

Application Number	14/0653/FUL	Agenda Item	
Date Received	29th April 2014	Officer	Mr Sav Patel
Target Date	29th July 2014		
Ward	Trumpington		
Site	Former Villa Service Station 57 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ		
Proposal	Erection of 14 flats, car parking, landscaping and associated works.		
Applicant	c/o Agent United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development makes effective and efficient use of previously developed land to provide additional housing. - The design, scale and layout of the development are of high quality and respectful of the character and appearance of the conservation area and setting of the listed building which are adjacent to the site. - The proposed development has been designed to mitigate any significant adverse impact on the residential amenity of the adjoining neighbours.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is the former petrol filling station which currently lays vacant and is bound by a 2 metre high perimeter

fence and wall. The site measures 0.11 hectares and originally accommodated a pitched roof detached building which was located on the eastern boundary with the main canopy covering the centre of the site. The buildings have been demolished but the site is still mostly hard surfaced.

- 1.2 The site is located on the eastern side of High Street and north of Trumpington.
- 1.3 To the north of the site is the Green Man public-house which is a grade II listed building. The northern boundary with the public house is defined by a group of mature trees which are protected by Tree Preservation Orders. None of the trees are located within the application site but they do overhang the boundary. However, an Ash tree grows within the site and there is a mature Acer tree at the front of the site. The former use shared the access with Green Man public house while the exit point was to the south.
- 1.4 To the south of the site is the access into Lambourn Close, which is a small residential cul-de-sac of 1970s two storey semi-detached and terraced dwellings with a private garage block. The eastern boundary of the site is defined by 2.5 metre high perimeter brick wall which also runs along the southern boundary. A landscaped strip of land (approx. 2.5 metre wide), which runs alongside the eastern boundary and contains dense low level planting. Beyond the eastern boundary are some of the dwellings in Lambourn Close and garage block.
- 1.5 To the west, on the opposite side of High Street, are no.22, no.24 and no.26 High Street, which are grade II listed buildings. All three dwellings are thatched cottages with small roof dormers. No.28 and no.30 are traditional two storey dwellings, which are also grade II listed.
- 1.6 The site is located within the Trumpington Conservation Area.

2.0 THE PROPOSAL

- 2.1 The proposal is to redevelop the site to create 14 flats contained within a building in the form of a traditional two storey terrace with loft space. The building would extend across most of the site's frontage. The existing access to the north is being retained. The proposal also includes communal bin and bike

stores (including private bike stores), parking spaces for six cars, communal gardens at the front and rear of the site, landscaping and PV panels on the rear roofscape. The proposal also includes the retention of the existing Ash tree at the front of the site.

- 2.2 The mix of residential units consists of eight 2bed flats and six 1bed flats.
- 2.3 The building has been designed with a staggered footprint and variations in height. The height varies from 7.4 metres at its lowest point (to the north) to 9.9 metres (to the south). The building extends approximately 39 metres from north to south.
- 2.4 The rear elevation has been designed to provide the ground floor units with their own private courtyard gardens and all first units with external projecting balconies. The second floor flat does not have any private external amenity space but would benefit from the use of the two communal gardens.
- 2.5 The application is accompanied by the following supporting information:
 1. Design, Access and Heritage Statement
 2. Planning Statement
 3. Surface Water Drainage Strategy
 4. Foul Sewage and Utilities Assessment
 5. Land Contamination Statement
 6. Landscape Strategy
 7. Sustainability Statement and Sustainability Checklist
 8. Transport Statement
 9. Tree Survey and Arboricultural Impact Assessment
 10. Public Art Statement
 11. Planning Obligations Heads of Terms
 12. Plans
- 2.6 Following consideration of the submitted plans, some amendments were requested. Amended plans have been received, which show the following revisions:
 1. Reduction of the casement size of bed 2 window to G1 and the bathroom window of F1 and deletion of ring hand side double casement – to provide a more balanced and appropriate fenestration arrangement.

2. Chimney above G2 and G3 has been omitted and relocated above flat G5 – to provide better symmetry.
3. Gable end window to flat S3 has been added – to help better articulate the gable.
4. Insertion of 7 pitched roof dormer windows in the rear roof slope in place of rooflights – to improve the quality of accommodation for the three flats within the roof and improve the appearance of the rear elevation.
5. The boundary of all courtyards on the rear elevation are to be treated with 1 metre high estate style railings with hedge planting behind – to improve the appearance and level of animation of the rear elevation and its interaction with the communal space.
6. The building has been pulled 1 metre forward (west) closer to the highway and away from the residential units to the rear. This has also which has increased the size of the rear courtyards.
7. The hedge planting at the front of the site has been brought forward so that it runs along the back edge of the highway and includes individual paths to each front door in the building – this give the impression that the building is a row of terraced dwellings.
8. Two large trees are proposed on the grass verge adjacent to Lambourn Close instead of three.

3.0 SITE HISTORY

Reference	Description	Outcome
C/85/0532	ERECTION OF PETROL FILLING STATION (AMENDED BY LETTER RECEIVED 26 JULY AND ACCOMPANYING DRAWING).	APPROVED
05/0221/FUL	Accessibility upgrade - new access ramp to shop entrance.	APPROVED
07/0411/ADV	Installation of a non-illuminated pole-mounted sign.	APPROVED
07/1288/FUL	Installation of ATM cash machine and two bollards.	APPROVED
13/1223/CAC	Remove remaining canopy supports, demolish the shop building including all foundations	APPROVED

and footings. Remove the remaining underground storage tank and associated pipework and pump islands.

4.0 PUBLICITY

4.1 Advertisement: Yes
 Adjoining Owners: Yes
 Site Notice Displayed: Yes

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 3/8 3/11 3/12 4/4 4/10 4/11 5/1 5/14 8/1 8/2 8/4 8/5 8/6 8/7 8/10 8/16

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
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Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010) Public Art (January 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Roof Extensions Design Guide (2003)
	<u>Area Guidelines</u> Trumpington Conservation Area Appraisal (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, there are no policies in the emerging Local Plan that are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Additional information is required in order to make a full assessment of the proposed development; vehicle tracking and dimensions of the car parking spaces and access. If the above details are acceptable then the proposal will have no significant adverse effect upon the public highway.

Comments following submission of additional information:

- 6.2 The additional information has satisfied the original concerns.

Head of Refuse and Environment

- 6.3 No objections in principle subject to conditions relating to construction hours; collection or deliveries during construction; piling; noise insulation scheme; contaminated land.

Comments following submission of additional information:

- 6.4 No additional comments to make.

Head of Streets and Open Spaces (Landscape Team)

- 6.5 Support the proposal subject to conditions relating to hard and soft landscaping; landscape maintenance; and boundary treatment.

Comments following submission of additional information:

- 6.6 No additional comments.

Urban Design and Conservation team

- 6.7 The proposed development will not affect the significance of the surrounding listed buildings and has the potential to preserve and enhance the established character and appearance of the Conservation Area. The proposed scale and massing of the scheme is generally supported however there are a number of amendments that are required before the scheme is fully supported.

I summarise below their comments:

Elevations and Materials

- The proposal takes a traditional approach to the proposed elevations and material treatment which is supported – however detail are missing to the elevational treatment of the eaves, soffits, fascias, type of brick banding, plinth detail and location of and arrangement of vents – these details should be conditioned.
- The hierarchical size of the windows is needed in the front elevation to give it better symmetry.
- Rooflights on the front and rear elevations at second floor will result in limited outlook and create a poor living environment for future occupants.
- The false windows in the gable ends are supported.
- The applicant should consider the use of red brick with plain tiles instead of the proposed light buff brickwork and dark slate tiles, so as to respond to the existing built form.
- The central chimney above the central entrance and false window should be removed as they do not relate architecturally to the arrangement of windows and doors below.
- Details of the reveals depths of the windows and doors is needed.

Amenity space and landscape

- The 1.6 metre high boundary fence for the ground floor courtyards is likely to shade these areas. A lower boundary treatment – 1 metre – such as estate railing and planting would improve the connection with the communal space.
- Footpaths to each entrance door in the front elevation should be introduced.
- The existing low front boundary wall should be replaced to incorporate flint detailing as per no.26 and 30 High Street.
- A 1 metre planting area/grass verge should be provided between the wall and existing pavement.
- The loss of the Cat 2 trees within the grass verge to the south should be replaced with two larger trees.

Car parking and refuse

- Tracking diagram needed to show how cars will manoeuvre in and out of the spaces
- Management details of the parking spaces are needed – unclear which units will be allocated the spaces
- Concerns with the low number of spaces which may result in displacing car parking to nearby streets
- The entrance gate to the car parking area should be brought closer to the highway
- Details for the refuse store should be conditioned.

Comments following submission of additional information:

- 6.8 The proposed amendments are all acceptable and accordingly the application is now supported in urban design and conservation terms.

Sustainability Officer

- 6.9 The approach taken to meet policy requirements is supported albeit a condition should be used to secure submission of more detailed carbon calculation to ensure renewable energy provision will meet the 10% policy requirement.

Comments following submission of additional information:

- 6.10 The renewable energy approach is acceptable but detailed calculation information will be required to ensure the provision meets the 10% policy requirement.

Drainage Officer

- 6.11 The general principle is supported however additional information will be required on how the soakaways will be affected the contamination present on site and what affect this would have on contaminated ground water before it can be fully supported.

Comments following submission of additional information:

- 6.12 No change to original comments.

Architectural Liaison Officer

6.13 No objection to the proposal.

Comments following submission of additional information:

6.14 No additional comments received.

Anglian Water

6.15 There is available capacity for foul drainage and in the sewerage system to accommodate the proposed flows. No objections raised and requests an informative to applied regarding effects of assets close by.

Comments following submission of additional information:

6.16 No additional comments received.

English Heritage

6.17 The redevelopment of the site would be contextually appropriate and would not cause harm to the character or appearance of the area. No objection should the authority be minded to approve.

Comments following submission of additional information:

6.18 No additional comments.

6.19 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:

1. 62 Lantree Crescent (2)
2. 30 High Street
3. 61 High Street
4. 2 Lambourn Close
5. 4 Lambourn Close

6. 5 Lambourn Close (2)
7. 8 Lambourn Close (2)
8. 10 Lambourn Close (2)
9. 12 Scotsdowne Road
10. 15 Scotsdowne Road
11. 31 Scotsdowne Road
12. 38 Scotsdowne Road (2)
13. 1 Gayton Close (2) – includes signatures from no.2, 4, 5, 6, 7, 8 and 9 Gayton Close and 63 High Street
14. 6 Gayton Close (2)
15. 6 Beverley Way
16. 14 Beverley Way
17. 3 Chequers Croft (Hilton)

7.2 The representations can be summarised as follows:

1. Design of flats are not in context with the surrounding area
2. Overdevelopment of the plot
3. The size of the development would detract from the character of period features
4. The height of the development will reduce light privacy and cause overshadowing
5. Object to loss of Ash tree
6. Insufficient car parking and proposal would add to car parking pressure on surrounding roads
7. Car parking survey does not show 'worst case scenario'
8. Entrance gate from Lambourn Close would encourage future residents to car in Lambourn Close
9. Concerns with drainage
10. Impact on the value of properties

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 and impact on the Conservation Area
- 3 . Public Art
- 4 . Renewable energy and sustainability
- 5 . Disabled access
- 6 . Residential amenity
- 7 . Refuse arrangements
- 8 . Highway safety
- 9 . Car and cycle parking
- 10 . Third party representations
- 11 . Planning Obligation Strategy

Principle of Development

- 8.2 The provision of residential development on previously developed land, which makes effective and efficient use of such land in sustainable locations, is generally supported by central government advice contained within the National Planning Policy Framework 2012. 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 in compliance with these policy objectives.
- 8.3 The application site is located within close proximity to bus stops (going north and south). Buses provide access into the city centre, which is approximately 2.5 miles to the north, and wider area and also to the railway station. Trumpington Road, which is north of High Street, has a dedicated cycle path into the city centre and railway station. The site is also adjacent to public house (to the north), and restaurant on the opposite side of the road. Local shops are located within the 'District and Local Centre' to south, which is approximately 350 metres from the site. On the way to the District Centre, there is a public house, petrol filling station, estate agents and the village hall. There is also a supermarket to the south. Given the accessibility of the site and the local services that are available, I am of the view that the principle of residential redevelopment of the site is acceptable.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with the NPPF and Local Plan policy 5/1.

Context of site, design and external spaces and impact on the Conservation Area

- 8.5 The application site is a former petrol filling station, which has been cleared. The site currently lays vacant and does not contribute positively to the character and appearance of the Conservation Area. The Trumpington Conservation Area Appraisal (2010) states: *“The Shell Petrol filling station is one of the most incongruous features due to its scale and orientation, as well as materials and signage”*. The proposed redevelopment of the site for housing clearly has the potential to improve the appearance of the site and the contribution it makes to the Conservation Area.
- 8.6 The built form of the area surrounding the site is predominantly two storey detached, semi-detached and terraced dwellinghouses. The architectural style of the area is varied in form and character with a mixture of historic and modern dwellings. Any new development on the site would need to relate sympathetically with the setting of the Listed Buildings opposite, as well as to the site constraints..
- 8.7 The proposed building has been designed to continue the appearance of two storey scale along High Street, which is important in terms of site context and respecting the setting of the listed buildings adjacent to the site. In order to reduce the massing of the building, setbacks have been introduced which help to break up the continuity and bulk of the building from Trumpington Road. This also gives the development architectural interest when viewed from both ends. Whilst the main setback feature of the building has been forced due to the requirement to retain and protect the existing Acer tree at the front of the site, the setbacks are nevertheless an important aspect of the overall design solution. The setback of the southern section of the building is the most prominent (being 5.5 metres further back) and will allow it to fall in line with the existing terraced row of dwellings to the south.
- 8.8 The design, scale and detailing of the scheme has been carefully considered and amendments have been made to refine its external appearance. The building has been designed to read as a traditional terraced row of properties with variation in the ridgeline and staggered frontage to offer interest from the street scene. Fenestration in the front elevation has been

specifically articulated and arranged to give this impression. Each entrance door has a pathway leading to it, which provide access to the flats. I believe this to be a successful feature of the proposal. Whilst the design and appearance of the modern housing development in Lambourn Close and Gayton Close are not of particular architectural merit, the Area Appraisal states “...*the modern houses on Lambourn Close and Gayton Close do not fit well within the traditional street in terms of architecture. However the residential properties do attempt to address the High Street in a traditional manner with front doors opening onto the street.*” The proposed development has been designed to also address the High Street in a traditional manner.

- 8.9 Visually, the design of the proposed building is considered to be of high quality, which, in my view, would enhance the character and appearance of the area and preserve the setting of the listed building adjacent to the site. The front elevation is organised and well proportioned. The side gable ends also offer positive terminations to the development from both ends due to their detailing which is an important feature of the scheme. In terms of materials, I have recommended a condition (number 3) to ensure the City Council has control over the type and text of brick and roof material.
- 8.10 The rear elevation has been liberally articulated with pitched dormers in the roofscape, 1.5 metre projecting balconies with detailed railings in the first floor, and railings defining the courtyards on the ground floor. Whilst there is a lot more detailing in the rear elevation than the front, it has been carefully articulated to ensure there is order and symmetry. I believe the rear elevation has been designed to a high quality and contrasts well with the more conservative and traditional front elevation.
- 8.11 The proposed scheme includes two area of communal space; an area at the front and an area at the rear. Both areas have been laid out to ensure they provide future residents with private external space which is accessible and usable. The communal space which is directly in front of the southern section of the building contains the Acer tree and is proposed to be landscaped and segregated from the adjoining highway by low level planting. The communal space would also be located adjacent to an enclosed bin storage area, which is to be

sectioned off by planting. There is also a threshold space at the front of the rest of the building, which sets it back from the highway. The threshold space is divided into 3 sections by the pathways. Nevertheless, I believe these areas are big enough to provide an additional area of external usable space.

- 8.12 The communal space at the rear of the building would be a lot more private than the space at the front and centrally located, so as to be accessible to all future residents. The rear communal space and cycle shelter would be accessible from the car park and from the secondary access point in Lambourn Close. Both communal spaces are to be landscaped and furnished to encourage usage and the scheme has been designed to ensure they form an important feature of the development rather than as an afterthought. The arrangement of the proposed communal areas is considered to be acceptable and would provide the future residents with a decent level of usable outdoor space.
- 8.13 As for the private courtyards on the ground floor, which serve units G1 to G6, are of an acceptable size with some being more generous than others. Each courtyard also includes an enclosed cycle store and be enclosed by estate railing with landscaping set behind. I am satisfied that the courtyards have been laid out and designed to a high standard such they would provide future residents with usable and attractive private spaces.
- 8.14 Policy 4/11 and the Area Appraisal advises that new buildings and additions within the Conservation Area should be designed to a high quality and set within structured landscaping, maintaining the existing mature trees and hedges. The building has been carefully designed to ensure it respects the sensitive setting of the surrounding listed building and context, scale and proportions of the surrounding built form. The development has also been laid out to protect the existing tree at the front of the site and incorporate additional landscaping, which would enable the building to assimilate into the site and provide future residents with a high quality living environment. I am therefore satisfied that the proposed building and overall layout of the development would make a positive contribution to the character and appearance of the Conservation Area and would be a significant enhancement on the existing appearance of the site.

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

Public Art

8.16 All major developments are required to provide Public Art either on site, if appropriate, or as a commuted sum. In my view a commuted sum payment is most appropriate for this development given its comparatively small scale and the limited opportunities for art in the public domain. The applicant has agreed to contribute a commuted sum (equating to 1% of the Capital Construction Costs) through a S106 agreement.

8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

Renewable energy and sustainability

8.18 The proposed development is required to provide 10% of its energy from renewable sources. The applicant is proposing to use roof mounted PV panels, as the source renewable energy generation. Whilst the Council's Sustainability Officer is satisfied with this approach, the introduction of the dormer windows has raised concerns over whether there is sufficient space to provide enough PV panels. The applicant has advised that the efficiency of east facing panels has already been considered in the calculation, which set out the requirement for 70m² of panels. However, a renewable energy condition is recommended to ensure the Council is satisfied that this is achievable.

8.19 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

8.20 Level access is proposed for the ground floor units and the applicant has advised that disabled access will be compliant with part M of the building regulations.

8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.22 The site is surrounded on three sides; east, south and west, by residential development of various styles. Therefore whilst there will be a degree of impact arising from the redevelopment of the site on the surrounding residents, I believe the impact has been mitigated by design and layout of the scheme. The proposed building has been revised to include dormer windows in the rear roofscape, which replace rooflights giving future occupants a better outlook, and the building has been pulled 1 metre away from the rear boundary.
- 8.23 To the east (rear) of the site are some of the properties in Lambourn Close. The closest dwelling is no.10 which forms part of a terraced row containing three other dwellings (7, 8 and 9). The side gable and side boundary of no.10 is located 7 metres off the rear boundary of the site.
- 8.24 The northern third of the building, which is located adjacent to the site vehicle entrance, would have views over the private garage block located to the rear of no.7-10. This section of the building is stepped slightly further forward and therefore would have a separation distance from the side of no.10 of approximately 21.5 metres. The middle third of the building, which would face towards part of the side gable and side garden of no.10 and would have a separation distance of just over 20 metres. The final third of the building would face part of the side gable and front garden of no.10 and would have a separation distance of 15 metres. The middle section of the building is considered to be the most sensitive part of the development as it would face towards the private gardens of the existing terrace. However, I am satisfied that due to the level of separation (over 20 metres) the proposed development would not have any adverse impact on the residential amenity of the occupiers in the terrace. The level of separation is an acceptable distance and is similar to other building to building relationships in the area. Furthermore, it would be difficult to argue the level of separation proposed would create an adverse relationship with existing dwelling, particularly in this urbanised context. I am therefore satisfied that the proposed development would not adversely overshadow or overlook the occupiers of

the dwellings to east due to the level of separation between window to boundary and orientation of the site.

- 8.25 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.26 The proposed development would provide future residents with desirable accommodation and outdoor space. The ground floor units would have access to private courtyards and the first floor flats would have access to external balconies. The flats on the second floor would not have access to any external private space. However, future residents of these units would have access to the communal areas at the front and rear of the site. I am satisfied that the proposed development would provide future residents with high quality internal and external living accommodation. The private areas including communal spaces are not overlooked by any of the surrounding development such that it would have an adverse impact on their residential amenity.
- 8.27 As for open space close to the site, there is a picnic site and wooded riverside walk to Byron's Pool, the only public access to the river and countryside. There is also a grassed open space in front of the crescent of shops on the High Street.
- 8.28 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

- 8.29 The proposal includes two refuse storage areas; one at the front of the site in the south-western corner and one adjacent to the car parking space on northern boundary. Both areas would provide three large waste receptacles in an enclosed store and a dedicated collection point is proposed close to the entrance to the site. I am therefore satisfied that the refuse arrangement for the proposed development is acceptable.

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

Highway Safety

8.31 The proposed development does not raise any highway safety concerns. This has been confirmed by the County Highways Officer. There is a sufficient space within the proposed car parking area to enable vehicles to park, turn and leave the site in forward gear.

8.32 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

8.33 The development proposes six car parking spaces, which are accessed from the shared access road at the north-western corner of the site. The existing access is being retained.

8.34 The site is situated outside the Controlled Parking Zone (CPZ). The current car parking standards for areas outside of the CPZ recommend that for dwellings with up to 2 bedrooms, one space per unit should be provided which would equate to 14 spaces in total for the proposed development. The Council's car parking standards are defined as the maximum levels and allow for these standards to be reduced on a case by case basis and where it is considered to be acceptable. Policy 8/10 (Off Street Car Parking) states off street parking must be in accordance with parking standards but promotes lower levels of car parking in order to encourage modal shift where good public transport links exist. The site benefits from having a bus stop within very close proximity to the site. Furthermore, the site is also considered to be in an accessible location due to its proximity to local shops and service. There are also dedicated cycle routes into the city centre along High Street and Trumpington Road.

8.35 The lack of on-site car parking is of concern to neighbours in relation to how this will impact on neighbouring streets that already experience high levels of car parking, or competition for parking. Residents are worried that the occupiers of the

proposed flats will park their cars on adjacent streets or in other inconvenient places that could compromise highway safety and that the proposed development will put additional pressure on the existing car parking problems in and around the surrounding streets. In response to the concerns raised, the applicant instructed an independent company to carry out a parking survey of the surrounding roads to determine the level of occupancy. The survey was undertaken on a Wednesday 18th June between 4pm and 8pm. The survey assessed the following roads:

- Sefton Close
- Southebrooke Close
- Gayton Close
- Church Lane
- High Street
- Winchmore Drive
- Beverley Way
- Alpha Terrace
- Lambourn Close
- Scottsdowne Road

8.36 The survey results showed that there is capacity within the surrounding roads to accommodate any additional car parking demand that may arise from the proposed development.

8.37 I therefore consider that the proposed development is acceptable from a car parking point of view and it would be unreasonable to refuse the application based on car parking alone. This is because the site is in a highly accessible location due to its proximity to local amenities including shops and services and is on a cycle and frequent bus route into the city centre and wider area.

Cycle parking

8.38 In terms of cycle parking, the number of cycle parking provision complies with the cycle parking standards in the Local Plan and the Cycle Parking Guide for New Residential Developments (2010). A total of 22 covered and secured cycle parking spaces are to be provided across the development. Each ground floor units would be provided with a secure enclosed cycle store within the courtyard and a separate covered cycle store would be located long the rear boundary with access via a gate onto

Lambourn Close. I am satisfied with the layout and provision for cycle parking within the site and the design of the enclosures can be secured by a condition.

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

Third Party Representations

- 8.40 I have covered most of the issues raised in the third party representation in the above section. I set out below my response to the remaining concerns.

Overdevelopment of the plot

- 8.41 The proposed development makes effective and efficient use of the plots. The balance between building (including hardstanding) and green space is acceptable. It would therefore be difficult to recommend the application for refusal on this basis.

Loss of Ash tree

- 8.42 The applicant's tree survey (by David Brown Landscape Design Ltd) identifies the tree Ash tree (T9) as being a Category C tree and in poor health, as it has dieback throughout. Therefore, in view of this, the tree should not frustrate the redevelopment of the site.

Drainage

- 8.43 The site is not located within a flood zone. The Drainage Officer has raised no objections to the proposed development but has requested further information. The Drainage Officer is content for the details of the drainage strategy to be the subject of a planning condition which I recommend (Condition 24).

Property Value

- 8.44 Impact on property value is not a material planning consideration.

Planning Obligation Strategy

Planning Obligations

8.45 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 Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art. 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

8.46 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.

8.47 The application proposes the erection of eight two-bedroom flats and six one-bedroom flats. A house or flat is assumed to

accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

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	6	2142
2-bed	2	238	476	8	3808
3-bed	3	238	714		
4-bed	4	238	952		
Total					5950

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	6	2421
2-bed	2	269	538	8	4304
3-bed	3	269	807		
4-bed	4	269	1076		
Total					6725

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	6	2178
2-bed	2	242	484	8	3872
3-bed	3	242	726		
4-bed	4	242	968		
Total					6050

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	8	5056
3-bed	3	316	948		
4-bed	4	316	1264		
Total					

8.48 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

8.49 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	6	7536
2-bed	1256	8	10048
3-bed	1882		
4-bed	1882		
Total			17584

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

Waste

8.51 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		
Flat	150	14	2100
Total			2100

8.52 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

8.53 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.

8.54 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.

8.55 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> 115,793		x 24,273	= £4,611,730
Total Developer Contribution per household = £190			

The net gain is 14 units therefore the necessary contribution towards HRC is £2,660.

- 8.56 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

- 8.57 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.
- 8.58 In this case, 14 additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for lifelong learning. Contributions are not required for pre-school education, primary education and

secondary education for one-bedroom units. Contributions are therefore required on the following basis.

Pre-school education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+- beds	2		810		
Total					

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

Secondary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+- beds	2		1520		
Total					

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	6	960
2+- beds	2		160	8	1280
Total					2240

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

Public Art

8.60 The development is required to make provision for public art and officers have recommended as set out in paragraphs 8.16 to 8.17 above that in this case a commuted public art payment to the S106 Public Art Initiative is appropriate. This commuted sum needs to be secured by the S106 planning obligation.

8.61 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Monitoring

8.62 The Planning Obligation Strategy (2010) requires that all new 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. The County Council also requires a monitoring charge to be paid for County obligations in accordance with current County policy

8.63 For this application a monitoring fee of £2,173 is required to cover monitoring of City Council obligations plus the County Council monitoring fee.

Planning Obligations Conclusion

8.64 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning

Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

- 9.1 The proposed redevelopment of the existing petrol filling station site to create 14 residential flats, arranged within a two and half storey terraced building, which had been designed to appear as a row of traditional terraced dwellings is considered of high quality design. The development has been carefully considered and amended to enhance its overall appearance so that it relates respectfully to the character and appearance of the Conservation Area and setting of the adjacent listed buildings.
- 9.2 The design building and site layout would provide a high quality living environment to future residents without having a significantly adverse impact on the surrounding residents. Whilst it is acknowledged that there will be a degree of impact, I am of the view that due to the levels of separation and domestic scale of the proposed building, the impact on the residential amenity of the surrounding residents would not be significantly harmful such that it would warrant refusal of this application.
- 9.3 The site is located within an accessible location to local amenities including public transport links and cycle routes. In view of this the level of car parking is acceptable.

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. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

5. Prior to the commencement of development, full details of the bin stores for use in connection with the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the elevations, layout, type of materials and opening arrangements. The development shall be carried out in accordance with the approved plans.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

6. No development shall commence until such time as details at a scale of 1:20 (including plans, elevations and sections of the eaves, soffits, facias, plinths, vents, flues, rooflights and balconies) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

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. 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)

9. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

10. 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)

11. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

12. 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)

13. 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)

14. 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)

15. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

16. 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: In order to ensure that any contamination is identified on the site before the commencement of the scheme and enable any mitigation/remediation measures to be implemented during the development phase.

17. 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.

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

Reason: To protect the amenities of neighbouring residents. (Cambridge Local Plan 2006, policy 4/13)

18. 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

19. 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.

20. 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.

21. The access shall be constructed with adequate drainage measures to prevent surface water run-off 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.

22. 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.

23. No development shall take place until a scheme for the provision and implementation of surface water and foul drainage has been submitted to, and approved in writing by, the local planning authority. The schemes shall be constructed and completed according to the approved plans.

Reason: To avoid pollution. (Cambridge Local Plan (2006) policy 4/13)

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

Reason: In the interests of highway safety.

25. Prior to commencement of development full details of the renewable energy technology shall be submitted to and approved in writing by the Local Planning Authority. These details shall include calculations to demonstrate that the chosen technology can achieve the 10% reduction required by policy 8/16 of the Cambridge Local Plan (2006). The proposed on-site renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The renewable energy technologies shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

26. 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 applicant's 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.
27. 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.
28. 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.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

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 1 October 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, and life-long learning facilities, public art, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/4 3/7, 3/8, 3/12, 4/4, 4/0, 4/11, 5/1 5/14, 8/2, 8/10 and 8/16 the Cambridgeshire and Peterborough Minerals and Waste Development Plan (Core Strategy Development Plan Document July 2011) policy CS16 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010 Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development