

Application Number	14/0936/FUL	Agenda Item	
Date Received	12th June 2014	Officer	Miss Catherine Linford
Target Date	7th August 2014		
Ward	Kings Hedges		
Site	Garages 301 - 326 Hawkins Road Cambridge Cambridgeshire		
Proposal	Demolition of existing garages (26 No.) and erection of residential units, all of affordable tenure. The proposal shows 9 units in total. 3 No. 2 Bed houses, 2 No. 3 Bed houses and 4 No. 1 Bed flats, with associated car parking, and private and shared amenity space. This is as part of the Cambridge City Council Affordable Housing Framework.		
Applicant	Mr Colin Rickard 950 Capability Green Luton Bedfordshire LU1 3LU United Kingdom		

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

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the south-western side of Hawkins Road, to the rear of houses, and is currently occupied by garages.
- 1.2 The surrounding area is predominantly residential mainly consisting of two storey, terrace houses. The Grove Primary School is directly adjacent to the site to the southwest, and there is a right of way through the site to the school for the use of emergency vehicles. The site is accessed via an access road, which runs between 16 and 18 Hawkins Road. An Electricity Substation stands in the north-eastern corner of the site.

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:
- 4 x 1-bed flats
 - 3 x 2-bed houses
 - 2 x 3-bed houses
- Plots 1-3: terrace of 2-bed houses
- 2.4 The terrace would be situated at the south-eastern end of the site and would stand 1m from the south-western boundary with the school; 3m from the north-eastern boundary with Hawkins

Road and 7.4m from the south-eastern boundary. The proposed houses would be two storeys in height. Cycle and bin stores would be provided in the rear gardens.

Plots 4-7: 1-bed flats

- 2.5 This building would be two storeys in height and would stand in the centre of the site. The building would stand 5.6m from the north-eastern boundary with Hawkins Road; and 3.6m from the south-western boundary with the school. Single storey cycle/bin stores attached to the building would abut the common boundary with the school, with further cycle/bin stores attached to the building on the north-western and south-eastern ends.

Plots 8-9: semi-detached 3-bed houses

- 2.6 This pair of semi-detached houses would stand at the north-western end of the site and would stand 5.8m from the north-eastern boundary with Hawkins Road; 1.6m from the south-western boundary with the school; and 8.8m from the north-western boundary with Campkin Road. The proposed houses would be two storeys in height. Cycle and bin stores would be provided in the rear gardens.
- 2.7 Seven car parking spaces would be provided. Each dwelling would have an individual cycle and bins store.
- 2.8 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. Soil technics Preliminary Investigations Report
- 2.9 This application was deferred by North Area Committee on 28th August 2014 because representations made by neighbours had

not been received by the Case Officer. These further representations have not yet been received. Their content and my assessment of the issues raised will be reported on the Amendment Sheet.

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 (Highways Development Management)

- 6.1 Garages are not regarded as trip generators in themselves and so Corridor payments for 77 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 narrow and the standard proposed would normally only be considered appropriate as a shared private drive serving no more than 5 houses as it is only suitable for two cars to pass, not a car and a service vehicle. On such an accessway pedestrians may feel intimidated by motor vehicles.
- 6.4 The layout within the site is unsuitable for adoption and the Highway Authority and cannot be improved to provide an adoptable highway to the Highway Authority's satisfaction. The developer must confirm that adoption will not be sought for the internal roadways.

Head of Refuse and Environment

- 6.5 No objection, subject to conditions relating to contaminated land, demolition/construction hours, piling, dust, demolition/construction deliveries/collections, and noise.

Head of Streets and Open Spaces (Landscape Team)

- 6.6 Conditions are recommended relating to a landscape plan, landscape implementation, landscape management plan, and boundary treatment

Urban Design and Conservation team

- 6.7 The proposed scheme is acceptable in design terms subject to the following amendments:
- Further narrowing of the road is needed to provide planting adjacent to the rear garden boundary of No.10-16 Hawkins Road (as per the rear garden boundary of No. 20-22), and;
 - A robust boundary treatment (e.g. a brick wall) is needed for the rear garden boundaries of Plots 1-3 and No. 2-16 Hawkins Road which front the public realm and car park.
 - Confirmation of the acceptability of the refuse collection and substation access needs to be provided.

Cambridgeshire County Council (Archaeology)

- 6.8 The site should be subject to a programme of archaeological investigation, which can be secured by condition.
- 6.9 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:
- 20 Hawkins Road
- 7.2 The representations can be summarised as follows:
- Plots 1-3 prevent rear vehicle access to 20 Hawkins Road
- 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 and layout

8.3 The proposed site layout is considered to be acceptable. The proposed houses and block of flats are two storeys in height. This is the prevailing character of the area and is considered to be acceptable.

Elevations and materials

8.4 The proposed elevations and materials are similar to other recently approved City Council housing sites with buff facing brickwork, grey flat concrete roof tiles, and grey PVCu windows. The majority of the proposed materials are supported, and it is recommended that samples of all materials are required by condition (3).

8.5 The submitted elevations show three courses of projecting brickwork between the ground and first floors of both the houses

and flat block. This approach is supported and helps to articulate the elevations.

- 8.6 Timber boarding is shown on the front (northeast) elevation of the balconies associated with the first floor flat units (Plots 5 & 7) which prevents overlooking of the rear gardens of 10, 14 and 16 Hawkins Road. This approach is considered to be visually acceptable.

Landscape and amenity space

- 8.7 The general approach to private amenity space is supported with approximately 7-9m deep gardens proposed for the houses and 3.7m x 8m rear gardens for the ground floor flat units. Balconies (1.7 x 2.7m) are proposed for the first floor flat units and provide private amenity space for these units.
- 8.8 The rear garden boundaries of No. 2-16 Hawkins Road are currently secured by the back wall of the garages. It is proposed that a 1.8m high close boarded fence is provided along the boundaries. In my opinion, a more robust boundary treatment is needed and I recommend that details are required by condition (4).
- 8.9 Where it passes in front of the block of flats, the internal access road would be 4m in width. This would discourage ad hoc parking. In order to soften the appearance of the boundary it is my view that planting should be provided here. I recommend that a Planting Scheme and Implementation Plan are required by condition (5 and 6).
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

Impact on 2-24 Hawkins Road

- 8.11 The proposed dwellings would be situated to the southwest of the neighbouring houses on Hawkins Road. The submitted shadow diagrams demonstrate that generally the shadows cast by the proposed buildings do not reach the Hawkins Road

houses. The exceptions to this are December at noon and June at 6pm. In my view, this is not significant as it is likely that the rear gardens of the houses on Hawkins Road are already overshadowed by the existing garages and the impact of the proposed buildings is unlikely to be significantly worse than this. Windows are proposed on the northeastern (front) elevation of the block of flats and balconies are proposed on the sides of the building. The balconies include opaque screen, and there would be no potential for overlooking from these balconies. The building would stand 5.6m from the common boundary with Hawkins Road, and 23m from the houses. Due to this separation distance it is my opinion that the neighbouring houses on Hawkins Road would not be overlooked to an unacceptable degree.

Impact on 155-159 Campkin Road

- 8.12 The proposed 3-bed houses (plots 8 and 9) would be situated directly to the southeast of the neighbouring houses on Campkin Road. The submitted shadow diagrams demonstrate that generally the shadows cast by the proposed houses do not reach the Campkin Road houses with the exception of March/September at 8am. In my opinion, the overshadowing would not be significantly worse than the existing situation and I consider it to be acceptable, on balance. Windows are proposed on the rear elevations of the houses, which would be 8.8m from the common boundary and 22.4m from the houses. Due to this separation distance it is my opinion that the neighbouring houses on Hawkins Road would not be overlooked to an unacceptable degree.
- 8.13 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Disturbance from construction

- 8.14 Due to proximity to residential properties Environmental Health have recommended conditions to control demolition and construction hours (7), deliveries and collections (8) and dust suppression (9). Piling can create significant noise disturbance and it is recommended that if this is required a methodology and noise assessment is required by condition (10).

Amenity for future occupiers of the site

- 8.15 There is an existing electrical substation on the site which will remain. Substations can produce very low frequency tonal humming, which may cause disturbance and it is therefore recommended that a noise report and noise insulation scheme is required by condition (11).
- 8.16 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 (12).
- 8.17 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

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

Car and Cycle Parking

Car parking

- 8.20 It is proposed that car parking spaces are allocated for each of the houses and the ground floor flat units. The first floor flats would not be provided with a car parking space. Some of the proposed car parking is placed further from the relevant units than I would wish. This is a result of the constrained site layout and whilst not ideal is generally acceptable.

Cycle parking

- 8.21 It is proposed that each dwelling would have an individual store, with the stores for the houses situated in the rear gardens and

the stores for the flats attached to the building. This approach is acceptable. I recommend that details are submitted by condition (13).

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

Third party representations

Plots 1-3 prevent rear vehicle access to 20 Hawkins Road

- 8.23 The application site is private land, and access from the site to neighbouring properties is not a planning consideration.

Planning Obligation Strategy

Planning Obligations

- 8.24 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

- 8.25 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.
- 8.26 The application proposes the erection of two three-bedroom houses, three two-bedroom flats and four one-bedroom flats. The net total of additional residential units is nine. 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	4	1428
2-bed	2	238	476	3	1428
3-bed	3	238	714	2	1428
4-bed	4	238	952		
Total					4284

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	4	1614
2-bed	2	269	538	3	1614
3-bed	3	269	807	2	1614

4-bed	4	269	1076		
Total					4842

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	4	1452
2-bed	2	242	484	3	1452
3-bed	3	242	726	2	1452
4-bed	4	242	968		
Total					4356

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	4	0
2-bed	2	316	632	3	1896
3-bed	3	316	948	2	1896
4-bed	4	316	1264		
Total					3792

8.27 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

- 8.28 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	4	5024
2-bed	1256	3	3768
3-bed	1882	2	3764
4-bed	1882		
Total			12556

- 8.29 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

- 8.30 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	5	375
Flat	150	4	600
Total			975

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

Household Recycling Centres

8.32 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.

8.33 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

8.34 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

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

Northern Corridor Area Transport Plan				
Existing daily trips (all modes)	Predicted future daily trips (all modes)	Total net additional trips	Contribution per trip	Total £
0	77	77	£399 (NCATP)	30723

- 8.36 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 8/3 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

- 8.37 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
- 8.38 For this application a monitoring fee of £1540.25 is required to cover monitoring of City Council obligations plus the County Council monitoring fee.

Planning Obligations Conclusion

8.39 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 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. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

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

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

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

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

9. 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)

10. 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. (Cambridge Local Plan 2006, policy 4/13)

11. Part A

Prior to the commencement of development a noise report prepared in accordance with the provisions of British Standard (BS) 4142:1997, Method for rating industrial noise affecting mixed residential and industrial areas, that considers the impact of the potential noise from the existing electrical substation upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Part B

Following the submission of a BS 4142:1997 noise report and prior to the commencement of refurbishment/development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the neighbouring industrial use shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 Sound Insulation and noise reduction for buildings-Code of Practice. These levels shall be achieved with ventilation meeting both the background and summer cooling requirements. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

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

12. 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)

13. 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)

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30th November, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, transport mitigation measures, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, the Northern Corridor Area Transport Plan 2003, and 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