

Application Number	13/0255/FUL	Agenda Item	
Date Received	26th February 2013	Officer	Miss Catherine Linford
Target Date	23rd April 2013		
Ward	Market		
Site	3 Portugal Place Cambridge CB5 8AF		
Proposal	Build a new contemporary 4 storey, 2 bedroom townhouse between existing structures. 3 storey's will be above ground with the 4th located at basement level. Demolition of brick wall and single storey extension.		
Applicant	Mr Andrew Pettican 3 Portugal Place Cambridge CB5 8AF		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed new house is of a high quality design and will enhance the character and appearance of the Conservation Area; 2. The proposed new house will not have a significant detrimental impact on the occupiers of neighbouring properties; and 3. The loss of the boundary wall will not have a detrimental impact on the character or appearance of the Conservation Area;
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a strip of land between 3 and 4 Portugal Place, on the southeastern side of Portugal Place. The surrounding area is mixed use, but the adjacent uses are residential. There is a

commercial building at 5-7 Portugal Place. Portugal Place is a pedestrianised street with two and three-storey terraced houses (some with basements). St Clements Church is opposite the site.

- 1.2 The site is currently a single storey extension to no. 3 Portugal Place, with a brick wall, which faces Portugal Place between nos. 3 and 4.
- 1.3 The site is within City of Cambridge Conservation Area 1 (Central). 1-7 Portugal Place are all Buildings of Local Interest, and St Clement's Church is a grade II* Listed Building.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought to demolish the brick wall between nos. 3 and 4 Portugal Place and the single storey extension to no. 3. In their place is proposed a four storey dwelling including basement and roof terrace
- 2.2 The application is accompanied by the following supporting information:
 - 1. Design and Access Statement
- 2.3 There is a separate Conservation Area Consent application for the demolition of the boundary wall, which is to be considered on this agenda.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0256/CAC	Demolish an existing 2.2m high brick wall located to the front of the boundary. This wall is in poor condition and not an original structure.	Pending

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, 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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/12 4/10 4/11 4/12 5/1 5/14 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> Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Cambridge Historic Core

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.
- 6.2 The developer will need to satisfy the requirements of the Highway Authority in regard to the basement structure that will be supporting the public highway, which will be dealt with under a separate consent from the Highway Authority.
- 6.3 Otherwise the proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the incorporation of conditions and informatives including a condition relating to a Traffic Management Plan.

Head of Environmental Services

- 6.4 The proposed waste storage is located internally and will need to be ventilated. A condition is recommended requiring details of the filtration/extraction system.

- 6.5 The plans do not detail fire separation or escape.
- 6.6 The plans (Drawing number 001-01 dated 01Feb13) indicate that the basement is to be used as a bedroom. The basement room is relying on light wells to provide natural light. The level of natural light in the basement room is likely to be significantly lower than an equivalent room at ground level. In addition, the house is located in a passageway, North West facing and it is likely that the church to the front the property and other surrounding buildings will further reduce available light levels.
- 6.7 Conditions are recommended relating to construction and delivery hours and ventilation.

Urban Design and Conservation Team

- 6.8 Provided that the proposed new building is well detailed and is carefully constructed using appropriate craftsmanship and materials, it could be an interesting addition to the streetscape of the Historic Core.

Design and Conservation Panel (Meeting of 14 March 2012)

- 6.9 The conclusions of the Panel meeting(s) were as follows:

The scheme was presented to Design and Conservation Panel at pre-application stage:

In principle, the Panel welcome and support a contemporary infill solution between 3 & 4 Portugal Place as is proposed. However, to ensure that the proposed build is capable of delivering a quality living environment, the Panel urge that those detailed aspects that are within the purview of the Building Regulations are resolved prior to finalising the design and the submission of a planning application.

VERDICT – GREEN (6), AMBER (4)

The relevant section of the minutes of the panel meetings are attached to this report as Appendix 1.

6.10 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 owner/occupier of the following address has made a representation:

- 15 Haslemere Road, London (part owner of 1 and 2 Portugal Place)

7.2 The representation can be summarised as follows:

- Impact on the Conservation Area due to the materials
- It should look the same as the houses on either side

7.3 The above representation is a summary of the comment that have been received. Full details of the representation can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representation 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 impact on the Conservation Area
3. Residential amenity
4. The demolition of the 2.2m brick wall on the boundary and the single storey extension
5. Refuse arrangements
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. Portugal Place is predominantly residential

and it is, therefore, my opinion that a new dwelling here is acceptable.

8.3 Policy 3/10 of the Cambridge Local Plan (2006) explains that residential development within the curtilage of existing properties will not be permitted if it will:

- a) Have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
- b) Provide inadequate amenity space or vehicular access arrangements and parking spaces for the proposed and existing properties;
- c) Detract from the prevailing character and appearance of the area;
- d) Adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
- e) Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
- f) Prejudice the comprehensive development of the wider area of which the site forms part.

8.4 Given the size of the site and its very constrained nature part f) of policy 3/10 of the Local Plan is not relevant to this application. Part e) of this policy is also not relevant. The site is opposite the grade 2* listed St Clements Church and adjacent to Buildings of Local Interest. The development will have no detrimental impact on the special interest of these building and therefore complies with part d) of policy 3/10. Parts a) b) and c) of policy 3/10 will be addressed later on in this report.

8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and impact on the Conservation Area

8.6 The proposed dwelling is of a contemporary design and is laid out over four floors, with a bedroom and terrace in a basement, a kitchen/dining area on the ground floor; a lounge and bathroom on the first floor, a bedroom on the second floor; and

a roof terrace above. The dwelling will be situated in a very attractive and historic street scene and is of a bespoke design, with a layout that is slim and narrow. Currently there are some views through the site, over the brick wall, which are of an undistinguished office block beyond. The loss of this view will not be detrimental to the character and appearance of the Conservation Area.

- 8.7 The proposal is to use opaque panelling on both the front and rear elevations. There is a good range of materials in this part of the Conservation Area to suggest that something contemporary could work. As well as the brick of the buildings either side, there is the tiled and glazed frontage to nos. 5-7 and rendered Listed Buildings adjacent to them.
- 8.8 A sample of the proposed opaque material has been seen by the Conservation Officer and considering that it can achieve good thermal efficiencies and will not flood the area with light at night, as shown on the illustration submitted with the application, it can be supported. Considering the slimness of the site the overall effect of the lightweight structure is appropriate. This material has been used on the house designed by Mole Architects at 18 Cavendish Avenue (06/0439/FUL). I would recommend that if Members are concerned over the appearance of the proposed material that they visit 18 Cavendish Avenue to form a view.
- 8.9 The ground floor will be accessed from a bridge over an external terrace in front of the basement below. There would be glass balustrades around the basement void, which will be in front of the building line for the adjacent properties. It is not clear whether the balustrades will be plain glass or have a handrail or what the treatment of the bridge would be and therefore I recommend that details of this are required by condition (4). The entrance door will be timber, with the main façade at this level being black slate. I recommend that the details of the door, a sample of the black slate and how it will meet the basement level are required (condition 4). Due to the site being within the Conservation Area and opposite a grade II * listed building, it will be important to use high quality materials.
- 8.10 In the Design and Access Statement, the applicant explains that there will be an emergency exit in the case of fire through the basement and up a ship's ladder to Portugal Place. This is not

shown on the plans. I recommend that details of this are required by condition (5). On the roof terrace the spiral staircase, which runs through the building, comes up to allow access. A screen will be installed on the roof terrace, and in order to ensure that this is not overtly visible it is recommended that the positioning of it is agreed prior to installation (condition 6).

- 8.11 The bathroom is to the front of the building on the first floor. It is assumed that all waste from this room and the kitchen on the ground floor will run internally within the envelope of the building. Considering the proposed fabric of the building, to fix soil pipes or waste pipes onto the elevations would have a detrimental impact on the design. It is therefore recommended that information regarding the venting of the building, including bathrooms, kitchens and any other mechanical ventilation, is required by condition (7).
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.13 The proposed house would infill the gap between 3 and 4 Portugal Place and would be no deeper than either of the attached neighbours. The proposed house would therefore have no impact on the neighbours in terms of overshadowing, enclosure or dominance. Windows are proposed at the front and rear, but as the house is no deeper than its neighbours there would be no potential for significant overlooking of the direct neighbours, and the rear windows would look over garage roofs. The rear windows would look over the Blackmoor Head yard.
- 8.14 There are second floor windows on the flank walls of 3 and 4 Portugal Place, and these windows will be blocked by the development. This would be civil agreements between the land owners.
- 8.15 Building works are noisy and disturbing and this cannot be prevented. However, the impact of it can be reduced by controlling contractor working and hours (condition 2). As

Portugal Place is a pedestrianised street, the building works and the delivery and collection of building materials will be disruptive. Therefore, I recommend a condition requiring details of contractor working arrangements including the parking of vehicles and deliveries (condition 3).

- 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

Fire safety

- 8.17 Housing Standards have raised concerns about fire safety provision, and I have discussed these concerns with Building Control. The house is effectively open plan over four floors, and the primary means of escape is via the open spiral staircase and through the basement. The applicant has explained that a fire curtain will be installed, which will allow the occupants to use the spiral staircase to get to the basement, and then from the basement terrace a ships ladder will be used to get to the street.
- 8.18 Fire safety and escape is not something that can be considered by planning and is a matter for Building Control. If planning permission is granted and alterations to the external appearance of the house are needed in order to comply with Building Regulations, the applicant would need to make a fresh planning application or an application for a non-material amendment, depending on the extent of the change.

Light

- 8.19 A bedroom is proposed in the basement of the house, and this will be naturally lit via lightwells above the basement terrace. The light levels in this basement room are likely to be significantly lower than on the ground floor, but as it is to be used as a bedroom it is my opinion that the lower levels of natural light experienced in this room would not warrant the refusal of planning permission.

8.20 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 (or 3/14).

The demolition of the 2.2m brick wall on the boundary and the single storey extension

8.21 Neither of these elements is of importance to the character and appearance of the Conservation Area or Building of Local Interest (BLI). In the Historic Core appraisal, this 'gap' in the building line was not considered to be important to the character and appearance of the Conservation Area. In addition, there is 'scarring' on the side of no. 4 up to second floor height indicating that there was previously another structure between the two buildings, although it is unclear what this was.

8.22 The demolition of these elements is acceptable and in accordance with policies 4/10, 4/11 and 4/12 of the Cambridge Local Plan (2006).

Refuse Arrangements

8.23 As the proposed house will have no ground floor external amenity space, the bin store will be located inside the house, in an enclosure off the main hallway. The store will need to be sealed when the doors are closed and externally ventilated to prevent the build up of odour. Details of the vents of the system have not been submitted and these will need to be agreed (condition 7). As the bin store is located on a party wall it will have to vent to the front, and it is important to ensure that this does not detrimentally affect the design of the house.

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

Cycle Parking

8.25 Appendix D (Cycle Parking Standards) of the Cambridge Local Plan (2006) states that two secure, covered cycle parking spaces must be provided for a two bedroom house. As there is no ground floor amenity space, wall mounted cycle racks are

proposed in the entrance hallway of the house. This meets the standards and is acceptable.

- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.27 The issues raised in the representation received have been addressed above.

Planning Obligations

- 8.28 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

- 8.29 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		
1 bed	1.5	238	357		
2-bed	2	238	476	1	476
3-bed	3	238	714		
4-bed	4	238	952		
Total					476

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

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

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

8.30 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

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

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

8.32 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

- 8.33 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			75

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

Monitoring

- 8.35 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

- 8.36 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 house is of a high quality design and will, in my opinion, enhance the character and appearance of the Conservation Area and will not have a significant detrimental impact on the occupiers of neighbouring occupiers.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 31 July 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. Except with the prior written agreement of the local planning authority 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)

3. 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.

v) hours of and arrangements for deliveries

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)

4. No development shall take place until samples of all 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. (Cambridge Local Plan 2006 policies 3/4, 3/12, and 4/11)

5. Prior to installation, details of the ships ladder to be used for fire escape purposes shall be 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. (Cambridge Local Plan 2006 policies 3/4, 3/12, and 4/11)

6. Prior to the installation of the roof terrace screen the position of it shall be agreed in writing with the Local Planning Authority.

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

7. No boiler flues, soil pipes, waste pipes, air extract trunking or vents shall be installed until the means of providing egress for all such items have been submitted to and approved in writing by the local planning authority. Egress on the front facade will not be acceptable. Flues, pipes and trunking and vents shall be installed thereafter only 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).

INFORMATIVE: The residents of the new dwelling will not qualify for Residents' Parking Permits

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:

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

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

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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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 Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

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 31 July 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, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14, and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and Waste Management Design Guide Supplementary Planning Document 2012.

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