

Application Number	13/1618/FUL	Agenda Item	
Date Received	11th November 2013	Officer	Miss Catherine Linford
Target Date	6th January 2014		
Ward	Queen Ediths		
Site	26A Marshall Road Cambridge CB1 7TY		
Proposal	Demolition of Existing Building and Replacement with Proposed Residential Dwelling and Raising of Existing Dropped Kerb		
Applicant	H V Jackson & Sons c/o agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The loss of the industrial use complies with parts a), c) and e) of policy 7/3 of the Cambridge Local Plan (2006); 2. The proposed dwelling is of a high quality design and would have a positive visual impact on the streetscene; and 3. The proposed dwelling would not have a significant detrimental impact on the occupiers of neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 26A Marshall Road is situated on the southeastern side of Marshall Road. The surrounding area is predominantly residential, mainly consisting of terrace houses. The site is not within a Conservation Area.
- 1.2 The site is currently occupied by a two storey building, which forms the end of the terrace and is in use independently as a

workshop. The existing building stands in line with the front of the terrace, and fills the site. The building has a mono-pitch roof.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for the erection of a dwelling, following the demolition of the existing building.

2.2 The ground floor of the proposed dwelling would fill the site, providing a hall, utility room, kitchen, dining area and WC. A small internal courtyard would be provided at ground floor level, which would lead up to a large terrace at first floor level. At first floor level the proposed house would be 1m deeper than the attached neighbour, 26 Marshall Road, and would provide a living room, a bedroom and a bathroom. The first floor terrace would be to the rear of this, accessed from the living room. A single storey studio would stand at the end of this terrace. Two bedrooms and a WC would be provided on the second floor. At the front of the house this would be within the roof, forming a second storey at the rear.

2.3 A bin and cycle store would be situated within the ground floor of the house, accessed from the alleyway at the side of the property.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Environmental Report

2.5 Amended plans have been received which show the following revisions:

- Accurate depiction of the attached neighbour, 26 Marshall Road
- Additional close boarded screening on the western boundary

3.0 SITE HISTORY

None

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/11 3/12 3/14 4/13 5/1 7/3 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 Planning Obligation Strategy

Material Considerations	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p> <p>National Planning Practice Consultation</p>
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5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report there are no policies in the emerging Local Plan are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal makes no provision for off-street parking. This has the potential to increase demand for on-street parking in an area where such demand is already intense. A condition is recommended requiring a Traffic Management Plan.

Head of Refuse and Environment

- 6.2 No objection. Conditions are recommended relating to construction hours, collections and deliveries during construction, dust, contaminated land, and refuse storage.

Sustainable Drainage Engineer

- 6.3 No objection in principle but the opportunity should be taken to separate foul and surface water where possible to reduce the risk of pollution and increased flood risk. A condition is recommended requiring details of the foul and surface water drainage.
- 6.4 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:
- 23 Blinco Grove
 - 25 Blinco Grove
 - 21-23 Marshall Road
- 7.2 The representations can be summarised as follows:
- Buildings vehicles will block the road when unloading materials
 - Overlooking and loss of privacy
 - The alleyway adjacent to the site provides access to the rear of properties in Marshall Road and Blinco Grove and this will be blocked by scaffolding
 - Construction noise and dust
 - No consultation by the developer with neighbours
- 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. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 The existing building is currently in industrial use. Policy 7/3 of the Cambridge Local Plan (2006), which relates to the protection of industrial and storage space states that 'development, including changes of use, that results in loss of floorspace within Use Classes B1c), B2 and B8 will not be permitted where the site is identified on the Proposals Map as a protected industrial/storage site. Development, including changes of use that results in a loss of floorspace within Use Classes B1c), B2 and B8 elsewhere in the City will only be permitted if:

- a) There is sufficient supply of such floorspace in the City to meet the demand and/or vacancy rates are high; and either
- b) The proposed development will generate the same number or more unskilled or semi-skilled jobs than could be expected from the existing use; or
- c) The continuation of industrial and storage uses will be harmful to the environment or amenity of the area; or
- d) The loss of a small proportion of industrial or storage floorspace would facilitate the redevelopment and continuation of industrial and storage use on a greater part of the site; or
- e) Redevelopment for mixed use or residential development would be more appropriate.'

8.3 In my opinion, the proposal complies with parts a) c) and e) of policy 7/3 of the Local Plan. The applicant has provided

information regarding vacancy rates in the City and has demonstrated that vacancy rates are high and that these vacant units are in more practical locations with regards to access and impact on residential properties. In my opinion, this evidence demonstrates that the proposals comply with part a) of policy 7/3. The existing industrial use is relatively low key, but considering the established Use Class of the site, the existing building could be used more intensively as an industrial unit without the need for planning permission. In my opinion, because Marshall Road is a residential street the continuation of industrial use may well be harmful to the amenity of neighbouring residents and the proposals, therefore comply with part c) of policy 7/3 of the Local Plan. It is my view that a residential dwelling would be more appropriate for the site and the proposals, therefore, also comply with part e) of policy 7/3 of the Cambridge Local Plan (2006).

- 8.4 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 uses. Marshall Road and the surrounding streets are predominantly residential and it is my opinion that the proposed residential dwelling is therefore acceptable in principle.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 7/3 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.6 In my view, the existing building appears as an incongruous element in the streetscene due to its use, height, and roof design. The building is the only building in industrial use in an otherwise residential street; it is lower in height than the neighbouring dwellings; and it has a mono-pitch roof, which extends the length of the building and does not link well with the rest of the terrace.
- 8.7 The proposed dwelling would complete the terrace and is a modern take on a Victorian terrace house. The ridgeline of the proposed dwelling would be the same as the attached neighbour, 26 Marshall Road, and would complete the terrace in a more visually acceptable manner than the existing building. The front elevation of the proposed dwelling takes inspiration

from the existing building and the neighbouring Victorian houses. At ground floor level, the frontage is not dissimilar in appearance to the existing building, and the entrance door lines up with the entrance door of No. 26, adjacent to it. At first floor level, the window would be positioned in a similar place to the existing window and would be of a similar size, and would line up with the neighbouring windows at No. 26. In my opinion, the proposed dwelling would improve the appearance of the terrace and I consider it to be visually acceptable. To ensure that the materials used are appropriate, I recommend that samples are required by condition (6).

- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12, 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The neighbouring properties that may potentially be impacted on by the proposals are the attached neighbour to the southwest, 26 Marshall Road; the unattached neighbour to the northeast, 28 Marshall Road; and the neighbours to the rear 21-25 Blinco Grove.

Impact on 26 and 28 Marshall Road

- 8.10 The existing building is two storeys in height and fills the site. The proposed dwelling would be two storeys in height at a depth 1m greater than No. 26. For a depth of 7.3m the proposed dwelling would be single storey with a 1.8m high timber screen to the first floor terrace, from which there is access to a single storey studio at the end.
- 8.11 Due to its bulk and height, the existing building dominates and encloses the rear gardens of 26 and 28 Marshall Road, and it is my opinion that the impact of the proposed dwelling would be less detrimental than the existing situation. The two storey part of the building would be just 1m deeper than Nos. 26 and 28 and in my opinion would not be excessively dominant when viewed from these neighbouring houses. Neither property has objected.

- 8.12 The proposed first floor terrace would be screened by a timber, slatted screen. It is proposed that this screen is slatted so that it controls views out of the terrace, and allows daylight through. In my opinion, this part of the house would not be as dominant as the existing building. I am satisfied that the timber screen would prevent direct overlooking of Nos. 26 and 28 and recommend that details of this screen are required by condition (7).

Impact on 21-25 Blinco Grove

- 8.13 The proposed dwelling would stand to the southeast of 21-25 Blinco Grove. The rear gardens of these neighbouring properties are approximately 10m in length. The existing building dominates and overshadows the end parts of these neighbouring gardens, especially No. 23, and it is my opinion that the proposed dwelling would not exacerbate this situation as, on the common boundary, it is lower in height than the existing building.
- 8.14 At the rear of the building on the two storey part of the proposed dwelling, doors leading to the terrace are proposed at first floor level and a window is proposed at second floor level. There are no windows on the rear elevation of the existing building. The proposed doors at first floor level, leading from the living room to the terrace would be screened by the studio at the end of the terrace, which means there would be no potential for direct overlooking from here. The proposed window at second floor level would be situated 13.8m from the common boundary with the neighbouring houses on Blinco Grove, and although this window would overlook these neighbouring gardens it is my view that, due to the distances involved, the overlooking experienced would not impact on these neighbours to a degree significant enough to warrant refusal of the application.

Disruption from demolition and construction works

- 8.15 The pathway running down the northeastern side of the site provides access to the rear of houses on Marshall Road and Blinco Grove. Concern has raised that whilst the demolition and construction works are taking place this access will be blocked. Due to the constraints of the site, it is possible that this access way may become blocked. To minimise this I recommend that details of the contractors working arrangements are required by

condition (4). Concern has also been raised that the road will become blocked by deliveries. This is inevitable with any building works, and I recommend that the handling of this is also dealt with through this condition (4).

8.16 Due to the proximity of neighbouring residential properties I recommend that the hours of demolition and construction are controlled by condition (2) along with the hours for collections and deliveries (3). I also recommend that a method for dust suppression is required by condition (5).

8.17 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

8.18 The site has been used as a workshop and builders storage area since the 1930s. The applicant has submitted an Environmental Report as part of the application, and this concludes that intrusive investigation is required in order to assess any contamination on the site. Environmental Health agree with this and have recommended that this work is secured by condition (8).

8.19 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

8.20 A bin store is proposed within the ground floor of the house. The house would not have a traditional garden and the applicant has therefore not shown provision for a green bin on the submitted plans. The Waste Strategy Manager has advised me that a green bin would be required, but that a smaller 140 litre bin could be provided in this case. I recommend a condition requiring revised details of the bin store (9).

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

Car and Cycle Parking

Car Parking

- 8.22 No off street parking spaces are proposed, which is common on Marshall Road. Demand for on-street parking is high. The application proposes reinstating the kerb at the front of the building, which would provide additional space on the street. In my opinion, due to the location of the site close to the railway station and public transport routes it would be unreasonable to refuse the application due to a lack of off street parking spaces.

Cycle Parking

- 8.23 Appendix D (Cycle Parking Standards) of the Cambridge Local Plan (2006) states that three cycle parking spaces must be provided for a three-bedroom house. Three cycle parking spaces are proposed within the internal store and I consider this to be acceptable.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

No consultation by the developer with neighbours

- 8.25 There is no statutory requirement for developers to consult with neighbours prior to submitting and planning application, but it is encouraged.

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. Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. 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 erection of one three-bedroom house. 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:

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		
3-bed	3	238	714	1	714
4-bed	4	238	952		
Total					714

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		
3-bed	3	269	807	1	807
4-bed	4	269	1076		
Total					807

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		
3-bed	3	242	726	1	726
4-bed	4	242	968		
Total					726

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		
3-bed	3	316	948	1	948
4-bed	4	316	1264		
Total					948

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 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		
2-bed	1256		
3-bed	1882	1	1882
4-bed	1882		
Total			1882

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 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	1	75
Flat	150		
Total			75

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 Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.34 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

8.35 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 In my opinion, the proposed residential use is more appropriate for the site than the existing industrial use. The proposed dwelling is of a high quality design and would have a positive visual impact on the streetscene, in my view, and would not have a significant detrimental impact on the occupiers of neighbouring properties. I, therefore, recommend that the application is approved subject to conditions and the completion of the S106 agreement.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 31 January 2014 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. Except with the prior written agreement of the local planning authority, 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)

4. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
 - i) contractors access arrangements for vehicles, plant and personnel,
 - ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

- 5. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition/construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2006, policy 4/13)

- 6. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

- 7. Prior to occupation, full details of the timber screens to be installed around the terrace shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans.

Reason: In the interests of visual and residential amenity. (Cambridge Local Plan 2006, 3/4 and 3/7)

8. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. 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 Local Planning Authority 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 Local Planning Authority 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 Local Planning Authority. The Local Planning Authority 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 Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. 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 Local Planning Authority.

Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. 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.

Reason: In the interests of the amenity of future occupiers. (Cambridge Local Plan 2006, policy 4/13)

9. No development shall commence until such time as full details of the on-site storage facilities for waste including waste for recycling have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be in accordance with the approved details. The approved facilities 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 3/4 and 4/13)

10. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

INFORMATIVE: The demolition 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_WEB.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

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

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>.

INFORMATIVE: The Council has produced a guidance to provide information to developers on waste and recycling provision which can be accessed from the City Council website via the following link:-
<https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>

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 January 2014, 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, 5/5, 5/14, 8/3 and 10/1 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

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