

Application Number	13/1739/FUL	Agenda Item	
Date Received	9th January 2014	Officer	Mr Amit Patel
Target Date	6th March 2014		
Ward	Trumpington		
Site	2 And 2A Bishops Road Cambridge Cambridgeshire CB2 9NH		
Proposal	Erection of 2 x 4 bedroom dwellings following demolition of existing dwelling at number 2 Bishops Road. Extension to existing dwelling at number 2A Bishops Road.		
Applicant	Ms T. Scutt And Mr R. Duff C/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>It would not be detrimental to the character and context of the area</p> <p>It would not detrimental to the residential amenity of neighbours</p> <p>Access as existing</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is located on the northern side of Bishops Road. The application site is to the rear of 4 to 20 Bishops Road with an access close to the junction of Shelford Road and Bishops Road.
- 1.2 The site has a two storey dwelling located close to Shelford Road and a three bed bungalow west of this dwelling with primary garden space north of the bungalow.

- 1.3 The area is residential in character with predominately two storey dwellings located on the eastern, southern and western boundaries. The northern boundary has a footpath running alongside it and the guided busway further north.
- 1.4 The site is not allocated in the Cambridge Local Plan (2006) and there are no listed buildings or Building of Local Interest close to or on site. The site is not in a controlled parking zone and there are trees on site but are not protected through a Tree Protection Order.

2.0 THE PROPOSAL

- 2.1 The proposal is to demolish the current bungalow (2 Bishops Road) and re-develop the site for two four bed dwelling houses. The proposed dwellings will have a two storey form running north to east and single storey elements projecting east to west. There will be garden space for both of the units and the existing access will be used.
- 2.2 The main dwelling is also being extended with a two storey form to the side southwards.
- 2.3 The application is accompanied by the following supporting information:
1. Planning Statement
 2. Arboriculture Assessment
 3. Sunlight/daylight Assessment
 4. Tree Survey
- 2.4 There have been amended plans submitted to address concerns from highways and the landscape team. Neither the size nor the position of the buildings have altered, except the garage dimensions increasing to accommodate the highways concerns and clarification from landscaping. As the main proposal is not changing there was no further consultation with third parties.

3.0 SITE HISTORY

Reference	Description	Outcome
C/01/0214	Demolition of existing dwelling and erection of a replacement 2	A/C

storey dwelling. (This application was for 2a Bishops Road).

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

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)

	<u>City Wide Guidance</u> Cambridge City Council (2011) - Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments (2010)

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, the following policies in the emerging Local Plan are of relevance:

Policy 1, 34, 36, 50, 52, 55, 56, 57, 58, 65, 71

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal is acceptable subject to conditions relating to driveway finish, no gates, construction specification, drainage, visibility splays, manoeuvring to be retained, width of access, no encroachment, works in highway and public utility.

Head of Refuse and Environment

- 6.2 The bins will need to be pulled more than 100m, the kerb side for collection. The application is acceptable subject to the bins being left on the kerb side for collection and conditions relating

to construction hours, collections and deliveries, piling, dust, electric sub-station, contaminated land and dust informative.

Head of Streets and Open Spaces (Landscape Team)

- 6.3 The proposal is acceptable subject to full details of hard and soft landscaping.

County Archaeology

- 6.4 The site is potentially within a high level of archaeology and therefore recommend a condition to ensure an archaeological investigation.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- ☐ 8 Bishops Road (x2)
- ☐ 10 Bishops Road
- ☐ 12 Bishops Road
- ☐ 14 Bishops Road
- ☐ 16 Bishops Road
- ☐ 20 Bishops Road

- 7.2 The representations can be summarised as follows:

- ☐ Access to the rear gardens of number 6 – 14 will remain.
- ☐ Sense of enclosure and overlooking.
- ☐ Loss of light in late afternoon and early evening.
- ☐ Highway hazard to Bishops Road to access the lane to the site.
- ☐ Removal of trees is a concern as they act as a noise and pollution barrier.
- ☐ Drainage for the new properties need to be satisfactory.
- ☐ Construction of new drains will have an impact on neighbours.
- ☐ Flooding to the garages needs to be mitigated.
- ☐ Responsible for the access road
- ☐ Raising of the new access road,
- ☐ Compound store use

- ☐ The new dwellings are out of character
- ☐ Light analysis does not reflect the impact for when people are likely to use their gardens
- ☐ Houses need to be properly constructed due to the history of the land
- ☐ Design is too harsh to the rear facing properties of Bishops Road and need additional windows to soften this

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. Surface water drainage
8. Archaeology
9. Third party representations
10. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is 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) they provide inadequate amenity

space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part. The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f), nor are there any listed buildings in close proximity to the site in accordance with 3/10 (d) or (e). The character and amenity sections of policy 3/10 are considered in the relevant subsections below.

- 8.4 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 and 3/10 Cambridge Local Plan 2006 and Cambridge City Council Guidance on Development which Affects Private Gardens (June 2011).

Context of site, design and external spaces

- 8.5 This whole site is set back from the Bishops Road frontage. There is an access off Bishops Road which also serves the rear outbuildings of properties that face Bishops Road. The area is residential in character and there is already a bungalow on site. This will be demolished and replaced with two dwellings. The existing house will be extended to the side. The buildings on site are not visible from the public realm due to the mature green cover on Shelford Road.

New Dwellings

- 8.6 The general character of the area is of semidetached and detached dwellings with front and rear gardens. The proposed scheme reflects the scale and mass of the dwellings in the locality with a two storey main element and single-storey wings, I do not consider that the proposal has a detrimental impact on the character and design of the area. Looking at the surrounding area there is no general pattern for sites. There is a mixture of plot sizes and buildings within the plots and I consider that the proposed units reflect the general character of

the area with detached buildings and space for amenity. The Landscape Officer has commented that the proposal is acceptable and a full hard and soft landscaping condition (13) is recommended to ensure that the surrounding area of the new dwellings is acceptable and I agree with their advice.

- 8.7 I also consider that subject to the use of appropriate external materials (Condition 4) the proposal will not be detrimental to the character and context of the site.

Existing House

- 8.8 The existing house is being extended to the side. The proposal will be to the southern side of the existing building and measure 6.2m at the widest point and 11.2m deep. The proposal will be subservient to the main house with the eaves lower than the existing house. Although this element comes closer to the properties facing Bishops Road, there is a distance of 40m from proposed building to building. Given the distance and relatively low height I do not consider that this element will have a significant impact upon the neighbouring occupiers. Other properties in the area have been extended and I consider that subject to the use of matching materials (Condition 3) the proposal is acceptable.
- 8.9 Subject to conditions, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

New Dwellings

Overlooking and loss of privacy

- 8.10 There is an existing bungalow on the site. This is to be demolished and replaced with two-storey dwellings with single storey wings. The proposed dwellings will mirror each other in size and scale and will have main outlook towards the access road and Lantree Close. I do not consider that there will be a significant overlooking issue between the two proposed houses and number 20 and 22 Lantree Close. Both new

dwellings have rear (west facing) bedrooms windows at first and second floor.

- 8.11 The first and second floor windows facing Lantree Close are a considerable distance, over 20m, to the properties on Lantree Close and there are mature trees along this boundary. The main window that could overlook the gardens on Bishops Road is served by a bathroom window but this would be from an oblique angle and I condition it to be obscure glazed. (Condition 5).

Visual Amenity and overshadowing

- 8.12 The main bulk will be visible from properties on Bishops Road and Lantree Close but this will not create a sense of enclosure as there will be sufficient distance and open views from each of the properties. Third party comments have raised concerns about this issue. I do note that the proposed dwellings will be visible from the rear garden area of Bishops Road and Lantree Close but I consider that the distance of more than 30 metres from building to building to Bishops Road and 25m from the two-storey element of unit 1 to 22 Lantree Close is sufficient to still have an openness to the rear parts of the garden areas. I consider that the distance and existing boundary treatment will help mitigate the development from the rear gardens. These gardens are shallow compared to the gardens of Bishops road. I still consider that as the main bulk of the proposed units is set back from the common boundary by 10.5m (unit 2) and 13m (unit 1) the proposal will not have an overbearing or sense of enclosure to these neighbours.
- 8.13 The issue of over shadowing will only be to the end part of the gardens to both Bishops Road in the later part of the afternoon as the sun is setting. The main bulk is set 90 degrees to the gardens of Bishops Road and the overshadowing impact will be to the rear part of the gardens and there are no windows in the upper part of the gable end for direct over looking to these neighbours and I do not consider that this would be a reasonable reason to withhold planning permission on this ground.

Trees and noise pollution

- 8.14 Comments have been received regarding the loss of trees causing which in turn would lead to more pollution and noise. The trees are not protected either by a Tree Protection Order or located within a Conservation Area. The applicants have confirmed that there will be retained trees as well as replacement trees (12). I am not convinced that the noise will be significantly different as a result. These will be residential properties and there is already residential use on site.
- 8.15 Comments have been received about the construction of drains causing noise to the neighbouring occupiers. Environmental Health have recommended a condition to control working hours. I agree with their advice. Additionally the Environmental Health have also commented and recommended conditions relating to collection and deliveries, piling, dust, potential noise emission from electric substation and contaminated land. I agree with their advice and recommend conditions (6 to 10). I need further advice on the sub-station condition and will update on the amendment sheet regarding this condition.

Extension

- 8.16 The side extension is over 33m from buildings facing Bishops Road. There is the access way and garages to the rear of the site and it will not have any significant impact upon these properties. There are no windows in the south elevation and there will not be any overlooking or loss of privacy.
- 8.17 Subject to conditions, 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, 3/7, 3/10 and 3/12.

Amenity for future occupiers of the site

- 8.18 The proposal creates two well-designed dwellings with sufficient amenity space around them to serve future occupiers. The layout and positioning will allow natural light to the main habitable rooms and I consider that this will create a good quality living environment.

- 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 Environmental Health originally commented that the proposal is unacceptable because there is no collection point for waste. The applicants have amended this and have introduced a collection point close to the entrance of the site and this is acceptable. The occupiers will have to place their bins in this location on collection days.
- 8.21 Both of the proposed units have a bin and bike storage. I consider that unit two is acceptable as it is within the garage area and there is sufficient space within this area to accommodate bins and bikes. Further details are required for unit 1 as the designated area does not have sufficient space to store three bins as well as bikes. I consider there is space on site to accommodate both and attach condition (11).
- 8.22 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.23 Comments have been received regarding highway safety concerns with regard to parking and access to the site. The local highway engineer has not raised concerns regarding car parking and surface water run off subject to conditions (Conditions 13 to 20). I agree with the advice given and recommend the conditions.
- 8.24 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car Parking

- 8.25 Comments have been received regarding car parking on site. Each unit has a garage for two cars and space for bikes. This conforms with the Cambridge Local Plan (2006) car parking standards. The local highway engineer requested information

regarding the garage spaces showing internal garage space of 6m by 5.5m and 2.2m entrance. The applicants have provided this information and this element satisfies the local highway authority.

- 8.26 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Surface Water Drainage

- 8.27 Comments have been received about adequate drainage to the access route and flooding caused by it. I consider that a surface water drainage strategy is appropriate to mitigate this and recommend a condition (21).
- 8.28 Subject to condition, in my opinion the proposal is compliant with National Planning Policy Framework (2012).

Archaeology

- 8.29 County Archaeology have commented that the area is known for high archaeology remains and therefore recommend a condition. I agree with their advice and recommend a condition (22).
- 8.30 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/9.

Third Party Representations

- 8.31 The access is on private land and the responsibility of the road will be for the owners of the land. The applicant has confirmed that this will be the case as they reside in 2a Bishops Road. This will be a civil matter relating to ownership and could not be used as a reasonable reason for refusal.
- 8.32 The use of the compound store has been clarified as a temporary construction compound and will be for storage of tools, materials and workmen facilities. This will be removed once the works have been completed.

- 8.33 The construction of the development and making sure that the structures are safe is covered by separate legislation and would not be reasonable to withhold planning permission on this ground.
- 8.34 Comments have been raised regarding the highways reviewing the road markings along this section of Bishops Road. They have not commented on this specific issue and have not raised a concern regarding highway safety.

Planning Obligation Strategy

Planning Obligations

- 8.35 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

- 8.36 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.

- 8.37 The application proposes the erection of 2 four-bedroom houses. One residential unit would be removed, so the net total of additional residential units is 1. 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		
4-bed	4	238	952	1	952
Total					952

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		
4-bed	4	269	1076	1	1076
Total					1076

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		
4-bed	4	242	968	1	968
Total					968

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		
4-bed	4	316	1264	1	1264
Total					1264

8.38 The applicants have completed and paid for the Unilateral Undertaking A 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

8.39 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		
4-bed	1882	1	1882
Total			1882

8.40 The applicants have completed and paid for the Unilateral Undertaking A 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.

Planning Obligations Conclusion

8.41 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

The proposal is for the replacement of the existing bungalow with two dwellings and an extension to the existing house. In my opinion the proposed development is in accordance with the Local Plan policies and I consider that the proposal will not have a detrimental impact on either the character of the area or on residential amenity. I recommend APPROVAL.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and the following conditions:

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. 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.

3. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. 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)

5. The window serving the bathroom as shown on the plans at first floor level to Unit 2 shall be obscure glazed to Pilkington Level 3 or above and any opening shall be 1.7m above floor level and retained thereafter.

Reason: To protect the amenity of the neighbouring occupiers. (Cambridge Local Plan (2006) policies 3/7 and 3/14).

6. 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)

7. 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: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

8. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

9. 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 the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

10. 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.

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

11. Notwithstanding the layout plans for unit 1, full details regarding the store area to accommodate three bins and 4 bike spaces shall be submitted to and agreed in writing with the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To ensure adequate space is provided for bin storage.
(Cambridge Local Plan (2006) policy 3/7)

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, details of works within the root protection area of trees to be retained, 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. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2)

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. (Cambridge Local Plan (2006) policy 8/2)

15. 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. (Cambridge Local Plan (2006) policy 8/2)

16. 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. (Cambridge Local Plan (2006) policy 8/2)

17. The manoeuvring areas shall be provided as shown on the drawings and retained free of obstruction.

Reason: In the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2)

18. The access shall be provided as shown on the approved drawings and a width of access of 5 metres provided for a minimum distance of ten metres from the highway boundary and retained free of obstruction.

Reason: In the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2)

19. No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Reason: In the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2)

20. Two 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the new dwelling. One visibility splay is required on each side of the access onto the public highway, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2)

21. Prior to the commencement of development a surface drainage strategy shall be submitted to and agreed in writing by the local planning authority. The proposal shall then be implemented in accordance with the approved plans.

Reason: To ensure that surface water does not cause flooding to the surrounding area. (National Planning Policy Framework (2012))

22. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure any remains are safeguarded. (Cambridge Local Plan (2006) policy 4/9)

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

INFORMATIVE: To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

- o Council's Supplementary Planning Document 'Sustainable Design and Construction 2007':

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

- o 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: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.