

Application Number	14/0466/FUL	Agenda Item	
Date Received	27th March 2014	Officer	Miss Catherine Linford
Target Date	22nd May 2014		
Ward	Abbey		
Site Proposal	4 Sunnyside Cambridge Cambridgeshire CB5 8SG Demolition of 4 Sunnyside and construction of 6 residential units comprising two three-bedroom houses and four two-bedroom houses.		
Applicant	Mr And Mrs John Clements 4 Sunnyside Cambridge Cambridgeshire CB5 8SG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed development satisfactorily addresses the Inspector's concerns regarding the previous application (13/0622/FUL) by creating an attractive frontage; 2. The proposed development would not have a significant detrimental impact on the occupiers of neighbouring properties; and 3. Adequate parking is proposed.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Sunnyside runs northwest to southeast and joins The Westering in a L-shape. 4 Sunnyside is situated on the bend of the road, where The Westering joins Sunnyside, and is a pair of two-storey semi-detached houses, which is in use as one dwelling. The building occupies a large triangular plot. The surrounding area is predominantly residential, consisting of two-storey semi-

detached properties, with allotments bordering the site to the southwest. The site is not situated within a Conservation Area.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for the construction of three pairs of two-storey, semi-detached houses, following the demolition of 4 Sunnyside. The proposed dwellings would be situated at the rear of the site.

2.2 This application follows on from two previous applications (12/1329/FUL and 13/0622/FUL), which were both refused under delegated powers and both dismissed at Appeal. The differences between the current proposal and the most recent refusal (13/0622/FUL) are as follows:

1. The two single storey buildings have been omitted and replaced with a wall and landscaping.
2. A bin collection point is proposed further into the site

3.0 SITE HISTORY

Reference	Description	Outcome
12/1329/FUL	Demolition of 4 Sunnyside and construction of 7 residential units comprising 2 x 4 bedroom houses, 4 x 3 bedroom houses and 1 x 2 bedroom flats.	REF Appeal dismissed
13/0622/FUL	Demolition of 4 Sunnyside and construction of 6 residential units comprising of 2x 3 bedroom houses and 4x 2 bedroom houses	REF Appeal dismissed

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 3/6 3/7 3/10 3/11 3/12 5/1 5/14 6/1 6/2 6/3 6/4 6/5 6/6 6/7 6/8 6/9 6/10 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 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)

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 50 – Residential space standards

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal should have no significant impact on the public highway should it gain the benefit of planning permission. Conditions are recommended relating to materials, gates, specification, drainage, visibility splays, retention of the manoeuvring area, and traffic management plan.

Head of Refuse and Environment

- 6.2 No objection, subject to conditions relating to construction noise, vibration and piling, collections/deliveries during construction, construction/demolition hours, dust, noise assessment, waste storage, and refuse collection.

Cambridgeshire County Council (Archaeology)

- 6.3 The site should be subject to a programme of archaeological investigation. A condition is recommended.

Ministry of Defence

- 6.4 The Ministry of Defence has no safeguarding objections to the proposals.
- 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:

- 6 Sunnyside (x2) – owners and tenants

7.2 The representations can be summarised as follows:

Residential amenity

- Loss of privacy
- Dust
- Construction noise
- Traffic – during and after construction

Car parking

- Lack of parking

Other

- The boundary wall between No 4 and No 6 will need to be removed during construction and this will create security problems
- Potential for damage to No 6 during construction

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

8.0 ASSESSMENT

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

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

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The surrounding area is predominantly residential and, therefore, it is my opinion that residential development is acceptable here, in principle.
- 8.3 Policy 3/10 of the Cambridge Local Plan (2006) states that residential development within the garden area or curtilage of existing properties will not be permitted if it will:
- a) have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
 - b) provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
 - c) detract from the prevailing character and appearance of the area;
 - d) adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
 - e) adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
 - f) prejudice the comprehensive development of the wider area of which the site forms part
- 8.4 Parts d) and e) of policy 3/10 are not relevant to this application, and parts a), b) and c) will be addressed later on in this report.
- 8.5 The application site is not part of an allocated site, but nevertheless the issue of comprehensive development must be addressed. Policy 3/6 of the Cambridge Local Plan (2006) states that the development of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on neighbouring sites. In my opinion, the proposed development does not prejudice the future development of adjacent sites and complies with policy 3/6 of the Cambridge Local Plan (2006).

- 8.6 In my opinion, the principle of the development is acceptable and in accordance with policies 3/6 and 5/1 of the Cambridge Local Plan (2006) and part f) of policy 3/10 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.7 The previous application (13/0622/FUL) was refused for the following reason:

The site is situated on the bend of the road, and is very visible when travelling along it. The loss of the existing building and its replacement with two small, single storey buildings would create a break in the building line, to the detriment of the appearance of the street. In addition, the proposed houses, set well back behind their immediate neighbours, will be a very prominent and incongruous feature in this 'backland area' when viewed from neighbouring properties. The development therefore fails to respond positively to the existing local character and would be poorly integrated with the immediate locality contrary to policies 3/4, 3/7, 3/10 and 3/12 and to government advice in section 7 of the NPPF.

- 8.8 In the Appeal Decision, the Inspector stated that in his opinion the proposed semi-detached houses at the rear of the site 'would be consistent with the scale and pattern of development locally'. In terms of the site frontage he took the view that 'the openness created in the street scene by the loss of the two storey building on the frontage would not significantly detract from local character and appearance. It would be little different in appearance from the gap arising from a minor side road junction...a not unusual feature in layouts of this nature'. He concluded that 'the proposal would be generally in keeping with the character and appearance of the area, but opportunities would be missed to create an 'attractive frontage'.
- 8.9 The Inspector has taken the view that the proposed houses at the rear of the site are visually acceptable. His views on the site frontage are less clear. Previously it was proposed that the site frontage was relatively open, with a small, single storey building on either side of the entrance. Whilst the Inspector was not adverse to an open frontage, he was critical of the previous application because it did not create an 'attractive frontage'. It is now proposed that the frontage is relatively open, with a 2.1m

high boundary wall marking the entrance. In my opinion, if the frontage was satisfactorily landscaped and the wall was of a sympathetic design the proposals would create an attractive frontage which would be a beneficial addition to the streetscene. It is my opinion that this would satisfactorily address the concerns raised by the Inspector. To ensure the wall and the landscaping are of a high standard I recommend a condition requiring details of the wall (6) and a condition requiring a landscaping scheme (5).

- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

Overshadowing, enclosure and dominance

- 8.11 The previous application (13/0622/FUL) was refused for the following reason:

The proposed development, by virtue of the scale, massing and proximity of the proposed houses to the boundaries with 6 Sunnyside and 64 The Westering, would be likely to lead to an increased sense of enclosure and visual dominance to the gardens associated with those dwellings. The development would therefore have a significant adverse impact on the amenities currently enjoyed by the occupiers of those dwellings. In so doing, the development fails to respond positively to its context and is therefore contrary to policies 3/4, 3/10 and 3/12 of the Cambridge Local Plan (2006).

- 8.12 In the Appeal Decision, the Inspector explained that 'it is clear that the proposal would introduce built development well to the rear of existing building lines, where outlooks are open. The fact that the nearest parts of the end houses to the boundaries would be single storey would limit the impact. Moreover, back gardens either side are long and a good level of open outlook would be retained'. He concluded that although the proposal 'would give rise to some harm with respect to neighbours' living conditions, this would not be to the extent that policy 3/10 would require planning permission be withheld'. The proposed houses are identical to those proposed in the previous application, and

as the Inspector took the view that they were acceptable in terms of their impact on neighbouring properties in relation to dominance, enclosure and overshadowing it is my opinion that it would be unreasonable to conclude otherwise.

- 8.13 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.

Overlooking

- 8.14 On the upper floors of the end houses, the submitted plans show that the side windows, which would look directly out towards the neighbours, would be obscure glazed. To ensure that there is no direct overlooking of the neighbouring houses, 6 Sunnyside and 64 The Westering, I recommend a condition requiring that these windows are obscure glazed and fixed shut (4).
- 8.15 The windows on the upper floors of the houses to the rear, would serve bedrooms, and would look out towards the rear gardens of neighbouring properties, including properties to the rear on Peverel Road, at an oblique angle. The houses do stand relatively close to the rear boundary (5.5m at the closest point), closer than the current back to back distances between the houses on Sunnyside/The Westering and Peverel Road. However, due to the angle that the proposed houses would stand at, and because the views experienced would be oblique and not direct, it is my view that this level of overlooking is acceptable.
- 8.16 The end windows on the upper floors of the houses at the front would look directly into the gardens of the neighbouring houses, 64 The Westering and 6 Sunnyside. These two end houses are mirror images of one another, and the bedroom they serve has two windows. Therefore, in order to prevent any direct overlooking I recommend that the end window on each end house is obscure glazed (4). However, this is not an ideal situation.

Noise and disturbance

8.17 As previously proposed, the proposal includes a courtyard car parking area, with two of the car parking spaces close to the common boundary with 6 Sunnyside and two of the car parking spaces close to the common boundary with 64 The Westering. The car parking spaces are positioned 1m from these common boundaries. This will allow space for planting, which will help to deaden the noise experienced from the comings and goings of cars, such as engine noise and the slamming of car doors. In order to mitigate against noise, I recommend that a planting scheme (5) and details of acoustic fencing (6) are required by condition.

Impact of demolition/construction works

8.18 Concern has been raised regarding noise and disturbance during the demolition and construction periods, dust and the parking of construction vehicles. Building works will also cause some level of disruption and this is unavoidable, In order to minimize the impact I recommend conditions restricting demolition/construction hours (7), and deliveries (8), and requiring details of dust suppression (9) and contractor working arrangements (10).

Refuse Arrangements

8.19 The Waste Strategy team have been consulted on this application. A bin collection point is to be situated with a single storey, flat roofed building set back from the site frontage, and each property would have their own individual bin store in the rear garden. The pull distance from the rear garden bin stores to the weekly bin collection area is in excess of 40m for some of the properties, which is too far for residents to be expected to pull the bins. The design of the bin collection point is also unsatisfactory as it requires bins to be pulled through gates. Therefore, I recommend a condition requiring further details of the bin stores, bin collection point and management (11).

8.20 In my opinion, subject to a condition, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.21 Eight car parking spaces are proposed, one for each of the dwellings and two visitor spaces. This is below the maximum standards, which allows up to two car spaces for dwellings with three or more bedrooms. As the standards are maximums and not minimums I do not believe there is any justification in refusing the application on these grounds.
- 8.22 Each dwelling would be provided with a cycle store in the rear garden. Details of these stores have not been submitted, but the proposal for the cycle stores is acceptable in principle. I recommend a condition requiring details of the cycle stores to ensure that the size and appearance is acceptable (12).
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

The boundary wall between No 4 and No 6 will need to be removed during construction and this will create security problems

- 8.24 This is a civil matter and is not a planning consideration.

Potential for damage to No 6 during construction

- 8.25 This is a civil matter and is not a planning consideration.

Planning Obligation Strategy

Planning Obligations

- 8.26 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.27 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 8.28 The application proposes the erection of two three-bedroom houses, and four two-bedroom houses. One residential unit would be removed, so the net total of additional residential units is five. 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	4	1904
3-bed	3	238	714	1 additional	714
4-bed	4	238	952		
Total					2618

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	4	2152
3-bed	3	269	807	1 additional	807
4-bed	4	269	1076		
Total					2959

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	4	1936
3-bed	3	242	726	1	726
4-bed	4	242	968		
Total					2662

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	4	2528
3-bed	3	316	948	1	948
4-bed	4	316	1264		
Total					3476

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	4	5024
3-bed	1882	1 additional	1882
4-bed	1882		
Total			6906

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	6	450
Flat	150		
Total			450

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.

Household Recycling Centres

8.34 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.

8.35 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.

8.36 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		

The net gain is five dwellings therefore the necessary contribution towards HRC is £950.

8.37 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

- 8.38 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.
- 8.39 In this case, five additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for primary education and lifelong learning. Contributions are therefore required on the following basis.

Primary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+-beds	2		1350	5 additional	6750
Total					6750

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160		
2+-beds	2		160	5 additional	800
Total					800

- 8.40 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.

Monitoring

- 8.41 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. It was agreed at Development Plans Scrutiny Sub- Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of those financial contributions (up to a maximum of £50,000) with the exception of large scale developments when monitoring costs will be agreed by negotiation. For this application a monitoring fee of (*insert*) is required.

Planning Obligations Conclusion

- 8.42 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 development satisfactorily addresses the concerns raised by the Inspector. The application is therefore recommended for approval subject to conditions and the completion of a S106 agreement.

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. 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)

4. The end window at first floor level on the front elevation of each of the end houses, and the first floor windows on the side elevation of the end houses shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and fixed shut when first introduced to the building and remain as such thereafter.

Reason: In the interest of privacy (Cambridge Local Plan 2006 policy 3/12).

5. 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)

6. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

7. 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)

8. 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)

9. Prior to the commencement of development a method statement for dust suppression shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To minimise the impact on neighbouring occupiers. (Cambridge Local Plan 2006, policy 4/13)

10. 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)

11. Prior to the commencement of development details of the bin stores and bin collection point shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that there is adequate provision. (Cambridge Local Plan 2006, policy 3/12)

12. 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)

13. 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.

Due to the proximity of this site to existing residential premises and other noise sensitive premises. (Cambridge Local Plan 2006, policy 4/13)

14. No development shall take place within the site until the applicant, or their agent 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 that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

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 30th September 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, education and life-long learning facilities, 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 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, and the 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