

Application Number	15/0140/FUL	Agenda Item	
Date Received	2nd February 2015	Officer	Mr Amit Patel
Target Date	4th May 2015		
Ward	West Chesterton		
Site	Former Hilltop Day Centre	Primrose Street	
	Cambridge CB4 3EH		
Proposal	Erection of student accommodation comprising 30 studios, a common room, laundry room, bin and bicycle store, following the demolition of the existing building.		
Applicant	MPM Properties (PS) Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The community facility previously accommodated on the site has been relocated <input type="checkbox"/> The use is compatible with surrounding residential uses <input type="checkbox"/> The design of the building is appropriate in the street scene
RECOMMENDATION	APPROVAL

0.0 ADDITIONAL INFORMATION FOLLOWING DEFERRAL FROM PLANNING COMMITTEE JUNE 2015

0.1 This application was considered by Planning Committee at their meeting on 3 June 2015. At the meeting the Committee decided to defer the determination of the application to enable officers to provide further guidance in respect of the following:

- a) A Draft Management Plan
- b) Clarification of arrangements for an on-site warden
- c) Restrictions of occupancy
- d) Restrictions on occupiers keeping a private car
- e) Provision of amenity space for use by residents.

0.2 The applicant has provided further information as follows:

- Draft Management Plan (Appendix 1)
- Covering Letter (Appendix 2)
- Advice from SAB letting agents (Appendix 3)
- Letter from Savills (Appendix 4)
- Landscape Plan (Appendix 5)
- Amenity Space Study (Appendix 6)

0.3 These documents cover the reasons for the deferral and other points raised by the Committee in its discussion, such as:

1. The control of the drop off area
2. Relationship with Anglia Ruskin University and University of Cambridge

0.4 **Draft Management Plan**

The applicants have submitted a draft Management Plan which covers the following:

1. Introduction which contains the philosophy of the scheme, management principles and the scheme;
2. Traffic Management which includes how and who will control the arrival and leaving of students, introduction letter to students, enforcement of no car policy, which is discussed in detail below and bicycle parking;
3. Access to and from the building, bike store and disabled and maintenance;
4. Security which covers security in and around the building and includes contact of the managing agent details and security plan in case of major incidents which will be provided to students on the commencement of Tenancy Agreement.
5. Refuse storage and collection covers details such as responsibilities of waste discarding to the storage compound, security, ventilation and vermin control and bin enclosure design which covers collection, how the bins are identified and information to students.

0.5 **On-site warden/arrangements for 24 hour contact**

The applicants have provided details of the Management Company and Draft Management Plan to cover this point. The

Managing Agent will provide day to day management of the facility. They have experience in providing this service elsewhere in the City and it is stated that the Tenancy Agreement, House rules, Management Plan and onsite facility will be provided and the managing agents will be contactable 24 hours a day. Section 4 of the draft Management Plan states that contact details of the managing agent (SAB) will be available on site or by phone 24 hours a day and the contact details will be displayed on the building. SAB in their covering letter under paragraph 2 state that they manage other student blocks and provide 24hour contact to both neighbours and students in case of any issues. I consider that this would

0.6 Restrictions on occupancy

The section 106 is a tried and tested means of restricting the occupancy of the building by students of Anglia Ruskin University or the University of Cambridge.

The draft Management Plan in the introduction section under Management Principles states that the rooms will be let on a sole occupancy Tenancy Agreement. SAB as the managing agents have also confirmed in their letter under paragraph 12 that the tenancy agreement is for sole occupancy. They add that this is needed for insurance purposes as well. Once the student signs the Tenancy Agreement house rules will be distributed which will enforce this. A student representative will be proposed to keep a close eye on management matters with an out of hour's number which will be displayed around the building.

The Tenancy Agreement will run for 48 to 50 weeks. Out of term time use would not be feasible as the rooms will be let for most of the year. If the student leaves early the type of occupier is controlled by the legal agreement and Management Plan and in addition controlled as part of condition 18.

0.7 Restrictions on occupiers keeping a private car

The draft Management Agreement also sets out that no cars will be allowed to be kept by students under the section headed the scheme and traffic/parking/bikes. The latter section also states the plan of action if students are found to have cars under the enforcement of no car policy.

SAB the managing agent have also confirmed that the Tenancy Agreement will have a clause within it requiring that the students will not keep a car and this will be enforced. They state that as the Tenancy is a legally binding contract and understand that this issue can raise issues with other neighbours they actively police this once they are made aware from either a neighbour or students. The draft Management Plan as sets out that if breaches of this are found then there will be a fine and if this continues the student will be asked to leave.

SAB also confirm that a breach of this under the Tenancy Agreement will be acted on quickly. They add that due to high competition, re-letting the space would not be difficult. Having looked at the information provided I consider that the management and enforcement of this section is robust and acceptable.

0.8 Provision of amenity space for use by residents.

The applicants working with the Council's Urban Design and Conservation Team have provided an updated landscaping plan with some comparisons (appendix 5 and 6) about the amount of amenity space provided on the proposed development and other comparable developments. The table shows that 6.6 square meters of useable amenity space provided per student. This is at the high end of other student accommodation schemes. This is the second highest behind 7 to 9 Abbey Street. SAB as the managing agent have stated that in their experience of other student schemes the provision of the amenity space is welcomed but being in close proximity to larger open space of Midsummer Common and Jesus Green the students are likely to use this space more than the space onsite. From previous experience the use of the on-site facility will generally be ad hoc and weather dependant.

0.9 The control of the drop off area

The draft Management Agreement includes traffic management under section 2. The draft Management Plan shows that the arrival and departure of students travelling by car will be controlled over a two week period. The managing agents SAB also confirm that students prior to their arrival and departure will be given slots which will be controlled by them. They state that

not all students will arrive by car and considering that it will be 30 students arriving or leaving over a two week period and designated space to deliver and collect their possessions the task will not be difficult to deliver. SAB have extensive experience in managing student accommodations around the City. I consider that this procedure will help in alleviating the concerns raised.

Relationship to Anglia Ruskin University and University of Cambridge

- 0.10 The applicant has provided information on routes to and from Anglia Ruskin and University of Cambridge from the site in their covering letter. This shows that Anglia Ruskin University is located approximately 2km away from the site. The City Centre is approximately 1.5km, which is comparable to other student developments. I have done my own google maps search and agree that the distances quoted are accurate. The distances are not significantly different from other student accommodation developments e.g. 100 Histon Road and 1 Milton Road.

CONCLUSION

- 0.11 In my view the additional information from the applicants addresses the issues which were the subject of the deferral by Planning Committee. They support my recommendation that student accommodation is an appropriate use of site and I continue to recommend approval.
- 0.12 My recommendation remains subject to the completion of a s106 Agreement to secure occupancy controls and to prevent occupiers bringing a car into the City. A contribution towards the provision of public art off site is no longer required because this should not be sought in the light of the Ministerial Statement.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site accommodates a vacant care home at the end of Primrose Street on the eastern side of the road. The sites topography is such that the Primrose Street side is approximately 2m higher than the Greens Road side.

- 1.2 The care home building is single-storey on the Primrose Street frontage and two to three-storeys on the Greens Road side with a mono-pitched roof. To the north the building is adjacent to a care home and to the east and south it is bounded by residential properties. The western boundary is Primrose Street. Primrose Street is a narrow street characterised by predominately residential properties, two-storey in height.
- 1.3 The site is within a Conservation Area and has two substantial trees on the frontage which have Tree Preservation Orders on them. The site is outside a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks approval for the demolition of the existing care home and construction of a 30 room student accommodation. The design will be contemporary with the use of modern materials.
- 2.2 The replacement building will be higher than the current building in that the Primrose Street elevation will increase from single storey to three storey with part of this elevation at lower ground floor. At street level the elevation will appear as two-storey with living space in the roof. There will be a two-storey element on the south side which will be set back from the Primrose Street elevation.
- 2.3 There is a two storey wing currently that runs along the boundary with the care home on the northern side. This will increase in height to three storey but again with a lower ground floor and will reduce in depth so the building will be pulled away from the boundary with number 47 Greens Road.
- 2.4 Due to the topography of the site the rear elevation facing Greens Road currently appears as a two storey building. The new proposal will increase to appear as a three storey building with living space in the roof. On this elevation there is a stair well close to 47 Greens Road and care home boundary. There is also a common room in this corner with doors allowing access to patio area.
- 2.5 The application has been amended three times since submission. The first amendments were a response to concerns

raised by the Urban Design and Conservation (UDC) and Landscape teams and neighbours.

The first amendments are as follows:

- Removal of external stair tower from the rear of the building and provision of an internal staircase
- Relocation of Common Room to the southern end of the building
- Reconfigured form of the building at the rear on the northern corner of the building (to accommodate the internal staircase)
- Enclosure of bike store and provision of revised racking system
- Reconfiguration of internal rooms to reflect provision of internal staircase
- Removal of timber cladding on the elevations
- Installation of additional roof lights
- Reconfiguration of amenity area. A terraced area has been provided and the enclosed garden area has been pulled back from Green's Road to enable the turning head to remain
- Confirmation that the pedestrian link will be enclosed by railings and will be illuminated.

2.6 The second amendments which were received in response to concerns of officers were as follows:

- Changes to the dormer design
- Timber cladding removed from all elevations
- Balcony balustrade have been removed
- Changes to the full height windows in the east elevation introduces obscure glazing to the lower half
- The light well to the front lower ground level have been treated to be smooth white render
- Access door to the lower ground floor level units facing Primrose Street have been removed
- Treatment windows to units S16 and S25 which have an outlook towards Primrose Street
- The amenity area has been pulled back to enable a turning area at the head of Green's Road

2.7 The third amendment which were received in response to consultee and officer concerns were as follows:

- Omission of the footpath link between Primrose Street and Green Street
- Common room moved to centre of the rear elevation and patio moved and landscaping introduced adjacent to boundary with 22 Primrose Street
- Associated internal and external alterations.
- Relocation of access gates to Green's Road and additional gate for maintenance

3.0 SITE HISTORY

Reference	Description	Outcome
C/64/0508	Extension to old people s home to provide new sitting room etc.	Permitted
C/73/0235	Erection of two-storey Day Centre, with kitchens and storage	Permitted

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 Plan 2006	Local	3/1 3/4 3/7 3/11 3/12 4/4 4/6 4/7 4/11 5/11 5/12 5/13 5/14 5/15 7/10 8/1 8/2 8/4 8/5 8/6 8/9 8/10 10/1

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

Central Government Guidance	<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>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</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>Balanced and Mixed Communities – A Good Practice Guide (2006)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge City Council (2003)–Northern Corridor Area Transport Plan:</p> <p>Castle and Victoria Road Conservation Area Appraisal (2012)</p>

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 are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

Application as submitted

- 6.1 The Transport Statement makes several unsupported statement. Further information is required to fully assess the impact of the proposal.

The applicants must show dimensions for the proposed disabled car parking space and access to it. There may be additional car parking demands for on street car parking but it is unlikely to result in adverse impact on highway safety.

If the above can be met then the highway authority recommends conditions relating to boundary materials, no gates, drainage, redundant cross over, access to be retained free from obstruction, contractors arrangement and informatives relating to works in highway, encroachment and public utility.

Comments in response to Amendment 23rd March 2015

No additional comments the original comments still stand.

Comments in response to Amendment dated 12th May 2015

To be reported on Amendment Sheet

Head of Refuse and Environment

Application as submitted

No objection to the application in principle subject to the following conditions contaminated land, construction hours, piling, dust and Informative relating to dust.

Comments in response to Amendment 23rd March 2015

Previous comments still relevant.

Comments in response to Amendment dated 12th May 2015

To be reported on Amendment Sheet

Urban Design and Conservation Team

Application as submitted

The scale and massing of the proposal is acceptable. The design of the proposal is also acceptable in the street scene. There are concerns over the usability of the rear amenity space as the patio area and the common room are hidden behind the stair well the area will not be a well-designed space as it will be in shadow for most of the time. The privacy of future occupiers to the rear elevation will not be high quality as there is no buffer space between the amenity area and the living room windows for the lower ground units facing Green Street. Concerns are also raised regarding the light into the lower ground units facing Primrose Street and the windows at high level will give rise to overlooking and loss of privacy to adjoining neighbours on Green Street and Primrose Street.

Comments in response to Amendment 10th March 2015

The proposal is better related to the amenity space and the breaking up of the dormers is acceptable in design and conservation terms. The proposal has addressed the previous concerns raised and subject to conditions relating to brick sample, walling system, windows, solar panels and railing details.

Comments in response to Amendment dated 12th May 2015

The consultees have not been consulted

Senior Sustainability Officer (Design and Construction)

Application as submitted

The overall approach to sustainable design is acceptable. There are no targets set for water consumption and fixture and fittings to achieve this. Water butts may be added and the specification of materials needs to be considered recommendations relating to Green Guides to Specification as well as FSC and PEFC.

There needs clarification on the energy strategy as there may be shadowing from dormer and the stair well on the proposed panels and the Carbon figure in Appendix 1 seems a little high and clarification is sought for this.

Comments in response to Amendment 23rd March 2015

The design of the dormers will reduce shadowing on the panels. Clarification is sought on whether optimisers or inverters are to be used and original comments on calculations still stand but can be conditioned.

Access Officer

Application as submitted

A ramp is needed for the upper ground floor entrance, the entrance shall have tactile marking and be useable by all. Two car parking spaces are preferred and doors shall open outwards to bathroom/toilet and shower room. Colour contrast and signage is needed for the visually impaired. Doors need to be designed so they are powered or held open on magnets. Two disabled rooms need to be provided. The wheelchair room needs to be near car parking space. The room is not acceptable in design and further discussions are needed with the architect. Hearing loops are needed and lifts should serve all floors.

Not consulted on the amendments.

Head of Streets and Open Spaces (Tree Team)

Comments in response to Amendment dated 12th May 2015

The trees at the front are important in the street. The new building is within the Root Protection Area of the retained trees and the building can be constructed without material damage being caused to trees. This is acceptable subject to conditions relating to Arboriculture Method Statement and Tree Protection Plan, Agree tree works on site and the Arboriculture Method Statement and Tree Protection Plan shall be implemented.

Head of Streets and Open Spaces (Landscape Team)

Application as submitted

The proposal cannot be supported as the common room will need to be relocated and a threshold in front of the lower ground floor rooms facing the amenity area shall be provided and the proposed link through is a concern relation to Secure by Design.

Comments in response to Amendment 23rd March 2015

Acceptable subject to condition relating to hard and soft landscaping.

Head of Streets and Open Spaces (Walking and Cycling Officer)

Comments in response to Amendment dated 12th May 2015

Comments have been received on the amended scheme to seek clarification on the layout and stands to be used.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

Application as submitted

The use of soakaways is acceptable. The proposal is acceptable subject to conditions relating to surface water drainage and levels.

Comments in response to Amendment 23rd March 2015

Original comments remain valid.

Defence Safeguarding

No safeguarding objections.

Housing Services Enabling Team

The site is for 100% student accommodation and therefore affordable housing is not required on site.

Planning Policy Team

Application as submitted

The proposal is speculative and therefore policy 7/10 should apply. The occupation of the student accommodation shall be secured by legal agreement with either University of Cambridge or Anglia Ruskin. Without a legal agreement the proposal is not compliant with Cambridge Local Plan (2006).

Further details are required to demonstrate if there is any interest from either university.

In the current form the application is not supported.

Comments in response to Amendment 23rd March 2015

Information has been submitted that the applicant is willing to enter into a legal agreement and therefore the application is policy compliant.

Anglian Water

Application as submitted

No asset owned by Anglia Water or those subject to adoption agreement within the development boundary. Wastewater treatment is with Water Recycling Centre that has capacity for the development. Foul Sewerage Network also has capacity and the developer should serve notice under s106 of the Water Industry Act 1991. Surface Water and Trade Effluent is not within the remit of Anglia Water.

Cambridgeshire Constabulary (Architectural Liaison Officer)

Application as submitted

There is no anti-social behaviour in the area. The informal link between Greens Road and Primrose Street could be designed out from a safety perspective. The boundary treatment and glazing on the ground floor will need to have outlook over the path way for safety reasons and protection of the site. Mail

delivery shall be external or through the wall and visitor entry by intercom with no automatic door release. There are no objections in principal to the proposal.

Comments in response to Amendment 23rd March 2015

Further to my comments on the footpath through the development linking Primrose Street to Greens Road, I have been giving a lot of thought to the creation of a narrow enclosed passageway which will dogleg and give the user no view of the path ahead. This type of design is contrary to any advice given on footpath design.

Secured by Design outlines the following:

Footpaths should not run to the rear of properties. This design could give access to the garden of the next door property.

Footpath design should be as straight as possible, Wide, Well lit, Devoid of hiding places, Overlooked (which in this case it should be, maybe not when dark though).

For reasons of community safety (outlined above), I strongly feel the enclosed footpath link should be designed out of the scheme.

Comments in response to Amendment 12th May

The footpath between Primrose Street and Greens Road has been designed out and now fully support the application from a crime reduction and/or community safety perspective.

Nature Conservation Officer

Comments in response to Amendment 12th May

The Ecology report states that there are several potential access points for bats. It is recommended that prior to any development a survey is undertaken and provision of bird and bat boxes to enhance biodiversity shall be agreed by condition. This should include numbers, specification and locations.

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 Comments have been received from Julian Huppert MP. The concerns raised are as follows:

- The proposal is poorly suited to the site and will exacerbate the existing problems of access onsite;
- The proposal will double the number residents in a quiet cul-de-sac street and impact upon the access for servicing traffic which is already an issue in the street;
- With no useable pavement, guest with disabilities may find it particularly difficult to access;

7.2 Comments have also been received from the West Chesterton Labour Party, their concerns are as follows:

- The proposed use is not suitable for the area, as Primrose Street has poor access and is residential in character and care home;
- The design does not compliment the two-storey character of the area;
- There will be overlooking, overshadowing and loss of privacy to adjoining properties;
- There will be an increased noise and disturbance in the street with this type of use;
- There is no provision on site for parking and this will be difficult to control;
- Studio flats are not required by Universities in Cambridge and therefore this may change into another use which would be even more detrimental to the amenity of Primrose Street.
- Access from Greens Road to Primrose Street to remain
- Drainage concerns about the new development

7.3 The owners/occupiers of the following addresses have made representations in relation to the application as submitted:

- 10 Greens Road
- 12 Greens Road
- 47 Greens Road
- 2 Primrose Street
- 4 Primrose Street
- 6 Primrose Street
- 7 Primrose Street
- 11 Primrose Street

- 12 Primrose Street

7.4 The representations can be summarised as follows:

Principal

- Site is not located for student accommodation and is not linked with Anglia Ruskin
- No affordable housing is provided
- Not compliant with Cambridge Local Plan 2006
- The increase in number of students will alter the character of the street
- How is the proposal going to be managed and who is to live there?

Design

- The design does not conform to the design in the street by siting the building close to the pavement
- Overdevelopment of the site due to the density of the incoming student numbers

Amenity

- There will be noise and disturbance due to the increase in traffic and gathering in the street
- The proposed building will be overbearing and create overshadowing and overlooking to neighbouring properties

Traffic

- The area will become overcrowded with extra traffic and pedestrian movements impacting on highway safety for children;
- The proposed grassed area leading to Greens Road will remove the turning space;
- The removal of the turning circle in Greens Road will lead to Greens Road being blocked and not enough room to turn vehicles
- The Transport Statement is incorrect and nearest bus stop for students is near Greens Road and they will have an additional impact on traffic and amenity of Greens Road

Revised scheme (9th March 2015)

7.5 The owners/occupiers of the following addresses have made representations:

- 47 Greens Road (x3)
- 49 Hertford Street
- 5 Primrose Street
- 9 Primrose Street
- 10 Primrose Street
- 72 Victoria Road

7.6 The representations can be summarised as follows:

Principal

- The proposal needs to have a legal agreement in place and good management plan
- Not in keeping with the character of the area
- Only for student accommodation

Design

- The proposal is still out of keeping with the character of the street and design of the Victorian Terrace as the fenestration details such as windows and bays need to be more sympathetic to the area
- Scale and size and density is too great for the site and area
- The path way is not a appropriate secure by design

Amenity

- Noise and disturbance

Trees

- The TPO trees will need work to accommodate the proposal which will be detrimental to the trees

Parking and traffic

- Increase parking pressure on street from students and visitors
- Increase traffic and air quality impact

- Access to the site is severely restricted by the narrow street and construction traffic will impact on this

Amendments dated 24th March 2015

7.7 The owners/occupiers of the following addresses have made representations:

- 12 Greens Road
- 47 Greens Road (x5)
- 7 Primrose Street
- 10 Primrose Street
- 12 Primrose Street
- 72 Victoria Road

7.8 The representations can be summarised as follows:

Principal

- Same objections on as previously on the grounds that not appropriate development for the site

Deign

- Not appropriate for the street in terms of scale and massing
- Not in keeping with the character of the Conservation Area
- The path should be designed out of the scheme

Amenity

- Over development
- Density of numbers too high for the site and area
- Impact on adjoining neighbours through noise and disturbance

Car Parking

- Impact on car parking
- Management on site relating to car parking
- No space for turning and therefore impact on traffic safety with larger vehicles

Other

- The proposal should go ahead but subject to tight control on contractors and management of the contractors

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces and impact on the Conservation Area
3. Public Art
4. Renewable energy and sustainability
5. Disabled access
6. Residential amenity
7. Trees
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations
12. Planning Obligation Strategy

Principle of Development

8.2 The site is a former care home which constitutes a community facility. Policy 5/11 is pertinent. Policy 5/11 of the Cambridge Local Plan (2006) states that development leading to the loss of community facilities will only be permitted if it can be demonstrated that a) the facility can be replaced to at least its existing level and quality within the new development; or b) the facility is to be relocated to another appropriate premises or site of similar accessibility for its users; or c) there is no longer a need within the local community for the facility or that the need can be adequately met at an alternative facility of similar accessibility for its users.

- 8.3 The facility has been relocated to a site in Newmarket Road development and therefore in my opinion, the care home use has relocated to other appropriate premises with similar accessibility and the proposal complies with part b) of policy 5/11 of the Local Plan.
- 8.4 This is not an allocated site. The principle of development for student accommodation would be in accordance with development plan policy provided that clauses in a Section 106 agreement were in place to restrict occupancy to full-time students of the city's two universities and to prevent such occupiers from keeping cars in the city. The applicants are prepared to enter into such an agreement, although it has not yet been completed.
- 8.5 In my opinion, subject to an appropriate legal agreement to restrict occupancy, the principle of the development is acceptable and in accordance with policies 5/11 and 7/10 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

Scale and massing

- 8.6 Representations have been received that the proposal does not fit into the context of the site or the wider Conservation Area. The site is higher at the Primrose Street level than the rear elevation facing Greens Road. The proposed building will be contemporary in design but will take cues from the surrounding as it will be similar in height to number 22 and will have bay design and pitched roof with individual dormers. I appreciate that the design and materials will be modern but I consider that there are a mixture of designs and materials in the area from the Victorian Terrace to the single-storey care home and three storey buildings.
- 8.7 The street frontage of the building is approximately 26.5m in length. The Primrose Street frontage is broken into two elements, the southern element is 2 storeys plus pitched roof (8.2m high to the ridge) and forms a similar building line to that of the adjacent No. 22 Primrose Street. The northern element of the building rises to 2.5 storeys (9.8m high to the ridge line) and includes accommodation within the pitched roof space. The 2.5 storey element is set 5.2m further forward of the 2 storey

element and front elevation of No. 22 Primrose Street but is setback 2m from the existing building line of the Day Centre.

- 8.8 The proposed new building relates to its context in terms of height, the 2.5 storey element being only slightly higher (0.34m) than the ridge line of the existing No. 22 Primrose Street building to the south of the site. I have assessed the scale and massing of the proposal against the existing built form which surrounds the site. I have also considered the advice given by the Urban Design and Conservation team.
- 8.9 In the revised scheme, the reduction in dormer sizes and the removal of the rear stair and relocation of the common room has been acceptable to the Urban Design and Conservation Team and the Landscape Officer. They considered that the scale and massing was acceptable but the layout caused concern regarding the usability of the common room and the amended scheme has addressed their concerns I am satisfied that the proposal would not have a harmful impact on the conservation area, and is appropriate in its context. I concur with the advice of the Urban Design and Conservation team that the proposal is acceptable in design terms, I recommend conditions relating to the materials (3), walling system (4), windows (5), solar panel (6) and railing details (7).

Landscaping

- 8.10 The Landscape Officer raised concerns regarding the landscaped area to the rear and the function of it. The revised scheme removes the stairwell and relocates the common room. The landscape officer is content with this subject to a hard and soft landscaping condition (8). I agree with her advice and recommend a condition.
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Public Art

- 8.12 All major developments are required to provide Public Art either on site, if appropriate, or as a commuted sum. This is a very constrained site. A strategy for Public Art will need to be agreed through the section 106 agreement. The applicants have proposed a commuted sum which is appropriate in my view.

- 8.13 In order to pass the Community Infrastructure Levy tests the provision of public art needs to be directly related to the development, reasonable in scale and kind and necessary to make the development acceptable in planning terms.
- 8.14 In this case the provision of commuted sums would facilitate the provision of public art in the vicinity of the site. The commuted sum is based on construction cost so has a direct relationship with the scale of development. The provision of public art is necessary to enable the development to be accordance with planning policy and would enhance the development.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

Renewable energy and sustainability

- 8.16 Policy 8/16 of the Cambridge Local Plan (2006) states that 10% of the development's total predicted energy requirements must be provided on site from renewable energy sources. To meet the requirements of Policy 8/16, two technologies are to be implemented; photovoltaic panels and gas fired Combined Heat and Power (CHP) with an accompanying thermal store to meet hot water demand.
- 8.17 The Senior Sustainable Design Officer has commented that the proposal to use photovoltaic panels is acceptable. There was some concern over the rear stair well and dormers casting shadows on the panels and therefore impacting on their efficient production of electricity but the revised scheme has now reduced the size of the dormers and removed the stairwell which is welcomed a condition for renewable energy to meet the 10% is required. (condition 9).
- 8.18 The Sustainable Drainage officer has commented that the proposal is acceptable subject to conditions relating to sustainable water drainage (10) and levels (11). I agree with the advice and recommend conditions.
- 8.19 Subject to condition, in my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006)

policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.20 The Access Officer has commented that some aspects of the proposal would need re-designing such as internal door opening and how doors open and are kept open. This would be controlled through Building Regulations and I attach an informative for the applicant to discuss further the design of the room with the Access Officer.
- 8.21 The Access Officer has also commented that the proposed disabled room would need to be located close to the car parking space. I do not consider that this would be necessary as there is level access and lift access to the room, therefore the location would be acceptable.
- 8.22 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

- 8.23 The neighbouring properties that may potentially be directly impacted by the proposals are 47 Greens Road and neighbouring properties 22 Primrose Street to the south and the Care Home to the north.

Impact on 22 Primrose Street

Dominance enclosure and overshadowing

- 8.24 The proposal would be lower in height than the main building and being north and set forward of the number 22, I do not consider that the proposal will have any significant overshadowing or enclosure to the windows in the side elevation or the garden area. The shadow study and day light study submitted also confirms this and the Urban Design Team have not commented that there would be an issue. I consider that the proposal is acceptable in this regard.

Overlooking

8.25 The southern elevation windows are now designed to face Primrose Street and the existing building has windows facing number 22 from a high level. However the proposal is closer to the common boundary. The applicants, in their amended scheme, have added a frosted element to the windows in the eastern elevation to stop this overlooking and I consider that this can be controlled by condition (12).

Impact on Care Home to the North

8.26 The current building has windows facing the site. The area immediately adjacent to this elevation is the garden of the care home. There will be new windows in this elevation but I do not consider that the impact of overlooking will be significantly different to the existing.

Dominance, enclosure and overshadowing

8.27 The proposed building is taller but more slender in depth than the current building along this boundary. There will be overshadowing to the garden area adjacent to the northern boundary but the proposed shadowing as shown on the submitted shadow analysis will not be significantly different to the current situation and therefore in my opinion, due to the overshadowing occurring only in part of the site and similar to the existing situation this is acceptable. The separation distance between the buildings would not be overly dominant or oppressive. The proposed building would stand to the south of the neighbouring property the care home but there is a separation distance of approximately 17m from building to building and there is a large substantial tree in between the buildings and would obscure the proposed building. In light of the assessment above I do not consider that the proposal will have a dominating impact or produce a sense of enclosure on the care home.

Impact on Number 47 Greens Road

Overlooking

8.28 On the eastern elevation windows are proposed on all levels, which would serve bedrooms and wash rooms. There would be windows at high level facing this property. However, the

windows that will give opportunity to overlook this site will be from bathroom windows and bedroom windows in the northeast corner of the building. These windows face the gable wall of number 47 and therefore will have limited views on the rear amenity space of no.47. I consider that the bathroom windows should be obscure glazed and any opening shall be 1.7m above floor level and subject to this the proposal is acceptable. (condition 12).

Dominance, enclosure and overshadowing

- 8.29 The current building is hard up against the boundary with number 47 and is two-storey in height. The amended scheme removes the stairwell and therefore opens up the gap between the two properties to 11m. Number 47 is located to the east of the application site and therefore there would be some overshadowing to this neighbour in the later part of the afternoon to evening but this would be the case currently. The shadow analysis shows that the situation would not be significantly different to the existing situation and therefore I do not consider that it would be so significant as to warrant refusal.

Noise and disturbance

- 8.30 The site is close to residential properties and the occupiers of them are likely to experience noise and disturbance created by demolition/construction works. To minimize this the Environmental Health officer has recommended conditions controlling activities during the construction phase relating to dust, contractor working hours, delivery hours and piling(14-17).
- 8.31 Concern has been raised about noise and disturbance caused by the students occupying the site, and anti-social behavior. The amended scheme removes doors from the common room onto the patio area and therefore this will also help in reduce noise and disturbance to the neighbouring occupiers. There will still be the amenity space for students to gather and this could give rise to noise and disturbance but would be controlled if it was well managed. I recommend a condition requiring the submission of a Management Plan (18) to alleviate this concern. Any anti-social behavior would be a matter for the Police.

8.32 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

Noise

8.33 The proposal seeks to have windows and doors at lower ground floor level facing the amenity space to the rear. It is possible that overspill from the common room into the amenity space would have an impact on other students but I consider that a well-managed block would alleviate this and a Management Plan would assist.

Contamination

8.34 Environmental Health officers have taken the view that the contamination is not at a level that would preclude development. However, Environmental Health officers and have recommended that further investigation is carried out which can be secured by conditions. (13).

Air quality

8.35 Comments have been received that the proposal is close to a Air Quality Management Area. Environmental Health officers have not raised concerns on this being an issue and I agree with their advice.

Amenity space

8.36 The courtyard area is centrally located on the lower ground level. The Urban Design and Conservation Team have commented that this area will receive sunlight throughout the day and would be a useable and functional space for future occupiers.

Outlook

8.37 The UDC team has commented that the lower ground floor rooms facing Primrose Street could receive reduced levels of sunlight due to enclosure by foliage of the protected tree.

However, the Daylight Study submitted confirms that the amount of light entering into these rooms is acceptable.

- 8.38 Subject to conditions, in my opinion the proposal provides 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.

Trees

- 8.39 There are two trees on the Primrose Street frontage that have Tree Protection Orders on them. The Arboriculture Officer has commented that the proposal will be within the Root Protection Zone of these trees but these roots have been restricted by the current building and considers that the building can be constructed without material damage to these trees. In order for this to occur a site specific Arboriculture Method Statement (19), meeting on site (20) and a Tree Protection Plan (21) should be conditioned. I have recommended these conditions.
- 8.40 The trees play a significant role within the street and add to the character of the Conservation Area by giving a buffer to the development. During the site visit it was noted that works have been carried out to the tree close to the boundary with number 22 which has been significantly pruned. The Tree Officer has commented that the applicant did not carry out the works.
- 8.41 Subject to condition, in my opinion the proposal provides adequate protection to trees and I consider that in this respect compliant with Cambridge Local Plan (2006) policy 4/4.

Refuse Arrangements

- 8.42 The Environmental Health officer has commented that the proposal provides adequate refuse and recycling storage for the proposed use. I agree with their advice.
- 8.43 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.44 The Highway Engineer has commented that the proposal will not have a highway safety impact subject to conditions relating

to boundary materials, no gates, drainage, redundant cross over, access to be retained free from obstruction, contractors arrangement (22 to 27) and informatives relating to works in highway, encroachment and public utility.

- 8.45 Representations have been received that the use of the narrow road, turning and car and construction parking will lead to highway safety problems. I note that the road is not within a Controlled Parking Zone and that the proposed use could be controlled by a strict management plan. In addition the applicants have amended the scheme to introduce a turning area at the head of Green's Road. In my view the proposed use would not lead to highway safety issues and I agree with the advice given by the Highway Engineer.
- 8.46 Representations have also been made that the servicing of the proposed building will lead to highway safety issues as this is a narrow street and there are already issues on site. The site was a previously used as a care home and this would need to have been serviced. The adjacent care home and other properties are also serviced by refuse vehicles etc. Given that the site has been in use recently and the low level of car parking provided I do not anticipate that the development will exacerbate existing problems.
- 8.47 Representations have also been received that car parking already restricts the movement of large vehicles. This this may be the case but on site I noted that cars were parked illegally on keep clear signs and double yellow lines. This would not be controlled by the local highway authority but a matter for the police.
- 8.48 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2 and 8/9.

Car and Cycle Parking

- 8.49 The proposed scheme provides 20 to 25 cycle parking spaces. The Cycle Parking Standards for a use of this type requires 1 space for every 2 bed spaces and 1 visitor for every 5 bed spaces. This totals 15 spaces for the accommodation and 6 visitor spaces. The plans show that 6 visitor spaces are provided at the front of the building and therefore subject to a condition requiring a large scale plan showing the layout of the

student spaces on the upper ground floor the proposal is acceptable. (condition 29).

- 8.50 The proposal shows a single disabled car parking space on site. The Car Parking Standards are maximum standards and therefore the provision of a single car parking on site is acceptable.
- 8.51 Comments have been received that the students will have cars and park within the street or adjoining streets. The site is outside a controlled parking zone and therefore anyone with a legal road worthy car can park in the street. However, the applicant has confirmed that students will not be able to have cars. This can be controlled by a lease or tenancy agreement and will be contained in the management plan. The s106 can also confirm this arrangement.
- 8.52 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Nature Conservation

- 8.53 The Nature Conservation Officer has commented that the proposal has the potential to have bats on site. This should be confirmed with a report prior to any works undertaken. It is also recommended that conditions relating to introduction of bat and bird boxes with number, specification and location to be submitted. I agree with their advice. (Condition 30 and 31).
- 8.54 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 4/6 and 4/7.

Third Party Representations

- 8.55 The concerns raised have been addressed in the main body of the report above.

Principal of development – including appropriate for student accommodation, no affordable housing, not compliant with local plan, only for student accommodation	Covered in paragraphs 8.2 – 8.5 and 8.55
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Amenity – including noise and disturbance, overbearing and overlooking, overdevelopment	Covered in 8.23 – 8.32
Design – including scale and massing, out of character with street and Conservation Area, materials	Covered in 8.6 to 8.11
Traffic – including increased movements will impact on highway safety, increased parking, air quality, access	Covered in 8.35 and 8.45 – 8.51 and 8.58
Trees – including works to accommodate the building	Covered in 8.40 – 8.41
Other – including tight control on construction activity and management of contractors	Covered in 8.45

8.56 The comments that residents would like to see family homes being built would not be a reasonable reason for refusal. The application must be assessed on its own merits and other potential uses cannot be considered.

8.57 The concerns raised regarding the potential use of the site would not materialize because student accommodation is a Sui Generis use and any change away from this would need specific planning permission.

Planning Obligation Strategy

Planning Obligations

8.58 At the meeting of the Community Services Scrutiny Committee on 19 March 2015 the Executive Councillor for City Centre and Public Places agreed to delegate authority to the Head of Planning Services to finalise the city council's interim approach to seeking S106 contributions from 6 April 2015 until the local implementation of a Community Infrastructure Levy for Cambridge. The final details of this interim approach are to be agreed in consultation with the Executive Councillors for City Centre & Public Places and Planning Policy & Transport, their Opposition Spokes and the Chairs of the Community Services and Environment Scrutiny Committees.

- 8.59 Officers are working on the interim approach but the work has not been sufficiently advanced to allow it to apply as part of the determination of this application. It is anticipated that applications that will be reported to the Planning Committee in July and future meetings will be subject to the interim approach.
- 8.60 A section 106 agreement would be required to secure control over the occupancy of the accommodation and to prevent residents from keeping cars in the City. The commuted sum payment for Public Art would also need to be secured via the s106.

9.0 CONCLUSION

- 9.1 The proposal is for the demolition of the existing building and erection of a new building for student accommodation. The proposed building will run north to south within the plot. The scale and design of the building although contemporary, has taken cues from the design of surrounding buildings. The Urban Design and Conservation team support the application.
- 9.2 The proposed building will be taller but the footprint will be pulled away from the boundary with number 47 and will become closer to adjoining occupiers at number 22 albeit lower than the main building. In my view the building will not have a significant impact and is therefore acceptable in residential amenity terms.
- 9.3 I am confident that the Management Plan together with controls over occupation and car use included in the section 106 will ensure that the use of the development will be properly controlled.

10.0 RECOMMENDATION

1. APPROVE subject to completion of the s106 Agreement by 28th August 2015 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. Before starting any brick 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, type of jointing 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 the 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 policy 3/12).

4. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

5. Full details of all windows (including dormer windows) and doors, as identified on the approved drawings, including materials, colours, surface finishes/textures are to be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

6. Full details of all solar panels [water pre-heat, etc.] and/or photovoltaic cells, including type, dimensions, materials, location, fixing, etc., to be submitted to and approved in writing by the local planning authority.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

7. Large scale drawings of iron/steel railings, railing finials, backstays, dog bars, horizontal cross-members, gates, gateposts, gate piers, means of fixing into wall copings/ground/paving, attachments to buildings, junctions between panels of railings, etc. to be submitted to and approved in writing by the local planning authority.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

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

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

9. Full details of the renewables, including any inverters or micro-filters, shall be submitted, including the 10% renewable calculations shall be submitted to and approved in writing by the local planning authority. The proposal shall then be implemented in accordance with the approved scheme.

Reason: To provide 10% renewable technology on site. (Cambridge Local Plan (2006) policy 8/16)

10. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment, including onsite infiltration testing, provided to the local planning authority. The submitted details shall:
 - i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To reduce the risk of flooding in the area. (National Planning Policy Framework (2012) and National Planning Policy Guidance (2014))

11. No building hereby permitted shall be occupied until a levels drawing has been submitted to and approved in writing by the local planning authority. This drawing should show how levels are to be managed onsite to ensure that surface water flood risk is managed and exceedance/ overland flows do not flood the ground floor of the development.

Reason: To reduce the risk of flooding in the area. (National Planning Policy Framework (2012) and National Planning Policy Guidance (2014))

12. The obscure glazing as shown on the eastern elevation shall be implemented in accordance with the plan reference C036 112-P11. Any opening shall be above 1.7m floor level. The development shall be retained unless agreed in writing by the local planning authority.

Reason: To protect the amenity of neighbouring occupiers. (Cambridge Local Plan (2006) policies 3/7 and 3/12)

13. 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 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 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 LPA 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 local planning authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

14. Prior to commencement 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 occupiers and nearby properties. (Cambridge Local Plan (2006) policy 4/13).

15. Except with the prior written agreement of the local planning authority in writing 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 occupiers and nearby properties. (Cambridge Local Plan (2006) policy 4/13).

16. 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: To protect the amenity of occupiers and nearby properties. (Cambridge Local Plan (2006) policy 4/13).

17. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

18. Prior to the occupation of the building a Management Plan shall be submitted to and approved in writing by the local planning authority.

Reason: To protect the amenity of neighbouring occupiers. (Cambridge Local Plan (2006) policies 3/7 and 4/13).

19. Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of all protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development and timescales for arboricultural monitoring shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Reason: To protect the trees on site. (Cambridge Local Plan (2006) policy 4/4).

20. Prior to commencement, a site visit will be arranged with the retained arboriculturalist, developer and local planning authority Tree Officer to agree tree works and the location and specification of tree protection barriers and temporary ground protection.

Reason: To protect the trees on site. (Cambridge Local Plan (2006) policy 4/4).

21. The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. An Arboriculturalist will be retained to monitor the development in accordance with the approved AMS and report back to local planning authority.

Reason: To protect the trees on site. (Cambridge Local Plan (2006) policy 4/4).

22. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety. (Cambridge local plan (2006) policy 8/2).

23. No gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety. (Cambridge local plan (2006) policy 8/2).

24. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway. (Cambridge local plan (2006) policy 8/2).

25. Any redundant vehicle crossover of the footway must be returned to normal footway and kerb at no cost to the Highway Authority.

Reason: for the safe and efficient operation of the public highway. (Cambridge local plan (2006) policy 8/2).

26. The access shall be provided as shown on the approved drawings and retained free of obstruction.

Reason: In the interests of highway safety. (Cambridge local plan (2006) policy 8/2).

27. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety. (Cambridge local plan (2006) policy 8/2).

28. The premises shall be used for student accommodation and for no other purpose.

Reason: For the avoidance of doubt, and because use of the building for any other purpose would require re-examination of its impact. (Cambridge Local Plan 2006 policies 3/4, 3/12, 4/13 and 8/2)

29. No development shall commence until full details of large scale parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved by the Local Planning Authority in writing. The agreed 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)

30. Prior to any works carried out on site, including demolition, a report relating to the bat survey shall be submitted and approved in writing by the local planning authority. The development shall then be implemented in accordance with the agreed information.

Reason: To protect the nature conservation on site. (Cambridge Local Plan (2006) policies 4/6 and 4/7)

31. Prior to the occupation of the building, a plan showing the location, specification and number of bat and bird boxes to be introduced shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To protect nature conservation. (Cambridge Local Plan (2006) policies 4/6 and 4/7)

INFORMATIVE: It will normally be expected that railings will be lead caulked into masonry copings and that elements will be welded together not bolted up.

INFORMATIVE: The applicant is reminded that the proposal will need to meet DDA requirements and therefore it is recommended that they liaise with the City Council Access Officer on 01223 457075

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

'Council's Supplementary Planning Document' 'Sustainable Design and Construction 2007':

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

'Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

'Control of dust and emissions during construction and demolition' supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

- 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 28th August 2015, 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):**

In the absence of a planning obligation to secure control of occupancy of the accommodation to students attending full time courses at University of Cambridge and Anglia Ruskin University and to prevent any occupier of the accommodation, with the exception of a disabled person, from keeping cars in the City of Cambridge, the development is contrary to policies 7/10 and 8/2 of the Cambridge Local Plan (2006).

The proposed development does not make appropriate provision for Public Art, in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12 and 10/1 and as detailed in the Planning Obligation Strategy 2010.

- 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**