

## EAST AREA COMMITTEE 11<sup>th</sup> September 2014

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<b>Application Number</b>	14/0887/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	17th June 2014	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	12th August 2014		
<b>Ward</b>	Abbey		
<b>Site</b>	Garages 11 - 45 Ekin Road Cambridge		
<b>Proposal</b>	Erection of 6x affordable units following demolition of garages. Associated car parking and cycle parking and private and shared amenity space.		
<b>Applicant</b>	Mr Colin Rickard 950 Capability Green Luton Bedfordshire LU1 3LU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"><li>1. The proposed development respects the character of the surrounding area;</li><li>2. The residential amenity of neighbouring properties is not significantly impacted upon; and</li><li>3. Car parking, cycle parking and refuse storage is successfully integrated into the scheme.</li></ol>
RECOMMENDATION	APPROVAL

### 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated in the northeastern corner of Ekin Road, and is currently occupied by garages.
- 1.2 The surrounding area is predominantly residential mainly consisting of two storey semi-detached houses and three storey blocks of flats. The site is accessed via an access road which runs diagonally from Ekin Road, between a block of flats on the

northern side of Ekin Road (11 Ekin Road), and 13 Ekin Road. The site is not within a Conservation Area.

## **2.0 THE PROPOSAL**

- 2.1 Full planning permission is sought for the redevelopment of the site for affordable housing, which will be maintained by the City Council.
- 2.2 This is part of the City Council's new Council House building programme. Changes in the regulations mean that the Council can develop new housing, without having to hand the site over to a housing association to develop and manage, as has been the case in the past. The Council has been successful in securing grant funding from the Homes and Communities Agency (HCA). Allocated grant funding from the HCA will be spread across a number of sites and provide 146 new homes by the end of March 2015 (The 146 Programme). This scheme, along with 9 others has been granted Executive Councillor Approval to proceed.
- 2.3 The following dwellings would be provided:
- 2 x 2-bed houses
  - 4 x 3 bed houses
- 2.4 The proposed dwellings would be two storey, semi detached houses standing in a row, with allocation car parking spaces to the front, and individual cycle and bins stores in the rear gardens.
- 2.5 The application has been amended to increase the width of part of the access road to 4.5m in width.
- 2.6 The application is accompanied by the following supporting information:
1. Design and Access Statement
  2. Waste Management Strategy
  3. Code Assessment
  4. 10% Planning Low or Zero Carbon Technology Feasibility Study
  5. Flood Risk Assessment
  6. Transport Statement

- 7. Materials Schedule
- 8. Incoming Services Appraisal
- 9. Tree protection plan
- 10. Soiltechnics Preliminary Investigations Report

### 3.0 SITE HISTORY

None.

### 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 3/10 3/11 3/12 4/4 5/1 5/4 5/12 8/2 8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014
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	Circular 11/95
Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)  Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u>  Cycle Parking Guide for New Residential Developments (2010)  Air Quality in Cambridge – Developers Guide (2008)  The Cambridge Shopfront Design Guide (1997)  Roof Extensions Design Guide (2003)  Modelling the Costs of Affordable Housing (2006)  Buildings of Local Interest (2005)

#### 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 (Engineering)**

- 6.1 Garages are not regarded as trip generators in themselves and so Corridor Plan payments for 51 trips are triggered.
- 6.2 The loss of the garages and the provision of parking for the development at less than one space per dwelling, may result in an increase in parking demand on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.
- 6.3 The access width is very narrow and the highway Authority recommend that a minimum width of 4.5 metres is provided over the first 10 metres to allow two cars to pass in the access. This would be the normal recommended standard for a shared drive serving up to 5 dwellings.

### **Head of Refuse and Environment**

- 6.4 No objection, subject to conditions relating to contaminated land, construction hours, construction noise, collections and deliveries during construction, and dust.

### **Urban Design and Conservation team**

- 6.5 The proposed application is generally supported subject to the following amendments and additional information:
- Use red facing brick for all the units;
  - Introduce a brick boundary wall to the south and west site boundaries (adjacent to No. 11 and 13 Ekin Road);
  - Swap parking spaces 5 and 6 so they better relate to the units.

## **Cambridgeshire County Council (Archaeology)**

- 6.6 The site should be subject to a programme of archaeological investigation.

### **Sustainable Drainage**

- 6.7 A condition is recommended that limits the discharge from the site to 20% less than the actual discharge from the pre developed site.
- 6.8 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:

- 18 Ditton Lane
- 13 Ekin Road

- 7.2 The representations can be summarised as follows:

- The trees at the end of the garden of 18 Ditton Lane must not be affected without consultation with the owner of this property
- The part of the garden of 13 Ekin Road that will become part of the application site has had considerable money, time and effort spent on it and the garden will be damaged
- Noise, dust and inconvenience

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

## **8.0 ASSESSMENT**

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity

4. Refuse arrangements
5. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

## **Principle of Development**

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing developments on windfall sites will be permitted subject to the existing use and compatibility with adjoining land uses. The surrounding area is predominantly residential and I am, therefore, satisfied that the proposals comply with policy 5/1 of the Local Plan.

## **Context of site, design and external spaces**

### Scale, massing and layout

- 8.3 The proposed site layout and scale of the two storey semi-detached units are considered to be acceptable as they are of a similar height to the existing houses surrounding the site.

### Elevations and materials

- 8.4 The elevations and materials treatment are similar to other approved City Council housing sites using buff facing brickwork, grey flat concrete roof tiles, and grey PVCu windows. The Urban Design and Conservation Team have recommended that a red facing brick is used to respond to the predominant red brick houses surrounding the site and I recommend that samples of all materials are required by condition (3).

### Landscape and amenity space

- 8.5 Approximately 0.5-1m deep thresholds have been introduced at the front of dwellings which will help soften the scheme and provide the privacy for ground floor rooms.
- 8.6 The submitted boundary treatment plan shows that the boundary surrounding the periphery of the site will comprise of 1800mm high close boarded fencing. Whilst this is generally acceptable, the southern and western boundary (adjacent to No. 11 and 13 Ekin Road should be robust (e.g. a brick wall) as these form boundaries to the shared parking area and access

road. I recommend that details of the boundary treatment are secured by condition (4).

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

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

#### *Overshadowing*

- 8.8 The submitted shadow analysis demonstrates that the proposed scheme will result in overshadowing the rear gardens of Nos. 44-54 Keynes Road in December. However overshadowing from March to September is more limited and is mainly confined to the rear gardens of the proposed units and parts of the communal garden of the adjacent flat block (Nos. 5-11 Ekin Road) and No. 17, 18 and 19 Ditton Lane. The existing mature tree planting adjacent to the northern site boundary (within the rear garden of Nos. 46-52 Keynes Road) is likely to also overshadow these existing rear gardens. Based on the existing site boundaries and shadow analysis drawing, the level of overshadowing is likely to be limited, and is acceptable.

#### *Overlooking*

- 8.9 Due to the separation distance between the site and neighbouring properties there would not be any potential for overlooking. However, a window is proposed on the east gable end of plot 1, at first floor level (serving a bathroom), which would allow views into the communal garden of the adjacent block of flats. To prevent this, I recommend a condition requiring that this window is obscure glazed (5).
- 8.10 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.

### *Disturbance from construction*

- 8.11 Due to proximity to residential properties Environmental Health have recommended conditions to control demolition and construction hours (6), deliveries and collections (7) and dust suppression (8). It is also recommended that a noise assessment is required by condition (9).

### Amenity for future occupiers of the site

- 8.12 The application includes a Preliminary Investigation Report relating to contaminated land. This report identifies that there is potential for contamination on the site and I, therefore, recommend that further investigation is required by condition (10).
- 8.13 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**

- 8.14 A Waste Strategy has been provided as part of the application, which is considered to be satisfactory.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Access road, and car and Cycle Parking**

#### Access road

- 8.16 Access into the site would be via the existing access. Originally, the access road into the site was to be increased in width from approximately 2.9m to 3.7m, through the repositioning of the boundary fence and gate in front of No. 13 Ekin Road. Following concerns raised by the Local Highway Authority the width of the access road has been further increased to 4.5m wide (at the site entrance), narrowing to 3.8m. This meets the requirements of the Local Highway Authority and is acceptable.

### Car parking

- 8.17 One allocated parking space is proposed for each house. The parking spaces for plots 1-4 directly relate to these units, and the parking spaces for plots 5 and 6 are located in front of plot 5 due to the narrow southeast corner of the site. This arrangement is acceptable but the Urban Design and Conservation Team have recommended that the parking space allocated to plot 5 is swapped with the parking space allocated to plot 6 so that the parking spaces are related better to the houses. I recommend that this information is passed on via an informative (13).

### Cycle parking

- 8.18 It is proposed that each house would have an individual store in the rear garden. This approach is acceptable. I recommend that details are submitted by condition (11).
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

The trees at the end of the garden of 18 Ditton Lane must not be affected without consultation with the owner of this property

The part of the garden of 13 Ekin Road that will become part of the application site has had considerable money, time and effort spent on it and the garden will be damaged

- 8.20 These are civil matters which cannot be addressed through the planning process

### **Planning Obligation Strategy**

#### **Planning Obligations**

- 8.21 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

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

### Open Space

- 8.22 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.
- 8.23 The application proposes the erection of four three-bedroom houses, and two two-bedroom houses. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. 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	2	952
3-bed	3	238	714	4	2856
4-bed	4	238	952		
<b>Total</b>					<b>3808</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	2	1076
3-bed	3	269	807	4	3228
4-bed	4	269	1076		
<b>Total</b>					<b>4304</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	2	968
3-bed	3	242	726	4	2904
4-bed	4	242	968		
<b>Total</b>					<b>3872</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	2	1264
3-bed	3	316	948	4	3792
4-bed	4	316	1264		
<b>Total</b>					<b>5056</b>

8.24 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

8.25 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	2	2512
3-bed	1882	4	7528
4-bed	1882		
<b>Total</b>			<b>10040</b>

8.26 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

8.27 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		
Flat	150	6	900
<b>Total</b>			<b>900</b>

8.28 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

8.29 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.

8.30 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. However, as this development is 100% affordable housing the County does not require contributions to be paid.

## Education

8.31 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. As this development is 100% affordable housing the County does not require contributions to be paid.

## Transport

8.32 The Highway Authority has made an assessment of the proposal, on which the following assessment of expected additional trips and contributions is based.

<b>Eastern Corridor Area Transport Plan</b>				
Existing daily trips (all modes)	Predicted future daily trips (all modes)	Total net additional trips	Contribution per trip	<b>Total £</b>
0	51	51	£229 (ECATP)	11679

8.33 In the absence of a S106 planning obligation to secure this infrastructure provision, the proposal is contrary to Cambridge Local Plan (2006) policies 8/3 and 10/1 and the Planning Obligation Strategy 2010.

## Monitoring

8.34 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. It was agreed at Development Plans Scrutiny Sub-Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of those financial contributions (up to a maximum of £50,000) with

the exception of large scale developments when monitoring costs will be agreed by negotiation. For this application a monitoring fee of £1399 is required.

### Planning Obligations Conclusion

8.35 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

## **9.0 CONCLUSION**

9.1 The proposed scheme will provide much needed Council housing. In my opinion, the proposal respects the character of the surrounding area and would have a minimal impact on neighbouring residents. The application is, therefore, recommended for approval, subject to conditions and the completion of a S106 agreement

## **10.0 RECOMMENDATION**

**APPROVE** subject to completion of the s106 Agreement by 31<sup>st</sup> December 2014 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. 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)

5. The first floor window on the east gable end of plot 1 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

6. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

Reason: 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)

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

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

9. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

10. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

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

11. 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)

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

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

**INFORMATIVE:** It is recommended that the allocation of parking bays 5 and 6 is swapped so that bay 6 is allocated to plot 5 and bay 5 is allocated to plot 6.

**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 31<sup>st</sup> December 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, transport mitigation measures, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, and the Eastern Corridor Area Transport Plan 2002.

**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**