

<b>Application Number</b>	14/1951/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	9th December 2014	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	10th March 2015		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	Homerton College Hills Road Cambridge Cambridgeshire CB2 8PH		
<b>Proposal</b>	Construction of 120-bedroom student residence block. Demolition of grounds maintenance building and construction of replacement building Alterations and extension to existing car parking		
<b>Applicant</b>	Mr Keith Waters Homerton College, Cambridge Cambridgeshire CB2 8PH United Kingdom		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed building is located in a suitable location and on land that has consent for a four storey residential block and also would not affect the functional sports field to the south;</p> <p>The scale, form and design of the proposed buildings are in keeping and respectful of the setting with the college campus whilst also offering architectural character from the wider setting.</p> <p>The proposed development would integrate into the site without having an adverse impact on the residential amenity of the residents to the south of the site.</p>
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

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

- 1.1 The Homerton College 'campus' lies to the west of Hills Road approximately 1.5 kilometres south of the city centre. The College buildings are of a diverse age and style, and are concentrated on the northern and eastern part of the Homerton College campus within extensive grounds of approximately 10 hectares. The dominant range of buildings run east-west, close to the northern boundary, and in recent times new buildings have been erected close to the eastern and southern boundaries, usually at 90 degrees or parallel to the principal range.
- 1.2 The site the subject of this application is at the western edge of the campus and is predominantly an area of open grass with some small trees planted within it. It is at the end of the Harrison Drive which runs along the northern edge of the campus separating the College from the recently permitted residential housing scheme to the north.
- 1.3 The Cambridge to London railway line defines the western boundary of the Homerton College grounds, but is screened, for almost the whole length of the boundary, by a row of hornbeam trees; it is only at the northern end that a balancing pond and gap leaves the site visible from the railway line. To the south of site, is a playing field with ancillary open space, and beyond the open fields are the houses in Luard Road and Sedley Taylor Road, which define the southern boundary of the college. These houses sit in extensive gardens and all are more than 40 metres from the common boundary which is marked by a brick wall, save for 2 Sedley Taylor Road, which is 27 metres from the boundary.
- 1.4 Harrison House is the existing four storey detached student accommodation building on the eastern extremity of the campus. The existing car parking area is located to the east with the vehicular access to the north off Harrison Drive.
- 1.5 The site is not in a Conservation Area and the whole of that site, including the application site, is the subject of an area Tree Protection Order. The site lies outside the Controlled Parking Zone (CPZ).

## 2.0 THE PROPOSAL

- 2.1 Planning permission is sought for a part four and part three storey 120 study-bed graduate accommodation building (GAB) and replacement ground maintenance building (GMB) including external cycle shelters and bin storage provision and landscaping around the building. 120 cycle stands are proposed to serve the proposed development. The proposal also includes a new entrance into the site with the existing access closed off. At the entrance security gate and a parking barrier are proposed.
- 2.2 The proposed GAB would also include a common room serving postgraduate students, 24 kitchens (1 per 5 bedrooms), two changing facilities serving the sport fields, 6 rooms accessible rooms, and linen storage, plant room and bulk storage provision. All the study-bedrooms would be between 15sqm and 19sqm and have en-suites, desk space, bed, storage provision and a window.
- 2.3 The original proposal included alterations and extensions to the existing car parking which would increase the parking spaces from 145 spaces to 173 spaces. This was a net increase of 28 spaces.
- 2.4 The proposed GAB would be located to the south of the existing GAB known as Harrison House. The footprint of the proposed GAB would be similar to the building that was approved at appeal which formed part of a large residential housing scheme which included the sport field to the south (application ref. 07/1093/REM). The proposed GAB would consist of a four storey core in an 'L' shape with two three storey wings projecting off the main core. These three storey elements would house the common room, changing facilities, plant room, linen store etc...
- 2.5 In terms of dimensions, the proposed GAB would be 13.2 metres in height with a shallow hipped roof and the three storey wings would be 9.7 metres with flat roofs. The main the four storey element would be 46 metres wide and 16.6 metres in depth. The projecting wing would be smaller in scale at 29.5 metres wide and 11.5 metre in depth. The GMB would be located to the west of the GAB

- 2.6 The site and land to the south has extant reserved matters planning permission for 'Residential development (85 dwellings; flat and houses), car parking, internal estate roads, LEAP, open space, landscaping, enlarged balancing pond'. (app ref: 07/1093/REM)
- 2.7 The principle of residential use of the site was established under outline planning permission in 1996 under application reference C/96/0749/OP for 'Residential development on 3.04 hectares of land'. Following subsequent renewals of the outline permission, a reserved matters application was made in 2007 registered as 07/1093/REM. The application was refused by Planning Committee on 10 August 2008 for the following reasons:
1. The proposed layout of the site is unacceptable in that it fails to create or enhance a distinctive character that relates well to the surroundings, that it is not well integrated with and complementary to neighbouring buildings, and that the proposed buildings do not relate well to each other. For these reasons the proposal is considered to constitute poor design that fails to take the opportunities available for improving the character and quality of an area and is therefore contrary to East of England Plan policy ENV7, Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12 and advice in Planning Policy Statement 3 - Housing (2006)
  2. Building A is unacceptable in that it constitutes a discordant design which is inappropriate in its context, poorly related to its surroundings and will not have a positive impact on its setting. It is therefore contrary to East of England Plan policy ENV7, Cambridge Local Plan policies 3/4 and, 3/12 and advice in Planning Policy Statement 3 - Housing (2006)
  3. The parking underneath the fastigate hornbeams close to the western boundary of the site is unacceptable in that it is likely to result in the loss of the trees to the detriment of the character and appearance of the site and the wider area. For these reasons the proposal is unacceptable and contrary to East of England Plan policy ENV7, Cambridge Local Plan policies 3/4, and 4/4
- 2.8 The refusal of the reserved matter application was the subject of an appeal that was dealt with by public inquiry (ref: APP/Q0505/A/08/2089180/NWF). The Inspector allowed the

appeal (decision date 21 April 2009) subject to conditions. The Inspector in his conclusion considered that the proposed scheme related well to its setting the college campus and to Harrison House its layout, landscaping and architecture. The Inspector also concluded that the proposal creates a distinctive character that would complement the main campus and provide an appropriate approach into Cambridge from the railway line. The reserved matters application was implemented by the construction of three car parking spaces. This approved scheme was known as the Western Housing site.

2.9 The applicant (Homerton College) has no intention to bring forward the residential development on the site and wide area if the proposed development is approved. The applicant has confirmed this in their submission documents. The proposed GAB is great priority for the college and land would enable them to meeting and consolidate their student accommodation needs.

2.10 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Sustainability Statement (Appendix 1 of Design and Access Statement)
3. Sustainability Checklist (Appendix 2)
4. Travel Policy (Appendix 3)
5. Access Statement (Appendix 4)
6. Pre-application Opinion (Appendix 5)
7. Noise and Vibration Data (Appendix 6)
8. Renewable Energy Report
9. Transport Assessment
10. Archaeology Report
11. Phase 1 Geo-environmental Desk Study
12. Preliminary Ecological Appraisal
13. Drainage Strategy
14. Railway Noise Assessment
15. Site Waste Management Plan
16. Tree Survey, Arboricultural Impact Assessment, Preliminary Method Statement & Tree Protection Plan
17. External Lighting Statement
18. Utilities Report
19. Ventilation and Extract Statement
20. Water Efficiency Statement

2.11 The proposed scheme has been amended following issues raised by consultees. I set out below the main amendments:

- The red line boundary has been revised to include all of the areas of work including tree planting, extension to Harrison Drive, railings and tree planting to the north of the site and footpath links to the east.
- The four storey element has been reduced in footprint by 450mm around the entire perimeter in order to enable threshold space for planting around the building;
- The main entrance into the GAB has been better articulated by including a glass projecting canopy over the entrance, increasing the size of the paving at the entrance and widening the entrance recess;
- The location of the GMB has been turned 90 degree from Harrison Drive so that the side elevation faces Harrison Drive;
- The design GMB has also been revised to incorporate the external stores; The changes to the GMB would provide a more functional and secure arrangement for the grounds staff;
- Blank and additional windows and timber panels have been introduced in the north and east elevation;
- Two 1.1 metre high ventilation chimneys have been included on the roof;
- The disabled parking bays have been moved from the eastern side of the GAB to the northern side to enable better access. The two cycle storage area has shifted eastward from its original location, as a result and a new cycle shelter is proposed adjacent to the eastern elevation;
- The patio area for the MCR has been increased to make it a more usable space;
- The car parking provision has been reduced to 12 spaces (from 28) in order to comply with the maximum standards.

### 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
C/96/0749/OP	Residential development on 3.04 hectares of land	A/C
C/96/0838	Residential development on approximately 0.68ha of land and improvements to an existing access off Hills Road.	A/C



	8/1 8/2 8/3 8/4 8/5 8/6 8/10 8/16 8/18
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### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

<p>Central Government Guidance</p>	<p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</p>
<p>Supplementary Planning Guidance</p>	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p> <p>Public Art (January 2010)</p>
	<p><u>City Wide Guidance</u></p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p>

	Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Cambridge City Council (2002)–Southern Corridor Area Transport Plan: Trumpington Conservation Area Appraisal (2010) West Cambridge Conservation Area Appraisal (2011) Hills Road Suburbs and Approaches Study (March 2012)

#### 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.

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

First comments:

- 6.1 Concerned by the amount of car parking proposed for the GAB; a net increase of 36 spaces. This additional provision is greater than maximum level set out in the car parking standards for student accommodation proposals. This would therefore not be compliant with the Local Plan and would lead to increased traffic levels which, given the congested nature of the Hills Road

corridor is of concern. No evidence has been put forward to demonstrate compliant with the car parking standards for college proposals. If the applicant revises the car parking provision to comply with the standard then this would overcome this concern. A travel plan / parking management plan is required to accompany the development to ensure the car parking provision is used for its stated purpose; *Car parking is proposed in order to accommodate parking requirements at the beginning and at the end of the year when students move in and move out. At all other times there will be no parking required, other than that required by people with disabilities* (Extract taken from page 4 of the transport technical note submitted by SLR).

Second comments:

- 6.2 Following the applicant's agreement to reduce the car parking provision so that it now complies with the Council's maximum standards, the County Council are satisfied with this from a transport assessment perspective. A Travel Plan/parking management plan is required to ensure that the proposed parking is used for this stated purpose.
- 6.3 No SCATP payments are required for the proposed development as the applicant has demonstrated that the proposed scheme would not have any more effect on the traffic generation over and above the extant residential housing scheme.

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

- 6.4 No objections in principle subject to conditions on contaminated land, construction hours, construction collection and delivery hours, piling, noise insulation scheme and plant/building noise insulation.

### **Urban Design and Conservation Team**

Application as submitted

- 6.5 The UDC team are unable to support the proposals as currently envisaged and in the context of the limited contextual information submitted to date. Elevations are missing; scheme amendments are required; further design and materials details

need to be submitted; further contextual information needs to be provided.

As a minimum, we suggest the following should be provided:

- Plan of the proposals and red line boundary overlaid upon the entire approved masterplan and also a wider plan of the college complex.
- Missing elevation drawings (insets/returns) to be provided.
- Further larger scale detail drawings/cross section to be provided at this stage including the parapet/ coping, reveals to main brick openings, patent glazing system, and solar shades.
- Further details of main entrances to be provided and the northern entrance design revised.
- Car park layout to be revised, including provision for pedestrian desire lines.
- Further, full details of materials to be provided.

6.6 Following a meeting (on 26 January 2015) to go through the comments and submission of revised plans the following comments were received:

Application as amended

6.7 The revised submitted drawings have addressed a number of previous concerns raised relating to the legibility of the main entrance and desire lines. The introduction of the wider thresholds, the glazed canopy and connecting footpaths are supported in design terms.

6.8 The proposed blind windows to the luggage store, building services store and plant room at ground floor level on the north and east elevations are supported and help to break up the expanse of brickwork.

6.9 A number of amendments to the elevations are required and these could be conditioned should the application be approved:

- The proposed 25mm reveal depth (shown on the typical façade section drawing) should be increased to improve the articulation of the elevations.
- The colour of the spandrel panels needs to be reconsidered as the yellow forms a poor contrast with the buff brick, a grey panel (matching the windows) should be specified.

- Details of signage placeholders need to be provided.
- The proposed buff brick appears bland on the submitted CGI. A multi-tonal brick should be specified to provide more variation and add interest to the elevations.
- Details of the entrance canopy need to be provided.

6.10 The proposed amendments have addressed previous concerns raised by the Urban Design Team and are therefore supported in design terms.

### **Senior Sustainability Officer (Design and Construction)**

#### Sustainable design and construction

- 6.11 A variety of measures are proposed such as consideration to the buildings orientation and fenestration to maximise daylight and benefits of solar gain. Brise soleil are also proposed to minimise excessive summer time solar gain to the south and west facades. This is welcome.
- 6.12 The use of water efficient appliances and sanitary ware with separate water meters to study bedrooms to achieve level 4 of the Code for Sustainable Homes. The collection of rainwater for use within ground maintenance is also supported.
- 6.13 The use of low embodied materials is welcome and it is recommended that the timber boarding is sourced from either FSC or PEFC certificated sources.
- 6.14 All the proposed sustainable design and construction measures are supported.  
Renewable Energy Provision:
- 6.15 A number of onsite renewable energy options have been proposed to achieve 10% requirement such as Combined Heat and Power (CHP) linked to photovoltaics, or ground source heat pumps. As the precise technologies are still to be finalised this could be dealt with by way of condition and submission of a final Renewable Energy Report.

### **Head of Streets and Open Spaces (Tree Team)**

6.15 Agree with the comments made by the Landscape Team.

### **Head of Streets and Open Spaces (Landscape Team)**

- 6.16 Landscape has greater comfort in the proposals pending details for the grounds maintenance store and patio area. The grounds maintenance location must be finalised prior to full support but details of landscape proposals and patio design can be covered under condition. Recommend the following a soft and hard landscape condition and landscape management plan condition.

### **Head of Streets and Open Spaces (Sustainable Drainage Officer)**

- 6.17 Although the proposal to reduce the discharge rate to greenfield runoff is welcomed and supported, some calculation to support the proposals would be required.
- 6.18 Also measures to prevent the build-up of silt within the underground attenuation tanks should be provided and permeable paving should be used on all non-adoptable vehicular areas.

### **Sport England**

- 6.19 Sport England raises no objection to this application provided a condition is imposed requiring the football pitch to the south is relocated in line with a plan to be submitted to and approved by the local planning authority, in consultation with Sport England.

### **Environment Agency**

- 6.20 Planning permission should be granted for the proposed development subject to conditions relating to contaminated land, surface water disposal and pollution control of the water environment.

### **Cambridgeshire Constabulary (Architectural Liaison Officer)**

- 6.21 No concerns raised regarding the layout and design of the student accommodation as it would be located with an area capable of being secured. No concerns raised regarding the GMB as it is also capable of being secured.

## **Cambridgeshire Fire and Rescue Services**

6.22 If the Planning Authority is minded to grant approval, then adequate provision should be made for fire hydrants by way of a condition.

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:

- 27 Luard Road
- 33 Luard Road
- 35 Luard Road

7.2 The representations can be summarised as follows:

Scale, character and design:

- Four storey height of building is out of proportion in this location. Three storey would be more appropriate;
- Half of green field would be filled with this development which will result in a change in the character of the playing field and significantly urbanise the site;

Residential amenity:

- The location of the MCR [Middle Common Room] would increase disturbance and noise to nearby residents throughout the year;
- The proposal would significant increase light pollution;
- Several mature trees will be removed;
- Tree should be planted around the building to mitigate light pollution and to absorb noise on the properties in Luard Road;
- The proposed building will overlook the two storey properties in Luard Road;

Car parking:

- Increase in car parking spaces is against policy and would add to congestion;
- No increase in parking would mean retention of trees

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

### **Principle of Development**

8.2 Policy 7/7 (College and University of Cambridge Staff and Student Housing) is directly related to this proposal. The policy states that development of additional student residential accommodation within existing college sites will be permitted.

8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 7/7.

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

8.4 The site is currently laid to lawn and forms an open parcel of land that is to the south of four storey Harrison House building and east of an existing single storey landscape maintenance building. The site appears to be an area of ancillary open space

to the existing designated football pitch. It is also important to note that the forms part of an area of land that has outline and reserved matters planning permission. The layout of the proposed student building is similar to the layout of the building that was approved (at appeal) on this site. In terms of site context, the proposed building is well related to the existing college buildings and campus.

- 8.5 The design of the proposed GAB is acceptable in this context. The four storey scale of the main block is broken down by the use of timber cladding and aluminum panels and the arrangement of the fenestration and two recessed sections; one of which defines the main entrance. Furthermore, the entire four floor would also be set in from the third floor to give it an ancillary appearance, which further reduces the scale and mass of the four storey form. This is similar to Harrison House which has a recessed third floor. The proposed GAB in design terms is of high quality and no concerns have been raised with the general form and scale of the building from the Urban Design and Conservation team. They have however requested additional details regarding the materials and fenestration and I have recommended conditions (Conditions 3, 4 and 5) for such details to be submitted and agreed.
- 8.6 As for the external space, the applicant is proposing to incorporate soft landscaping around the building. On the southern side of the building, the proposal includes a ramp disabled access and threshold area from the changing rooms to the sport field. An external terrace is also proposed to serve the common room. The general arrangement of the external space around the building is considered to be acceptable. I have recommended a soft and hard landscape condition (Condition 6) and landscape maintenance condition (Condition 7) to ensure the treatment of the external space around the building can be agreed
- 8.7 I am of the view that the proposed building would sympathetically integrate into the site and present a positive feature in the landscape. I have recommendation a hard and soft landscaping condition to ensure the external space around the proposed development is submitted for agreement. The proposal would not, in my view, have a significantly adverse impact on the form and character of the site context.

- 8.8 The proposed GMB would be located on the opposite side of the access road (Harrison Drive) to the west of Harrison House. This parcel of land also formed part of the approved residential development and included a block a flats.
- 8.9 The GMB would be single storey with a pitched timber construction building. The GMB would contain a small office, changing area with w/c, a storage room and equipment store; which would take up the main area of the GMB. The GMB would also contain a small mezzanine section for storage. The GMB is considered to be acceptable in terms of its design and scale. The timber construction would give the GMB subservient appearance and reflect it ancillary purposes within the college campus. The revised location of the GMB would result in a number of trees from the removed. However, these trees were due to be removed as part of the residential scheme and so could be removed at any point. The college is however proposing to carry out replacement planting as part of this application. The specific details of which can be agreed under soft landscaping (condition 6).
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Public Art**

- 8.11 The applicant is proposing to incorporate on site provision for public art but recognises that the site is not in the most publically accessible location being on the east extremity of the campus. A public art delivery plan has been submitted which gives an outline programme of how the public art would come forward. The delivery plan also gives an indication of the 1% capital construction cost (£85,000).
- 8.12 Given the site's enclosed location, I consider it to be acceptable for on-site provision to be made, as it would be publically visible enough, particularly to students attending/residing at the college. I have recommended a public art condition (condition 22) to secure this provision. A further update on this will be reported on the amendment sheet or verbally at the meeting.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

## **Renewable energy and sustainability**

### Renewable energy

- 8.14 A variety of renewable energy measures have been put forward for consideration all of which are considered to be acceptable by the Senior Sustainability Officer. I have therefore recommended a condition (Condition 19) so that a specific technology can be identified and the details agreed.

### Sustainability

- 8.15 The proposal includes several measures to enhance the sustainability of the building such as external treatment and orientation of the buildings, all of which are supported by our Sustainability Officer.
- 8.16 The site is highly accessible by public transport and is on several direct routes into and from the city centre including Trumpington Park and Ride and the railway station. Bus stops are located a short distance from the site.
- 8.17 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

## **Disabled access**

- 8.18 The proposed GAB has been designed to ensure the main entrance and all external doors have a level threshold and the lifts are centrally located and close to the main entrance.
- 8.19 Six accessible rooms are proposed on the first and second floor with adaptable and accessible kitchens adjacent to these rooms. Also 6 accessible car parking spaces are proposed.
- 8.20 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

- 8.21 Concerns have been raised from occupiers of properties in Luard Road on the proposed development. Whilst any proposed development is likely to have a degree of impact on the surrounding environment, it is the degree of harm that needs to be carefully assessed. In this instance, the properties in Luard Road have deep rear gardens of approximately 40+metres that are defined by the southern brick wall boundary of the college. The proposed GAB would be located approximately 68 metres from the southern boundary; which on its own is a considerable level of separation. In total, this would give a total level of separation between the existing dwellings in Luard Road and proposed GAB of over 100 metres. I consider this to be a significant level of separation. The scale of the proposed GAB at this distance would not appear unduly dominant or overbearing. Therefore, in these terms, the visual impact of the proposed GAB would not, in my view, have a significantly adverse impact on the residential amenity of the neighbouring occupiers.
- 8.22 It should also be noted that the Inspector allowed the residential scheme which consisted of a six storey block of flats and 30 dwellinghouses the closest of which would have been located approximately 10 metres from the southern boundary. Therefore, in this context, I do not consider the proposed GAB would have any adverse impact over and above the impact that could have resulted from the residential housing scheme.
- 8.23 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

- 8.24 The proposed development would in my view provide a high quality living environment for future occupiers. All rooms have en-suite and the majority of the rooms are 17sqm in floorspace. The smallest rooms are 15sqm with the remainder of the rooms being between 19sqm and 22sqm in size. All rooms would have external facing floor windows to ensure they have exposure to daylight and access to the sports-field and college buildings. The proposed building will also be fully accessible and includes two lifts access.

8.25 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

### **Refuse Arrangements**

8.26 The refuse and service arrangements for the proposed building will be achieved via the college's existing management programme. The proposal includes a detached refuse store close to the main entrance into the site. There is enough space for refuse and emergency vehicles to approach and turn within the site from the access road.

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

### **Highway Safety**

8.28 The proposal would not result in any adverse highway safety issue.

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

### **Car and Cycle Parking**

#### **Car Parking**

8.30 The proposal includes 12 car parking spaces for the GAB. This is compliant with the maximum standards in the Local Plan (one space per 10 rooms – 120 room = 12 spaces). However, the students are not permitted to own a car. Therefore the spaces would provide provision for students moving in and moving out at the beginning and at the end of the year. The proposal also includes 6 car parking spaces for wheelchair access (5%) which are located to the east of the GAB.

8.31 The County Council has requested a car parking management plan to ensure the proposed car parking spaces are used for their intended purpose. I have agreed to recommend such a condition (Condition 17) as well as a Travel Plan condition to

ensure the college encourages sustainable modes of transports (Condition 16).

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

### **Third Party Representations**

- 8.33 Concerns have been received from neighbouring occupiers regarding the proposed development. I set out below my response to the issues/concerns that I have not already addressed above:

Scale of development not appropriate for this site

- 8.34 The site had extant permission for a residential housing scheme which included a four storey block of flats similar to the proposed GAB. The Western Housing site also consists of a 6 storey block of flats. Therefore, in my view, the scale of development is acceptable in this location and particularly in context with the existing college buildings, which are of a similar scale, such as South Court.

Change to character of area by urbanisation

- 8.35 As mentioned above, the site forms part of a larger area that had permission for a housing scheme which included the loss of the sports-field. Therefore, as the proposal includes the retention of the sports-field, the character of the area would not be significantly affected such that it would appear urbanised. A significant level of open separation would exist between the site and southern boundary to maintain the green openness from the properties in Luard Road.

Noise and disturbance from MCR

- 8.36 It is the college's intention for the proposed MCR to be only serve the postgraduate students. The postgraduate students currently reside in Harrison House but are proposed to be relocated into the GAB. The MCR is proposed to be used for group dining, watching TV, meetings and general socialising. There will be no bar facility.

## Light pollution

- 8.37 All rooms within the proposed GAB are will have fitted blinds and curtains. Some low level external security lighting is proposed along the ground floor of the southern elevation. This additional lighting would not in my view cause any significant level of light pollution overspill onto the occupiers of Luard Road mainly because of the site level of separation that would existing and existing boundary treatment.

## Tree planting around the GAB

- 8.38 Any new tree planting to the south of the proposed GAB is likely to encroach onto the safety run off area for the sportsfield. Also I do not consider there to be any justification for tree planting to screen the building and it would not have a significant detrimental impact on the residential amenity of the neighbouring occupiers.

## Tree removal

- 8.39 There are no mature trees within the footprint of the proposed GAB. There are some young saplings which can be relocated. The trees that are proposed to be removed to accommodate the revised location of the GMB are not protected and already have consent to the removed as part of the Western Housing site scheme.

## Overlooking

- 8.40 Due to the level of separation between the southern boundary and proposed GAB being approximately 68 metres, I do not consider there would be any adverse levels of overlooking such that it would cause significant harm.

## Increase in car parking

- 8.41 The applicant has agreed to revise the proposed car parking provision so that it complies with the maximum standards in the Local Plan. The original proposal sought to provide 16 car parking spaces over the maximum requirement without sufficient justification. I have recommended a car parking management plan to ensure the car parking spaces are used

for their intended purposes which is to drop off and pick up students at the beginning and end of year/term.

## **Planning Obligation Strategy**

### **Planning Obligations**

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

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

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

#### Open Space

8.43 The proposed development does not require any open space contribution to be made towards as the college has demonstrated it can provide outdoor, indoor sport facilities and informal open space for students in accordance with the provisions in the Planning Obligations Strategy. I have attached in appendix 1 the applicant's open space and recreational standards assessment of provisions, which set out why no open space provision is required.

## Public Art

- 8.44 I will provide an update regarding public art on the Amendment Sheet or orally at the Committee meeting.

## **9.0 CONCLUSION**

- 9.1 The proposed development for a part four and part three storey building including new ground maintenance building, bin and cycle storage, car parking and landscaping is considered to be acceptable in terms of its design, scale and layout.
- 9.2 In terms of the impact on the character of the area, the college campus contains a variety of four+ storey buildings and so the proposal would not appear out of place.
- 9.3 The elevational treatment and use of timber and metal panelling, fenestration arrangement with recessed sections, set back of the third storey and landscaping would, in my view, mitigates the mass and scale of the building, soften its appearance and give it a sense of identity and architectural interest which relates with the modern appearance of Harrison House.
- 9.4 The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers due to the level of separation.
- 9.5 The proposed development is of high quality design and there are no issues that would warrant this scheme to be refused.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 all the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

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

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

5. No development shall commence until such time as details at a scale of 1:20 including plans, elevations and sections showing full details of the following:

- .Framing for the main entrance (north elevation) including glass canopy;
- .Window and door sections showing reveal depth,
- .Sills thresholds;
- .Signage placeholders;
- .RAL colour and finish of the Brise Soleil;
- RAL colour of the spandrel panels;

- Details of the finish treatment (stain) for the timber panels and maintenance regime;

shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to enhance the appearance of the building (Cambridge Local Plan 2006 policy 3/4).

6. 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)

7. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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)

8. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

9. 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 avoid adverse effects of pollution (Cambridge Local Plan 2006 policy 4/13).

10. 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)

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

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

12. 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.

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

13. Prior to the commencement of development/construction, 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) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

Reason: To protect the residential amenity of neighbours, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

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

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

15. The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of community safety Cambridge Local Plan 2006 policy 3/7 (h).

16. Prior to the occupation of the building hereby approved, full details of a travel plan detailing the measures taken to promote sustainable travel modes shall be submitted to and approved by the Local Planning Authority. The travel plan shall be implemented in accordance with that agreed.

Reason: In the interests of promoting sustainable travel modes for future users of the building, Cambridge Local Plan 2006 policy 8/3.

17. Prior to the commencement of the use hereby permitted, a parking management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how the parking for the proposed use is managed on site. The car parking arrangements for the approved use shall thereafter be carried out in accordance with the approved management plan.

Thereafter, any proposal to replace the approved system of parking shall be submitted to and approved by the local planning authority before the approved system is discontinued and the replacement is introduced.

Reason: To ensure the existing car park is adequately management and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

18. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

i) contractors access arrangements for vehicles, plant and personnel,

ii) contractors site storage area/compound,

iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

19. No development shall take place until full details (including ongoing maintenance schedules) of the selected renewable energy strategy have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented prior to occupation, and shall be maintained in place thereafter.

Reason: To reduce carbon emissions (Cambridge Local Plan 2006 policy 8/16)

20. A scheme for surface water disposal needs to be submitted to and approved by the local planning authority. The scheme shall be implemented as approved. Infiltration systems should only be used where it can be demonstrated that they will not pose a risk to groundwater quality.

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

21. Prior to the commencement of the development hereby approved, a scheme for the provision and implementation of pollution control of the water environment, which shall include foul and surface water drainage, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Reason. To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of pollution to the water environment.

22. Prior to commencement of development, full details of the capital construction costs of the development shall be submitted to and approved by the local planning authority in writing.

To expend not less than 1% of capital construction costs on the provision of the Public Art.

Prior to the commencement of development, with the exception of any works of demolition or below ground works, a Public Art Delivery Plan and Public Art Maintenance Plan shall be submitted to and approved in writing by the local planning authority.

The Public Art Delivery Plan shall include:

Details of the Public Art and artist commission; Details of how the Public Art will be delivered, including a timetable for delivery; Details of the location of the proposed Public Art on the application site or within the development, including a location plan; A breakdown of costs and how one percent of the capital construction costs will be spent on the provision of Public Art;

The proposed consultation to be undertaken with the local community including ward councillors on the proposed Public Art; and the proposed engagement with the local community to promote the Public Art once completed.

The Public Art Maintenance Plan shall include:

Details of how the Public Art will be maintained for the life of the Public Art, including how often maintenance will be needed; The proposed insurance of the Public Art against loss or damage for the life of the Public Art; How any repairs would be carried out, including how and to where the Public Art would be moved, if that is necessary; and how the Public Art would be repaired/replaced in the event that it is damaged/destroyed completely;

The approved Public Art Delivery Plan shall be fully implemented in accordance with the approved timetable.

On completion of the Public Art it shall be maintained, repaired, insured and (if necessary) replaced in accordance with the approved Public Art Maintenance Plan, unless otherwise agreed in writing by the local planning authority.

Once in place, the Public Art shall not be moved or removed otherwise than in accordance with the approved Public Art Maintenance Plan.

Reason: To ensure the public art makes a positive and contribution to the site (Cambridge Local Plan 2006 policy 3/7).