

<b>Application Number</b>	10/0672/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	30th July 2010	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	24th September 2010		
<b>Ward</b>	East Chesterton		
<b>Site</b>	56 Green End Road Cambridge Cambridgeshire CB4 1RY		
<b>Proposal</b>	Erection of a one and a half storey bungalow on land behind 56 Green End Road (in addition to that approved under reference 09/0404/FUL).		
<b>Applicant</b>	Mr John Price 2 Woodlands Close Great Shelford Cambridge CB22 5LP		

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site forms part of the rear garden of 56 Green End Road, but this application is linked to a previous permission for a wider site. The wider site forms part of the rear gardens to No. 56, 60 and 62 Green End Road. 56 Green End Road, to the south. 56 Green End Road, to the south west of the site, is now occupied by a recently constructed small block of flats. Nos 60 and 62 are both two storey dwellings. No.60 was granted planning permission for re-development to form 3no. 2-bed flats and 1no. 1-bed flat in 2008. The remaining garden land/application site has been cleared of all vegetation and is currently fenced off from the retained curtilages of the flats and house. The site is accessed via Mortlock Avenue, passing by a group of lock up garages. There are some single storey domestic outbuildings to the east of the site close to the boundary with the lock up garages. The area is characterised by a mix of single and two storey dwellings in the form of either

terraced or semi-detached houses. The site falls outside the controlled parking zone.

## 2.0 THE PROPOSAL

2.1 This application seeks planning permission for a 1 ½ storey, detached dwelling to the rear of 56 Green End Road. The dwelling would be additional to those dwellings already approved under ref 09/0404/FUL. The dwellings approved in this application were semi-detached 1 ½ storey dwellings, and the dwelling approved here is a detached version of one of these dwellings.

2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement

## 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
C/03/0614	Demolition of existing bungalow and erection of 4no two bedroom flats and 2no one bedroom flats including parking and access arrangements and associated site works (56 Green End Road)	Refused
C/04/0921	Erection of 4 no. two bedroom flats and 2 no. one bedroom flats "including parking, refuse and access arrangements and associated site" works following demolition of existing bungalow. (56 Green End Road)	A/C
05/0291/FUL	Construction of 7no new flats. (56 Green End Road)	A/C
06/0083/FUL	Erection of 4, three bedroom houses (56 Green End Road)	Refused. Appeal Dismissed
06/1382/FUL	Erection of six, one bed flats (56 Green End Road)	Refused. Appeal Dismissed

07/1090/FUL	Redevelopment to form 3no two bed flats and 1no one bed flat. (60 Green End Road)	A/C
08/0251/OUT	Erection of two semi-detached bungalows and creation of vehicular access	Refused. Appeal Allowed.
09/0212/FUL	Two 2-bed flats, two 1-bed flats and one studio. (62 Green End Road)	Refused
09/0404/FUL	Erection of four semi-detached chalet bungalows to the rear of 56, 60 and 62 Green End Road.	A/C

#### 4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes
	Public Meeting/Exhibition (meeting of):	No
	DC Forum (meeting of):	No

#### 5.0 POLICY

##### 5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into

account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

**Planning Policy Statement 3 (PPS3): Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

- 5.4 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.5 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

**Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning

permission is dependent upon a planning obligation the obligation must pass the following tests:

- (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.

## 5.6 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision  
P9/8 Infrastructure Provision

## 5.7 **Cambridge Local Plan 2006**

3/1 Sustainable development  
3/4 Responding to context  
3/6 Ensuring co-ordinated development  
3/7 Creating successful places  
3/10 Subdivision of existing plots  
3/12 The design of new buildings  
5/1 Housing provision  
8/6 Cycle parking  
8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places  
3/8 Open space and recreation provision through new development  
3/12 The Design of New Buildings (*waste and recycling*)  
5/14 Provision of community facilities through new development  
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

## 5.8 **Supplementary Planning Documents**

**Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and

construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

### **Cambridge City Council (March 2010) – Planning Obligation**

**Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

## **5.9 Material Considerations**

### **Central Government Guidance**

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

### **City Wide Guidance**

### **Cambridge City Council (2004) – Planning Obligation**

**Strategy:** Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

**Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

6.1 No Objection: No significant adverse effect upon the public highway should result from this proposal.

### **Head of Environmental Services**

6.2 No objection, subject to conditions relating to contaminated land, construction hours, delivery hours and waste storage.

6.3 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:

- 59 Green End Road

7.2 The representations can be summarised as follows:

- Noise
- Loss of privacy
- Overdevelopment

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 explains that provision is made for an increase of 12,500 dwellings over the period 1999-2016; although it recognises that many of these will be from larger sites within the urban area and in the urban extensions, development for housing on windfall sites, such as this, will be permitted subject to the existing land use and compatibility with adjoining uses.
- 8.3 The site, along with land, which was the subject of the application for the two pairs of semi-detached bungalows, was part of the rear gardens of 56, 60, and 62 Green End Road. This land has now been cleared of vegetation and is seen as a 'building plot' but as the land was residential garden land I consider that guidance relating to 'garden grabbing' still applies in this case.
- 8.4 The updated PPS3 reclassifies private residential gardens from previously developed or brownfield land to greenfield land. This does not mean that garden land cannot be developed under any circumstances. At the present time, national policy does not preclude the development of private gardens, but garden land is not considered to be brownfield land and is not therefore of the same priority and proposals for the development of garden land will continue to be assessed against Policy 3/10 of the Cambridge Local Plan (2006) relating to the subdivision of plots.
- 8.5 Policy 3/10 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.*

8.6 The principle of residential development has already been accepted on this site, when the outline permission was allowed, following an appeal, by the Planning Inspectorate in 2008. The site is not close to any Listed Buildings, protected trees or wildlife features. The relevant sections of Policy 3/10, relating to comprehensive development, character, amenity, and parking are considered and discussed under the headings below.

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

### Context of site, design and external spaces

#### *Character*

8.8 To some extent the design of the proposed dwelling has already been accepted in the permission granted for the two pairs of semi-detached bungalows (09/0404/FUL). The dwellings in the immediate locality are predominantly two-storey, semi-detached or terraced dwellings, with some single-storey dwellings on Green End Road, and Mortlock Avenue, close to the site. The proposed dwelling, and the previously approved dwellings are 'chalet bungalows' – single storey dwellings, which incorporate dormer windows to the front elevation, creating accommodation at first floor level, within the roof space.

- 8.9 No. 56 Green End Road is a recently constructed property of six flats with parking to the front and a communal garden to the rear with an area for waste storage along the rear boundary of the site.
- 8.10 Whilst the immediate surrounding buildings are either single storey or two storey dwellings, the introduction of a one and a half storey structure in this locality, in my view, would not harm the character of the area, and has been accepted in the previous permission (09/0404/FUL). The proposed additional dwelling would in my view be an acceptable addition to the approved scheme as it would read as part of the same development, as this additional dwelling would be a detached version of the same house design.

#### *Comprehensive Development*

- 8.11 The original scheme (09/0404/FUL) included an access road between the two pairs of semis, which then forked to the northwest and southeast, to the side of the houses, which would have enabled the road to be extended to facilitate future development on the neighbouring land. This additional dwelling would sit on the northwestern 'fork' of the road, thereby removing this section of road.
- 8.12 To assess whether the proposal complies with policy 3/6 of the Cambridge Local Plan, it is necessary to consider the appeal decision for this site and recent applications on adjacent parcels of land. In 2008, an outline application was refused for the erection of two semi-detached bungalows and the creation of a vehicular access. This was allowed at appeal. In paragraph 18 of his decision, the Inspector stated that:

*...the proposed building's possible siting, access and parking/turning area shown on the illustrative layout plan would enable vehicular, pedestrian and cycle access to be taken to the north-west and south-east of sufficient size to service a modest infill scheme.*

- 8.13 It is clear that positioning an additional dwelling on the northwestern 'fork' of the road would prevent direct access from the site to the land to the northwest as envisaged by the Inspector, but I do not believe that this would necessarily prevent the neighbouring land from being developed. The Local

Highway Authority have not objected to this application, and take a different view to the Inspector on the use of this access for further development. In their comments regarding the previous application for four dwellings (09/0404/FUL) they stated that:

*Further extension of the development, accessed by the road off the car park is likely to exceed the maximum number of dwellings that could reasonably be served off a private driveway, whilst producing a road layout that would be regarded as unsuitable for adoption by the Highway Authority...Further extension of the development would increase pedestrian and cycle movement through the car park to an unacceptable degree, and would be opposed by the Highway Authority.*

- 8.14 I have discussed this further with the Highway Authority, who have confirmed that for a larger residential development than that proposed in this application, an access road of an adoptable scale would be essential. In order to achieve this here, it would be necessary to demolish the block of garages to widen the accessway. This I believe is unlikely in the medium term as the garages are currently well used.
- 8.15 The access road into the site, past the garages would not be sufficient or adequate for a large residential development and an additional access road would, in my view, be necessary if this land came forward for development. Therefore, I do not believe that building on this northwestern 'fork' of road would prejudice the development of adjacent land.
- 8.16 An outline application has been received for a single storey dwelling to the rear of 64 and 66 Green End Road with access from Mortlock Avenue, past the garages, but not through this site (10/0322/OUT). This application has been recommended for approval and demonstrates that it is possible to develop the adjacent land, without using the approved 'forked' access road, across the land to the rear of 56-62 Green End Road.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/6, 3/7, and 3/12.

## Residential Amenity

### *Impact on amenity of neighbouring occupiers*

- 8.18 This additional dwelling would be located to the rear of the site, and at its closest point, the dwelling would sit 1.2m from the boundary with the flats at 56 Green End Road, and 5.2m from the rear wall of the flats. 56 Green End Road is 'T' shaped in plan with the northeastern end of the 'T' projecting out towards the site, with a gable end. No windows are proposed on the gable end of the new dwelling, and in my view there would be no potential for direct overlooking of No. 56.
- 8.19 The new dwelling would sit approximately 21m from the rear of No. 54 Green End Road, and considering this distance I do not believe that a 1 ½ storey dwelling would have any significant impact on the occupiers of this dwelling. The proposed dwelling would be shielded from Mortlock Avenue by the approved dwellings and therefore I consider that it would also not have any significant impact on the occupiers of 26 or 28 Mortlock Avenue.
- 8.20 In terms of noise and disturbance, I do not believe that the additional noise created by this extra dwelling would be severe enough to warrant refusal of this application.
- 8.21 As it stands, it is my view that the proposed house would not have any significant detrimental impact on the residential amenity currently enjoyed by the occupiers of neighbouring properties. However, in order to ensure this continues, I would recommend that Permitted Development Rights for additional windows and dormer windows are removed in order for these to be properly assessed before installation (condition 5).
- 8.22 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*

- 8.23 The dwelling would be accessed via an existing access, which currently served blocks of garages. The garages would continue to be used by local residents but I do not believe that

the use would intensify and in my view the use of these garages would not have any detrimental impact on the future occupiers of the dwelling.

8.24 The dwelling would have a private rear garden, of approximately the same size as those attached to the approved dwellings. In my opinion, this amenity space is proportionate with the accommodation proposed, and is acceptable.

8.25 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

8.26 It will be possible to access the rear garden from the front of the property, and bin storage will be positioned in the rear garden. This location is acceptable in principle, but details of the storage will be required by condition (condition 6).

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

#### Car and Cycle Parking

8.28 Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006) states that for a dwelling of this size a maximum of 1 car parking space should be provided, with one visitor space provided for every 4 dwellings. One car parking space is proposed adjacent to the property, with a further five spaces (including 1 visitor space) available on the site, to serve this and the other four dwellings. This is within the standards and is therefore acceptable.

8.29 Bicycle storage is proposed in the rear garden of the dwelling. This is acceptable in principle, but details of this storage will be required by condition (condition 7).

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

### Third Party Representations

- 8.31 The issues raised in the representation received have been addressed under the headings above.

### Planning Obligation Strategy

- 8.32 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. The proposed development triggers the requirement for the following community infrastructure:

### *Open Space*

- 8.33 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.
- 8.34 The application proposes the erection of one two-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 children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476	1	416
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>416</b>

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

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

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

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

#### *Community Development*

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

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

8.37 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.



## *Waste*

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

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

- 8.39 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

## *Conclusion*

- 8.40 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 dwelling is an acceptable addition to the scheme approve under planning reference 09/0404/FUL, and is appropriate to its context. In my view the proposed dwelling would not have an adverse impact on the character of the area or to residential amenity of adjoining occupiers and therefore approval is recommended.

## 10.0 RECOMMENDATION

**1. APPROVE subject to the satisfactory completion of the s106 agreement by 30 November 2010 and subject to 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. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

3. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

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. 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 and 3/12 )

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

6. Prior to commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and 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 Policy 3/12)

7. 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)

8. Prior to the commencement of use of the site, the approved wheel washing facilities shall be provided to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To prevent mud and extraneous material being deposited on the highway (Cambridge Local Plan 2006 Policy 8/2)

9. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.
  - (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.
  - (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.

(f) 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: To protect the amenity of nearby residential properties (Cambridge Local Plan 2006, Policy 4/13)

10. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by 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)

### **Reasons for Approval**

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

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

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

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

- 2. Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30 November 2010 it is recommended that the application be refused for the following reason(s).**

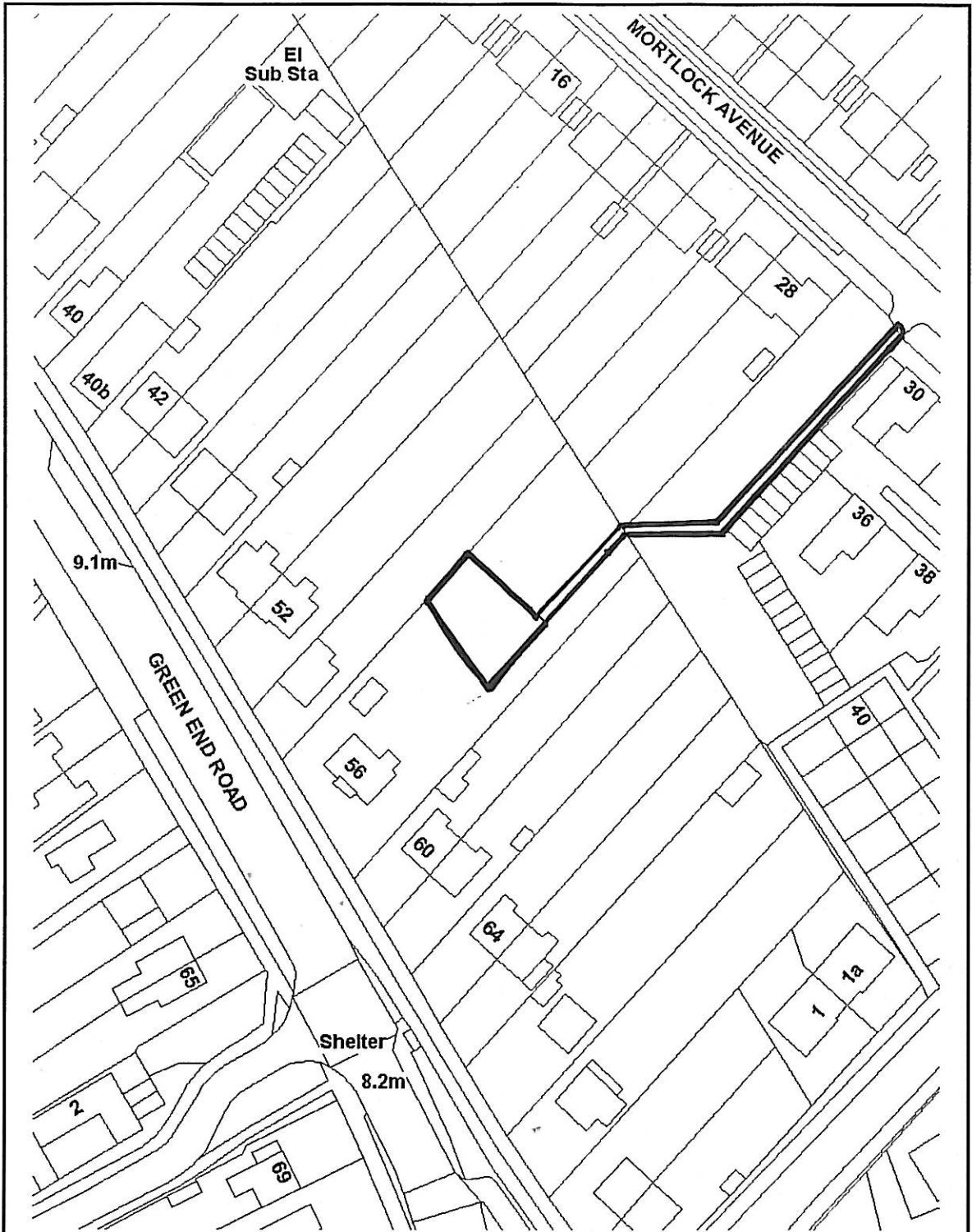
The proposed development does not make appropriate provision for public open space, community development facilities, and waste as appropriate in accordance with the following policies, standards and proposals - policies 3/7, 3/8, 3/12, 5/12 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2010.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



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