

Application Number	14/0649/FUL	Agenda Item	
Date Received	29th April 2014	Officer	Ms Lorna Gilbert
Target Date	24th June 2014		
Ward	West Chesterton		
Site	Cambridge Repetition Engineers Ltd 2 Greens Road Cambridge CB4 3EQ		
Proposal	Erection of a residential development comprising of 4 x 2 bed apartments, and 2 x 1 bed apartments, car and cycle parking and associated landscaping.		
Applicant	c/o Agent United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The scale and appearance of the proposed residential blocks will harmonise with the surrounding area and will preserve the character and appearance of the conservation area.</p> <p>The proposed development will not adversely affect residential amenity.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a roughly triangular area measuring 28m from street to rear boundary at its deepest. It is approximately 16m wide over the rear half of this depth, but narrows to a point at the front. It lies to the east of Greens Road, at the point where that street makes a dog-leg turn to the west.
- 1.2 The site is currently occupied by two buildings which have been used for car repair and engineering. They lie along the northern and southern boundaries of the site. The northern building, which appears to have nineteenth-century elements in it, but

which has been altered and added to on several occasions since, is partly single-storey, and partly two-storey. The southern building, which appears to date from the later part of the twentieth century, is entirely single storey. The buildings are of various types of brick, roofed chiefly in red clay pantiles, but partly in corrugated fibre-cement sheeting. The buildings have been out of use since August 2005.

- 1.3 Residential property, in the form of small nineteenth-century terraced houses lies directly to the north of the site, and to the west on the opposite side of Green's Road. To the east lie the grounds and bungalows of Victoria Homes. To the south of the site, land is used for car parking by businesses operating on Victoria Road. To the south-west, across Greens Road, a gateway leads into the business premises of Cambridge Artworks.
- 1.4 The site falls within a conservation area. The site falls just outside the controlled parking zone; the boundary of the zone runs along the northern edge of Victoria Road, some 30m away.

2.0 THE PROPOSAL

- 2.1 The buildings on the site were formerly occupied by Cambridge Repetition Engineering Ltd and most recently used for car repairs and light engineering works. The two buildings on the site have been redundant since 2005 and have fallen into disrepair. They would be demolished as part of the proposal.
- 2.2 The proposed buildings appearance has been revised from the original plans submitted as part of this planning application. The amended plans were received on 22nd July 2014 and it alters the materials and treatment of the buildings. The proposal involves the construction of two blocks to provide residential accommodation for 4 x 2 bedroom apartments and 2 x 1 bedroom apartments with car and cycle parking and associated landscaping.
- 2.3 The northern block is the largest and includes four residential units. It extends 26.2m in length and between 5.54m and 9.565m wide. The building has a pitched roof extending up to 8.65m high.

- 2.4 The southern block includes two residential units. This building is 16.18m in length, 4.84m wide and has a pitched roof of between 4.3m and 6.4m high.
- 2.5 The materials proposed are buff brick, lime rendered panels and vertical cedar board cladding on the walls. The roofs would be constructed from slate on the roof and timber louvres on the western elevation of the southern block. The windows would be aluminium faced timber windows.
- 2.6 Six on street car parking spaces would be provided as part of the proposal along with twelve cycle parking spaces and a refuse store.
- 2.7 The application is accompanied by the following supporting information:
1. Planning Statement
 2. Transport Statement
 3. Drainage Strategy Statement
 4. Phase One Desk Study Report
 5. Preliminary Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
65/0153	Demolition of showrooms and workshops; erection of offices and showroom	REF
70/0221	Improvements to offices	REF
05/1174	Outline permission for five dwellings	REF
06/0324/OUT	Erection of 4 dwellings and a garage (following demolition of workshop)	A/C
11/1208/OUT	Demolition of workshop and erection of 4 dwellings and garaging.	A/C

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 3/11 3/12 4/4 4/11 4/13 5/1 5/5 8/2 8/6 8/10 10/1 Planning Obligation Related Policies 3/7 3/8 3/12 4/2 5/14 8/3

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Practice Guidance 2014 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Planning Obligation Strategy (March 2010) Cambridge City Council (May 2007) – Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27

	<p>May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p> <p><u>City Wide</u></p> <p>The Castle and Victoria Road Conservation Area Appraisal (2012)</p>
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The council submitted the Cambridge Local Plan 2014 to the Secretary of State for Communities and Local Government on 28 March 2014 for independent examination. Following submission of the local plan, an independent planning inspector has been appointed to hold an examination to consider the 'soundness' of the local plan. The Inspector has indicated that the hearings are not likely to start before mid October 2014.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The site is very constrained and the westernmost car parking space will require motor vehicles accessing the space to manoeuvre on the pedestrian strip, however, the degree of conflict should be low.
- 6.2 The development would remove an existing employment use from what is now largely a residential area and so reduce conflict with HGVs.
- 6.3 A Highways condition has been requested.

Head of Refuse and Environment

- 6.4 No objection to this application in principle. Recommends a number of conditions.

Urban Design and Conservation team

Comments to the amended drawings (dated 23rd July 2014)

- 6.5 I've had a look at our original comments and compared the amendments with the original drawings. There have been improvements with regard to the southern block in terms of clarifying the materials and reducing the conflict that was created by the previously proposed mix. However, the scale of this block still remains unchanged and this will still be incongruous in the context of the scale and character of the surrounding more domestic buildings

Cambridgeshire County Council (Archaeology)

- 6.6 Our records indicate that the site lies in an area of high archaeological potential. The application area is located in an area of known Saxon activity (such as inhumations found at Swan's Quarry in the late 19th/early 20th centuries - HER No. MCB5501) which would also indicate contemporary settlement of the area.
- 6.7 We therefore consider that the site should be subject to a programme of archaeological investigation and Historic Building Recording and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95.
- 6.8 The model condition also indicates: Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.

Cambridge City Council Access Officer

- 6.9 I would recommend traditional flats rather than duplex to be built.
- 6.10 There must be one parking space marked out for Blue Badge use.

6.11 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:

- Beechfield, Potton End Eltisley, St Neots (Support)
- Flat 2, 24 Green Street (Support)
- No.4 Green's Road (Support)
- Cambridge Victoria Homes (Objects)

7.2 The representations can be summarised as follows:

- The design of the project has been well thought out and is aesthetically pleasing and will enhance the whole area. Prefer the current application to previous applications.
- The approach creates an active dialogue with the interesting dog-leg early in Green's Road as well as with the straight section beyond. At the same time it successfully responds to, and embodies, the practical suggestions brought forward by your team.
- Support the current application. Specific conditions requested by me are intended to protect the interests of my tenants. The development next door will enhance the aspect of the entrance to Greens Road and end years of planning blight.
- Overlooks not only the entire Victoria Homes site but in particular numbers 1, 15, 17, 19 and 21. The bungalows on the Greens Road side of Victoria Homes site are set back from the boundary thus providing a haven in an increasing busy part of Cambridge. Regrettably this peace and tranquillity is threatened by the proposed development.

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. Disabled access
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Planning Obligation Strategy

Principle of Development

8.2 The site is not designated as protected industrial/storage space, but policy 7/3 of the Cambridge Local Plan (2006) states that development that results in a loss of floorspace within Use Classes B1(c), B2 and B8 elsewhere in the City will only be permitted if:

- a) There is sufficient supply of such floorspace in the City to meet the demand and/or vacancy rates are high; and either
- b) The proposed development will generate the same number or more unskilled or semi-skilled jobs than could be expected from the existing use; or
- c) The continuation of industrial and storage uses will be harmful to the environment or amenity of the area; or
- d) The loss of a small proportion of industrial or storage floorspace would facilitate the redevelopment and continuation of industrial and storage use on a greater part of the site; or
- e) Redevelopment for mixed use or residential development would be more appropriate.

8.3 Criteria b) and d) of policy 7/3 of the Local Plan are not relevant to this proposal. Although the area to the north and east of the site is mainly residential, and the removal of the existing buildings on the site would in my opinion improve the environment, I do not consider it to be clear that the continuation of industrial or storage use on the site would be

harmful either to the environment or to neighbour amenity. However, I do consider that redevelopment for residential use would be more appropriate, for reasons of access, noise and disturbance, and visual amenity, and consequently it is my view that the proposal satisfies criterion (e).

- 8.4 Two previous outline applications reference 06/0324/OUT approved in 2006 and 11/1208/OUT approved in 2012 were for the erection of four dwellings following the demolition of the workshops on site. These applications established that the principle of the loss of light engineering/car repairs and the introduction of residential units on the site is acceptable.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 7/3 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.6 Greens Road is characterised by modest two storey terraced houses to the north and an Art Works building to the south-west. To the east of the site are allotments and bungalows. To the south is Victoria Road which contains a mixture of building styles of varying sizes and uses. In my opinion the site is most closely linked to the terraced houses along Greens Road due to the site's proximity to these properties.
- 8.7 The site is within the Central Conservation Area and is covered by The Castle and Victoria Road Conservation Area Appraisal. The conservation area was extended in June 2012 and therefore the previous outline applications for the site were assessed when it was not part of the conservation area.
- 8.8 Pre-application advice was provided prior to the submission of the current planning application. The most recent advice was given in January 2014 and the Urban Design and Conservation team were involved in the advice given. The applicant has sought to address the comments raised in the pre-application advice responses in relation to the context of the site, design and external spaces and I consider they have addressed all aspects raised. The scale of the southern block was not raised as an issue in the pre-application advice provided, however the Conservation team have raised concerns over this in their comments for this planning application.

- 8.9 The site is currently occupied by two buildings of up to two storeys high. These are to be demolished. The existing northern block is labelled as a building which detracts in the Castle Area and Victoria Road Conservation Appraisal. Greens Road has a kink in the street by the application site and therefore the site is highly visible as you enter the street. The proposed residential blocks are of a similar height to the terraced houses located to the north of the site. The northern block steps down to the rear, which helps to lessen its bulk near the garden of No.4 Greens Road. The buildings would be predominantly constructed from buff brick on the walls and slate on the roofs which helps the building to tie in with the adjacent terrace houses to the north and allows them to read as for residential use. I consider the proposed blocks would harmonise with the streetscene and improve the visual appearance of the existing site. The site lies within the Central Conservation Area and in my opinion the proposal would preserve and enhance the character and appearance of the conservation area as it would remove buildings that detract from the conservation area and replaces these with a proposed scheme that I consider is an aesthetic improvement for the site.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Disabled access

- 8.11 The Access Officer would prefer flats rather than duplex to be built. Two of the units are flats rather than duplex. I do not consider the inclusion of duplex flats as a reason to refuse the planning application.
- 8.12 One wider car parking space has been provided as part of the proposal. This would be up to 3.3m wide. Although, 0.8m of the space is also at times used as a path to a storage area.
- 8.13 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

- 8.14 The nearest property to the site is No.4 Greens Road. This property is an end of terrace house and is directly north of the site. It does not have upper floor flank windows directly facing the application site. The proposed northern block closest to this neighbour steps down towards the rear of the block which I consider lessens the impact of the bulk of the building on this neighbour. I consider the lack of flank windows and the stepping down of the proposed building to the rear avoids this neighbour experiencing an unreasonable loss of light or outlook as a result of the proposal. No flank windows are proposed on the northern elevation and therefore the proposed building would not overlook this neighbour.
- 8.15 To the west of the proposal is No.7 Greens Road. The proposed northern block building line matches that of No.4 Greens Road. It is located 10m from this neighbour on the opposite side of the street. I consider this distance and height of the building to be acceptable as in my opinion it would not adversely affect the privacy, outlook or loss of light to this neighbour.
- 8.16 There is a car park directly south of the site and beyond this is the rear of No.52 Victoria Road. This building contains a beauty salon at ground floor with a flat above. This property is between 18m (part of the ground floor) and 22.5m from the proposed southern block. The proposed southern block contains two windows for the stairwells at ground floor. The proposed upper floor windows are for bedrooms and stairwells and these would be located 22.5m from the windows they would directly face. I therefore consider there would be no unreasonable harm to privacy of this neighbouring residential unit. I consider the distance between the properties would not lead to a loss of outlook or light to this neighbour.
- 8.17 Privacy concerns have been raised by Victoria Homes located to the east of the proposal. The nearest bungalows at No.15 and No.17 are located 13.5m from the proposed northern block. This block would have an obscure glazed stairwell window at first floor level and high level glazing at first floor level facing these properties. Angled glazing is proposed on the side

elevation of this block which avoids the windows directly face the rear of these properties. On the southern block the first floor windows would be set in 200mm into the reveal and a terrace is proposed at second floor level. These would directly face towards the allotments to the east. At an angle they would be located 15m from No.15. I consider the measures proposed to reduce privacy issues to the east would help to mitigate against an unreasonable loss of privacy to these closest neighbours which are part of Victoria Homes. In my opinion the proposed development would not lead to an unreasonable loss of light, noise disruption or outlook to these neighbours.

- 8.18 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

- 8.19 I consider the orientation of windows and terraces would avoid the proposal from leading to an unreasonable loss of privacy to other future occupiers on the site.
- 8.20 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

- 8.21 A refuse and recycling storage area has been allocated within the southern block. The Environmental Health Officer has requested a waste condition, which I consider appropriate for this development.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.23 Highways note that the site is very constrained and that vehicles accessing the car parking area will need to manoeuvre on the pedestrian strip, but the level of conflict should be low.

The loss of employment use from the site and therefore a reduction in larger vehicles along the street is likely to result in the change of use on the site.

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

Car and Cycle Parking

- 8.25 The proposal provides six car parking spaces for the six units which are a mixture of one and two bedroom units. This complies with the guidance in the Local Plan (2006). One of these car parking spaces is a wider width and could be used by people with more limited mobility.
- 8.26 Twelve bicycle spaces would be accommodated in an undercover area at ground floor level in the southern block. The provision complies with the Local Plan (2006).
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Planning Obligation Strategy

Planning Obligations

- 8.28 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 Affordable Housing Supplementary Planning Document 2008 provides guidance in

terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). 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

- 8.29 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.
- 8.30 The application proposes the erection of four two-bedroom flats and two 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	2	714
2-bed	2	238	476	4	1904
3-bed	3	238	714		
4-bed	4	238	952		
Total					2618

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such	Total £

				units	
studio	1	269	269		
1 bed	1.5	269	403.50	2	807
2-bed	2	269	538	4	2152
3-bed	3	269	807		
4-bed	4	269	1076		
Total					2959

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	2	726
2-bed	2	242	484	4	1936
3-bed	3	242	726		
4-bed	4	242	968		
Total					2662

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	4	2528
3-bed	3	316	948		
4-bed	4	316	1264		
Total					2528

8.31 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

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

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	2	2512
2-bed	1256	4	5024
3-bed	1882		
4-bed	1882		
Total			7536

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

Waste

- 8.34 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	6	900
Total			900

8.35 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Household Recycling Centres

8.36 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.

8.37 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.

8.38 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		

8.39 The net gain is 6 therefore the necessary contribution towards HRC is £1140.

8.40 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

8.41 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.

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

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	2	320
2+- beds	2		160	4	640
Total					960

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

Monitoring

- 8.44 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 £1065.15 is required.

Planning Obligations Conclusion

- 8.45 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 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. 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)

3. 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)

4. 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)

5. 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 in accordance with policies 4/13 of the Cambridge Local Plan (2006).

6. 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 amenity of nearby properties in accordance with policies 4/13 of the Cambridge Local Plan (2006).

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

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

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

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

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

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

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

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To protect the amenity of future occupiers and nearby properties in accordance with policies 4/13 of the Cambridge Local Plan (2006).

8. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason To protect the amenities of nearby residents/occupiers and in the interests of visual amenity and to comply with policy 3/7 and 4/13 of the Local Plan (2006).

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

Reason: To comply with the requirements of 4/9 of the Local Plan (2006).

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

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

11. 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 means of enclosure; hard surfacing materials; signs, lighting. 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)

12. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety and to comply with policy with policy 8/2 of the Local Plan (2006).

13. 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.

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

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

Councils Supplementary Planning Document Sustainable Design and Construction 2007:
<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

Guidance on the assessment of dust from demolition and construction
http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

INFORMATIVE: If during the works contamination is encountered, the LPA should be informed, additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA. The applicant/agent to need to satisfy themselves as to the condition of the land / area and its proposed use, to ensure a premises prejudicial to health situation does not arise in the future

INFORMATIVE: The Councils document Developers Guide to Contaminated Land in Cambridge provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Councils website on <http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-andnuisance/land-pollution.en>.

Hard copies can also be provided upon request.

INFORMATIVE: The Council has produced a guidance to provide information to developers on waste and recycling provision which can be accessed from the City Council website via the following link:- <https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>

INFORMATIVE: One car parking space should be reserved for disabled people in line with the Car Parking Standards in Appendix C of the Local Plan (2006).