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**Application Number** 13/0649/FUL                      Agenda Item  
**Date Received** 14th May 2013                      **Officer** Ms Lorna Gilbert  
**Target Date** 9th July 2013  
**Ward** Abbey  
**Site** Scout Headquarters 40 Stanesfield Road  
Cambridge  
**Proposal** The relocation of an existing Scout Hut with 8 additional affordable and private sale new dwellings, associated car parking and cycle parking and private and shared amenity space. This is as part of the Cambridge City Council Affordable Housing Framework.  
**Applicant** Mr Colin Rickard  
950 Capability Green Luton Bedfordshire LU1 3LU  
England

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development makes efficient use of a site within an established residential area.</p> <p>The existing scout hut is re-provided.</p> <p>The development will not have an adverse impact on the amenities enjoyed by existing residents.</p>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is currently occupied by a Scout Hut on the eastern side of the site. It also contains trees and a grassed area. The Scout Hut building has an internal footprint of 158 sq/m.
- 1.2 The site is accessible off Stanesfield Road and Thorley Road to the north and south. The site is surrounded by properties, to

the east by odd unnumbered properties 9-23 Rawlyn Road, to the South by odd numbered houses 27-39 Thorley Road, to the west are even numbered properties 2-16 Gerard Road and to the north even numbered houses No.18-28 Stanesfield Road.

- 1.3 The site is designated as Protected Open Space within the Local Plan (2006).
- 1.4 The site falls outside the controlled parking zone.

## **2.0 THE PROPOSAL**

- 2.1 The proposal involves the demolition of the existing Scout Hut. It would be replaced by a new Scout Hut which would have an internal footprint of 158sq/m. It would be located towards the south-west of the site and contains a kitchen, toilets, a hall, plant and storage. It would be constructed from red brick, cream render, PVC windows and doors and a monopitch green roof. The building would be accessible from Thorley Road and a drop off car parking area is provided that could accommodate 5 spaces. A separate disabled car parking spaces is also provided. Twelve cycle parking spaces are proposed.
- 2.2 The northern part of the site is accessible from Stanesfield Road. It contains four x three bedroomed market houses, two x three bedroomed social rented houses and two x two bedroomed social rented flats. Fourteen car parking spaces are provided. Two are visitor spaces. The proposal allows for a minimum of one cycle space per bedroom for each property. The properties would be constructed from red brick with a cream render and timber panels. The roof would have concrete grey coloured roof tiles. PV panels located on the south facing roofs. The windows would be grey PVC.
- 2.3 The application is accompanied by the following supporting information:
  1. Design & Statement
  2. Planning Statement
  3. 10% Low or Zero Carbon technology feasibility study
  4. Waste Management
  5. Tree Survey Report
  6. Transport Statement

7. Site Specific Flood Risk Assessment and drainage strategy report
8. Sustainability Checklist
9. Preliminary Investigation Report
10. Code for Sustainable Homes Pre Assessment Estimator Tool
11. Landscape Management Plan
12. Incoming Services Appraisal
13. Extended Phase 1 Habitat Survey

2.4 The application is brought before Committee because the applicant is Cambridge City Council.

### 3.0 SITE HISTORY

3.1 There is no relevant history.

### 4.0 PUBLICITY

4.1 Advertisement:	No
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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridgeshire and Peterborough Minerals and Waste Plan (Development Plan Documents)	CS16

July 2011		
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/8 3/11 3/12 4/2 4/3 4/4 4/13 4/14 4/15 5/1 5/5/9 5/10 5/11 5/12 6/1 6/2 8/2 8/4 8/6 8/9 8/10 8/11 8/16 8/17 8/18 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 Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide Affordable Housing 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>

	<p>Arboricultural Strategy</p> <p>Biodiversity Checklist</p> <p>Cambridge Landscape and Character Assessment</p> <p>Cambridge City Nature Conservation Strategy</p> <p>Criteria for the Designation of Wildlife Sites</p> <p>Cambridge City Wildlife Sites Register</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan</p> <p>Open Space and Recreation Strategy</p> <p>Balanced and Mixed Communities – A Good Practice Guide</p> <p>Green Infrastructure Strategy for the Cambridgeshire Sub-Region</p> <p>A Major Sports Facilities Strategy for the Cambridge Sub-Region</p> <p>Cambridge Sub-Region Culture and Arts Strategy</p> <p>Cambridgeshire Quality Charter for Growth</p> <p>Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)</p> <p>Cambridge Walking and Cycling Strategy</p> <p>Protection and Funding of Routes for the Future Expansion of the City Cycle Network</p>
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	<p>Cambridgeshire Design Guide For Streets and Public Realm</p> <p>Cycle Parking Guide for New Residential Developments</p> <p>Air Quality in Cambridge – Developers Guide</p> <p>Cambridge Shopfront Design Guide</p> <p>Roof Extensions Design Guide</p> <p>Modelling the Costs of Affordable Housing</p>
	<p><u>Area Guidelines:</u></p> <p>Eastern Corridor Area Transport Plan</p>

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

- 6.1 The additional dwellings would trigger Corridor Payments for 68 trips.
- 6.2 Normally the Highway Authority would adopt the access road for this number of dwellings, and, with some slight modification, an adoptable layout could be achieved for the access road. In the alternative the road could remain private, but would be subject to the Advanced Payments Code of the Highways Act 1980.
- 6.3 It is not clear why the affordable households are considered likely to have a reduced level of car ownership, compared to market housing.
- 6.4 Conditions are recommended.

### Further comments were received in response to amended drawings

- 6.5 The ramp needs to be at the entrance from the north, set at the back of the radii and the rest of the surface needs to be a shared surface with, generally, a six metre wide "carriageway",

with two 0.5 metre strips all the way around (the maintenance strips).

- 6.6 A narrowed section is acceptable, within the approach, but the "coloured strip" serve no useful purpose and undermines the shared surface concept.

**6.7 Head of Refuse and Environment**

- 6.8 Conditions are recommended.

**6.9 Waste Strategy**

No adverse comments with regard to refuse and recycling collection arrangements for the site. The applicant should note that the weight bearing capacity for the road to the point where the RCV is required to enter should be capable of withstanding 26 tonnes.

- 6.10 Locks on the communal bin store should be keypad entry or standard fire brigade locks. Protection strips should also be added to the doors and walls of bin stores where necessary.

**Urban Design and Conservation Team**

- 6.11 The application is supported in Urban Design terms and conditions are recommended.

**Access Officer**

- 6.12 The Access Officer gave feedback directly to the applicant.

**Head of Streets and Open Spaces (Sustainable Drainage Officer)**

- 6.13 Although the application includes a flood risk assessment there is no commitment to any form of surface water disposal. It should be noted that ground water has been encountered at shallow depths in the area.

- 6.14 I would therefore recommend a condition be attached.

## **Head of Streets and Open Spaces (Tree Team)**

- 6.15 Further to a number of pre-application meetings the layout was been adjusted to allow the retention of T3, T4 and G10, which are the most significant and sustainable of the sites trees within the context of development.
- 6.16 While the layout, 1259/P/101 Rev A reflects this the arboricultural submissions do not. Neither the Tree Survey Report of Jan 2013 nor the Tree Protection Plan accurately reflect the impact of the development on the sites trees or provide sufficient and accurate detail regarding required tree protection during construction.
- 6.17 While there is no objection to the layout as shown in 1259/P/101 Rev A in principle, all arboricultural submissions to date should not be approved and an accurate Arboricultural Implication Assessment in accordance with BS 5837 2012 should be submitted to show that the proposed layout is acceptable arboriculturally.
- 6.18 Conditions are recommended.

## **Environment Agency**

- 6.19 This application falls within Cell F5 (FZ1/<1ha) of the Environment Agency's Flood Risk Standing Advice Matrix. It will be necessary, in this instance, for the Council to respond on behalf of the Environment Agency in respect of flood risk/surface water drainage issues.

## **Ministry of Defence**

- 6.20 The MOD has no safeguarding objections to this proposal.

## **Cambridgeshire Constabulary (Architectural Liaison Officer)**

- 6.21 I am more than happy in terms of the layout and orientation of the building in terms of providing good surveillance of the residents car parking spaces. Image 2 on page 3 of the DAS shows the entrance to the site, I did raise the issue of surveillance of the visitor car parking spaces. However the demonstrating drawing on page 17 shows the wall removed to

open up surveillance of these spaces to other properties on Stanesfield Road which of course would be my recommendation.

6.22 Support the application in terms of layout and design.

### **Cambridgeshire County Council (Growth and Economy)**

6.23 Have requested financial contributions that would be included within the s106.

### **Cambridgeshire County Council (Archaeology)**

6.24 A condition is recommended.

### **Disability Consultative Panel (Meeting of 3<sup>rd</sup> July 2013)**

6.25 Wheelchair accessible units. The Panel questioned the capacity for a wheelchair turning circle in a 3 bed, Lifetime Homes standard unit of 80sqm.

6.26 Bedrooms. It was felt these would be too small to act as comfortable, enjoyable living spaces.

6.27 Scout hut. The doors of the new facility need to be to be re-designed to prevent clashing.

6.28 Vehicular drop-off provision. The Panel felt the drop-off provision was located too far from the main parking area. This would be an issue should the scout hut be loaned for public use, such as during elections.

6.29 Conclusion: A disappointing proposal in need of further consideration.

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 No representations have been received

## 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. Affordable Housing
3. Context of site, design and external spaces and impact on trees
4. Renewable energy and sustainability
5. Disabled access
6. Residential amenity
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Planning Obligation Strategy

### **Principle of Development**

- 8.2 The key Local Plan policy is 4/2 Protection of Open Space. The site is within a designated area of public open space. The policy explains that *'development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.'*
- 8.3 The Open Space and Recreation Strategy (2011) explains how Abbey Ward has 103.25 hectares of public protected open space. This is considerably higher (in excess of 2.5 times more) than other Cambridge wards. Coldhams Common is located to the south west of the site and is within walking distance. Peverel Road Play Area is also close by to the east of Barnwell Road. Elfleda Road Allotments are located to the west of Stansfield Road. The site is referred to as Rawlyn Road Amenity Green Space in the Strategy and provides 0.24ha of public open space. The Strategy refers to the site not being of environmental importance but does have recreational importance.
- 8.4 The site is presently not accessible from Thorley Road to the south due to locked gates. The applicant has highlighted anti-social behaviour as being commonplace on site.

- 8.5 The proposal involves the demolition of the existing Scout Hut and its replacement with a new Scout Hut with the same floorspace. An area of open space would be provided to the south of the building. The site would continue to be used for community use.
- 8.6 It is accepted that the proposal would involve the loss of land designated as Protected Open Space within the Local Plan (2006), however it is clear from the Open Space and Recreation Strategy (2011) that Abbey Ward has one of the highest amounts of public protected open space of all the Cambridge wards. The site is within a short distance of other areas with this designation. The strategy refers to the site as not being of environmental importance. It does however refer to the site being of recreational importance. The proposal does provide an area of open space by the new Scout Hut which would be available for recreational use by users of the Scout Hut. The land is presently under used and I consider on balance the loss of the public open space can justify the loss, as the proposal provides a community facility with open space.
- 8.7 In my opinion, the principle of the development is acceptable and in accordance with policies 4/2 of the Local Plan (2006).

### **Affordable Housing**

- 8.8 It is proposed that four of the eight residential units are affordable. This equates to 50% and as such meets the requirements for affordable housing provision as set out in the Local Plan. The mix of affordable units comprises two x two bedroomed flats and two x three bedroomed houses. The mix of affordable rented units has been derived from the latest housing waiting list information for the locality, according to the Planning Statement. The Housing Officer is satisfied with the level and type of provision. The detail of the Affordable housing scheme can be secured through a Section 106 Agreement.
- 8.9 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/5 and 10/1 and the Affordable Housing SPD (2008).

## **Context of site, design and external spaces and impact on trees**

- 8.10 Policy 3/12 of the Local Plan (2006) explains how new buildings will be permitted where it can be demonstrated that they have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing, wider townscape and landscape impacts and available views.
- 8.11 The proposed houses and flats extend to a maximum of 2.5 storeys high and are similar in scale to the existing residential properties along Stanesfield Road and Rawlyn Road. The choice of red brick on the walls of the properties would complement the surrounding area as red brick is used on properties along Stanesfield Road. Landscaped areas are provided around the site and soften the front gardens of the properties and the car parking area. The proposed residential properties would complement the appearance of the surrounding houses in terms of their scale, appearance and design. I am expecting revised plans to address the outstanding concerns of the Tree Officer and will refer to these on the Amendment Sheet
- 8.12 The Scout Hut on the southern part of the site is a single storey. The scale and appearance of the building would harmonise with the surrounding area. It includes a green roof. The choice of materials are similar to those used on the residential properties. It is considered the building would complement the surrounding area with the inclusion of a grassed area with trees to the south of the building.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

## **Renewable energy and sustainability**

- 8.14 Policy 8/16 of the Local Plan (2006) refers to major developments providing at least 10% of the development's total predicted energy requirements on-site, from renewable energy sources. The application is for a minor development, however the applicant has included renewable energy sources.

- 8.15 Photovoltaics would be included on each property with south or west facing roofs. It is anticipated an area of 2sq/m per home would be provided. The dwelling would reach Code for Sustainable Homes Level 4 and ENE1 compliance.
- 8.16 The Scout Hut would have a green 'sedum' roof to help improve biodiversity for the development.
- 8.17 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

### **Disabled access**

- 8.18 The Design and Access Statement (page 25) refers to all front and rear access doors incorporating level threshold details to aid wheelchair users.
- 8.19 As the development is to be designed to Lifetime Homes standards it means that all car parking spaces are suitable for use by disabled persons.
- 8.20 The applicant responded to comments made by the Disability Panel and I am satisfied with the responses given.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.22 The proposed houses would have WC and bathroom windows facing towards neighbours on Gerard Road and Rawlyn Road. The proposed houses would be located at least 21m from these properties. The proposed flats have bedroom, kitchen and bathroom windows facing towards No.14 and 16 Gerard Road and No.22 Stanesfield Road. This proposed building is located a minimum of 17m from these nearby properties. It is considered the distance between the proposed residential houses and nearby properties would not lead to an unreasonable loss of light, privacy or outlook to these neighbouring addresses.

- 8.23 I consider the balcony proposed on the first floor flat would not lead to an unreasonable loss of privacy or noise disturbance to its neighbours due to its position.
- 8.24 The scout hut stands at one storey high. I consider its scale would not adversely harm neighbouring properties amenities.
- 8.25 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

- 8.26 The proposal provides gardens for all residential properties. The proposed flats have separate access doors at the front of the building. Their location enables opportunities of surveillance.
- 8.27 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**

- 8.28 A Waste Management statement has been included in the application. It details how waste during demolition and construction would be managed.
- 8.29 Drawing number 1259/P/011 Rev.A includes the Waste Strategy. The Residential units would be provided with 3 x 240 litre wheelie bins stored in their rear gardens. There would be communal bins for the flats located in a separate bin store.
- 8.30 The Scout Hut would be provided with 2 x 1000 litre wheelie bins to be stored by the Scout Hut.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

## **Highway Safety**

- 8.32 The proposed houses would trigger Eastern Corridor Area Transport Plan payments for 68 trips as confirmed by Highways. This can be dealt with through a s106 legal agreement.
- 8.33 The applicant does not want the proposed road to be adopted. The Highway Engineer has confirmed this means that the Advanced Payments Code of the Highways Act 1980 would apply this can be dealt with through the s106.
- 8.34 The proposal includes a shared surface area that is defined by block paving by the car park area for the residential properties. This approach is acceptable to the Highway Authority. Officers have requested a ramp beside the north entrance, however the change in materials from tarmac to block paving helps to define the road from the shared surface. A hard landscaping condition is recommended for details of the materials to be approved by the local planning authority to ensure it is to an acceptable standard.
- 8.35 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

## **Car and Cycle Parking**

### Car Parking

- 8.36 The site is outside of the Controlled Parking Zone. According to the Local Plan (2006) the maximum car parking provision for the residential element would be 14 car parking spaces. The proposal meets this standard.
- 8.37 Two car parking spaces are provided for each of the three bedroomed market houses. One car parking space is provided for each two and three bedroom affordable unit. Two visitor spaces are allocated for the residential properties.
- 8.38 A maximum of 8 car parking spaces should be provided for the Scout Hut according to the Local Plan (2006). Five car parking spaces are allocated within a drop off area to the south of the site for users of the Scout Hut. One additional disabled car parking space is allocated close to the Scout Hut.

- 8.39 I consider that the car parking provision is acceptable for the residential provision as it meets the maximum standard. The drop off area for the Scout Hut will allow drop offs and pick ups for users of this building and is adequate for this purpose.

#### Cycle Parking

- 8.40 The houses will be provided with sheds in the rear garden that can accommodate cycles. The flats would have a shared cycle store outside the entrance to the building. There would be a minimum provision of one cycle space per bedroom for the houses. The flats secure cycle shelter would have capacity for four cycles.
- 8.41 The Scout Hut would have 12 covered and secured cycle spaces. This exceeds the minimum requirement of one space per 15sq/m of public floor area.
- 8.42 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

#### **Planning Obligations**

- 8.43 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 Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses

requirements in relation to public art (amend/delete as applicable). 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

- 8.44 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.
- 8.45 The application proposes the erection of six three-bedroom houses, two two-bedroom flats. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

<b>Outdoor sports facilities</b>					
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	2	952
3-bed	3	238	714	6	4284
4-bed	4	238	952		
<b>Total</b>					<b>5236</b>

<b>Indoor sports facilities</b>					
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	2	1076
3-bed	3	269	807	6	4842
4-bed	4	269	1076		
<b>Total</b>					<b>5918</b>

<b>Informal open space</b>					
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	2	968
3-bed	3	242	726	6	4356
4-bed	4	242	968		
<b>Total</b>					<b>5324</b>

<b>Provision for children and teenagers</b>					
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	2	1264
3-bed	3	316	948	6	5688
4-bed	4	316	1264		
<b>Total</b>					<b>6952</b>

8.46 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

- 8.47 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:

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	2	2512
3-bed	1882	6	11292
4-bed	1882		
<b>Total</b>			<b>13804</b>

- 8.48 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

- 8.49 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:

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75	6	450
Flat	150	2	300
<b>Total</b>			<b>750</b>

8.50 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.

#### Household Recycling Centres

8.51 A network of Household Recycling Centres is operational across the Cambridgeshire and Peterborough area. Continued development will put pressure on the existing facilities and require expansion of the network. Financial contributions are required in accordance with the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012). These contributions vary according to the nature and scale of the proposed development and are based on any additional costs for the relevant local authority arising out of the need for additional or improved infrastructure, which is related to the proposed development.

8.52 The adoption of the Waste Management Design Guide SPD requires a contribution to be made in relation to all new development where four or more new residential units are created. Policy CS16 of the adopted Minerals and Waste Core Strategy requires new development to contribute towards Household Recycling Centres (HRCs) consistent with the RECAP Waste Management Design Guide SPD.

8.53 For new development in Cambridge the relevant HRC is located at Milton. The following table sets out how the contribution per new dwelling has been calculated for the Milton HRC.

Notes for Milton	Infrastructure/households	Source
4 sites at £5.5 million	£22 million	Cost per site sourced from Mouchel Parkman indicative costs 2009
Total catchment (households)	115,793	WMT Recycling Centre catchment tables CCC mid 2009 dwelling figures
New households	24,273	CCC housing trajectory to 2025 as of December 2010
<u>Infrastructure costs</u> Total number of households in catchment                      x New households in catchment		
<u>£22 million</u> x 24,273    = £4,611,730 115,793		
Total Developer Contribution per household = £190		

8.54 The net gain is 8 therefore the necessary contribution towards HRC is £1520.

8.55 Subject to the completion of a S106 planning obligation to secure the requirements of the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012), I am satisfied that the proposal accords with the Cambridgeshire and Peterborough Minerals and Waste Development Plan (Core Strategy Development Plan Document July 2011) policy CS16.

## Education

- 8.56 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.
- 8.57 In this case, 8 additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for primary education, secondary education, 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.
- 8.58 The County Council confirmed in writing that no pre-school contributions are required.

<b>Primary education</b>					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+-beds	2		1350	8	10800
<b>Total</b>					<b>10800</b>

<b>Secondary education</b>					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+-beds	2		1520	8	12160
<b>Total</b>					<b>12160</b>

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

8.59 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.

### Transport

8.60 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The site lies within the Eastern Corridor Area Transport Plan where the contribution sought per trip is £229.

8.61 The Highway Authority has made an assessment of the proposal, on which the following assessment of expected additional trips and contributions is based.

8.62 Using the County Council standard figures for the number of trips likely to generated by residential units, contributions have been calculated as follows.

<b>Eastern Corridor Area Transport Plan</b>				
Existing daily trips (all modes)	Predicted future daily trips (all modes)	Total net additional trips	Contribution per trip	<b>Total £</b>
		68	£229	£15572

8.63 The Highway Authority also require the Advanced Payments Code to be referenced in the s106 Agreement. I will provide more detail about this on the Amendment Sheet.

8.64 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1, P9/8 and P9/9, Cambridge Local Plan (2006) policies 8/3 and 10/1 and the Planning Obligation Strategy 2010.

#### Monitoring

8.65 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

8.66 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 development accords with Development Plan policy and is recommended for approval subject to completion of the necessary s106 Agreement.

### **10.0 RECOMMENDATION            APPROVE**

Subject to the satisfactory completion of the s106 agreement by 30 November 2013 and subject to the following conditions and reasons for approval:

#### **Declaration of Interest for case officer**

Does the case officer have any interest (whether financial or not) in the application or application site or any personal or business connection with the applicant(s)?

- ☐ Yes
- ☐ No

If yes, please confirm that full details of any interest or connection have been provided to the [Head of Planning] [Director of Environment]

Signed .....

(Include Below For Area Committees Only)

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](http://www.cambridge.gov.uk/planningpublicaccess) or by visiting the Customer Service Centre at Mandela House.

Condition Number	Condition Name	Who to consult

\*AWA – Anglian Water Services. CCA – Historic Environment Team (County).  
 CNE – New Communities (County). CON – Conservation.  
 CYC – Cycling and Walking Officer. DIS – Disability Access Officer.

DRN – Drainage. ENV – Environmental Health.  
FIR – Fire and Rescue Service. HIG – Highways Authority.  
LAN – Landscape Architects. NCON – Nature  
Conservation Projects Officer.  
NRA – Environment Agency. SOS – Streets and Open  
Space.  
URB – Urban Design

\*\* Table to be deleted by Application Support when formal Committee Report is produced

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 unbound material shall be used in the surface finish of the driveway within 6 metres of the existing or future highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety and to comply with policy 8/2 of the Local Plan 2006.

3. The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway.

4. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Reasons Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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.
6. 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 3/8 3/11 3/12 4/2 4/3  
4/4 4/13 4/14 4/15 5/1 5/55/9 5/10 5/11 5/12 6/1 6/2 8/2 8/4 8/6  
8/9 8/10 8/11 8/16 8/17 8/18 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](http://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.

7. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.
- (a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
- (b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
- (c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless

the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site including calculations and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) the results of any infiltration tests;
- iii) include a timetable for its implementation; and
- iv) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

9. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: to ensure development responds to the context of the site (Cambridge Local Plan 2006 Policy 3/4).

10. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

11. No development shall commence until details of facilities for refuse storage for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved refuse stores shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure the development successfully integrates refuse storage into the design. (Cambridge Local Plan 2006 Policy 3/12).

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

13. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

14. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policy 8/2 of the Local Plan 2006.

15. 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.

**INFORMATIVE:** The Councils document Developers Guide to Contaminated Land in Cambridge provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Councils website on <http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-andnuisance/land-pollution.en>. Hard copies can also be provided upon request.

**I :** The demolition and construction phase may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from: Councils Supplementary Planning Document Sustainable Design and Construction 2007: [https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD\\_WE B.pdf](https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WE B.pdf)  
Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils: [http://www.london.gov.uk/thelondonplan/guides/bpg/bpg\\_04.jsp](http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp)

### **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 3/8 3/11 3/12 4/2 4/3  
4/4 4/13 4/14 4/15 5/1 5/5

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](http://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 30 November 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, education and life-long learning facilities, transport mitigation measures, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and the Cambridgeshire and Peterborough Minerals and Waste

Development Plan (Core Strategy Development Plan Document July 2011) policy CS16 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): 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