ventilation is needed.
- 8.18 The other flat that does require consideration is flat 1, which is located at ground floor in the existing projecting wing. Their two windows are close to the circulation space of the rear garden and will be impacted upon by other residents using the cycle and bin stores. This is not an ideal situation but I believe that if Members wished, there may be reasonable scope to extend the

noise insulation condition from flats 4 & 7 to incorporate flat 1 too, to improve the amenity of the future occupants.

- 8.19 In my opinion the proposal provides an acceptable 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 3/14.

Refuse Arrangements

- 8.20 There is a designated space to the rear of the site for the storage of bins and this is generally conveniently located for use by the occupants and out of sight of the public. However, details haven't been provided about where the residential and commercial waste will be stored as it needs to be separately. Furthermore, there are no details about the management of the bins. There are a large number and ownership needs to be taken over who will be responsible for taking these bins onto the highway for collection. As such a condition is required for further details and management strategy so that officers can be assured that waste collection will be managed effectively.
- 8.21 Subject to the imposition of a condition, in my opinion the proposal is compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policies 3/12 and 3/14.

Car and Cycle Parking

- 8.22 The proposed development is car-free development and therefore no off-street car parking spaces are provided. The application site, in my view, is in a sustainable location, close to local services, shops and the City Centre and is therefore an appropriate location for a car free development to take place. Also the Council's current adopted Car Parking Standards at appendix C of the Local Plan 2006 recommends a maximum level of provision for a development rather than a minimum requirement.
- 8.23 To the rear of the site it is proposed to site a cycle shelter for provision of 10 cycles. This would be in accordance with the Cycle Parking Guide providing that they are secure too. In order to ensure that the spaces are laid out appropriately, I

believe that it is reasonable to impose a condition requiring further details.

- 8.24 Ideally, the occupants should take their bikes through the corridor and out through the front elevation of the property onto Mill Road. However, there is a rear access that leads onto an access that runs along the length of Mill Road, behind the properties and exits through the car park that is adjacent to No.2 Mill Road to the west. However, this rear access is considered to be a security threat as there is little surveillance and is overgrown. Despite this concern, I do not consider that it is the role of the planning system to prevent use of this rear access. Instead, I would suggest through an informative that when the units are sold or rented, encouragement is made for occupants to use the front entrance rather than the rear access.
- 8.25 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.

Planning Obligations

- 8.26 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

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

8.28 The application proposes the conversion of one residential unit, in use as Use Class C4 containing five bedrooms to form nine new units containing nine bedrooms. In conversions, the contributions for open space are based on the number of additional bedrooms created, each additional bedroom being assumed to contain one person. Contributions for provision for children and teenagers are only required if they are in units with more than one bedroom. The totals required for the new units resulting from the proposed conversion are calculated as follows:

Outdoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
5	9	4	6	238	1428

Indoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
5	9	4	6	269	1614

Informal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
5	9	4	6	242	1452

Provision for children and teenagers					
Existing total bedrooms	New total bedrooms	Net additional bedrooms not in 1-bed units	Assumed net additional persons not in 1-bed units	£ per person	Total £
5	9	0	0	316	0

8.29 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

8.30 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	8	10048
2-bed	1256		
3-bed	1882		

4-bed	1882		
Total			10048

8.31 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

8.32 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	8	1200
Total			1200

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

Waste Management

A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per house for four new sites giving increased capacity as permanent replacements for the existing temporary site at Milton. A total contribution of £1520 is necessary

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

Education

8.35 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

8.36 In this case, eight additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for lifelong learning. Contributions are not required for pre-school education, primary education and secondary education for one-bedroom units. Contributions are therefore required on the following basis.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	8	1280
2+-beds	2		160		
Total					1280

8.37 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

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

Planning Obligations Conclusion

- 8.39 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.

Third Party Representations

- 8.40 I consider that I have addressed the concerns of the objector in my sections on residential amenity and refuse arrangements.

9.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 31st March 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. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/14 and 4/11)

3. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

4. All new joinery [window frames and doorways] shall be recessed at least 75mm back from the face of the wall / facade. 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 Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

5. 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)

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

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

7. Prior to the occupation of the approved development, full details of the on-site storage facilities for both domestic and trade waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. Full details shall also be provided relating to the management of the waste storage including responsibility of moving the bins from their storage point to the kerbside on collection day. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/7 and 3/14)

8. Unless otherwise agreed in writing by the local planning authority there shall be no off-site storage of waste including waste for recycling associated with the use hereby permitted.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/7 and 3/14)

9. Prior to the occupation of the approved development, a noise report that considers the impact of noise on the Mill Road facade upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Following the submission of a noise report and prior to the occupation of the development, a noise insulation scheme for protecting the affected room from the high ambient noise levels on the Mill Road facade, having regard to acoustic ventilation and due regard to the air quality condition, shall be submitted to and approved in writing by the local planning authority.

The scheme shall detail the acoustic noise insulation performance specification of the external building envelope of the affected residential units (having regard to the building fabric, glazing and ventilation) and achieve the good internal noise levels recommended in British Standard 8233:1999 Sound Insulation and noise reduction for buildings - Code of Practice.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

Reason: To protect the amenity of future occupants of the approved development (Cambridge Local Plan 2006 policy 4/13)

10. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway);
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street;
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway);

iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety (Cambridge Local Plan policy 8/2).

11. Prior to the occupation of the approved development details of facilities for the covered, secure parking of 10 number bicycles for use in connection with the development hereby permitted have been 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 satisfactory provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

12. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

13. Prior to the occupation of the approved development full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/14)

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).

INFORMATIVE: The applicant is advised that implementation of the application hereby approved will result in neither the existing residents of the site, nor future residents able to qualify for Residents' Parking Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

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.

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, H1, T2, T9, T14, ENV6, ENV7, WM6

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

Cambridge Local Plan (2006):
3/1,3/4,3/7,3/10,3/11,3/14,4/11,4/12,4/13,5/1,5/2,8/2,8/6,

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.

Unless prior agreement has been obtained from the Head of Planning, and 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 31 March 2013IN it is recommended that the application be refused for the following reason(s).

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, life-long learning facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 5/5, 5/14, 8/3 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

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