

Application Number	15/0557/FUL	Agenda Item	
Date Received	24th March 2015	Officer	Elizabeth Thomas
Target Date	19th May 2015		
Ward	Arbury		
Site Proposal	Langham House Histon Road Cambridge CB4 3HP Demolition of 6no. garages and erection of 4no. apartments with associated parking, bin storage and landscaping.		
Applicant	Morris Brothers LLP 39 New Road Over Cambridge CB24 5DJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The principle of residential use is acceptable <input type="checkbox"/> The new building will enhance the street frontage <input type="checkbox"/> The development will provide a reasonable amount of amenity for future occupiers and will not have adverse impact on residential amenity in the area.
RECOMMENDATION	APPROVE

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is situated on the busy junction where Histon Road meets Gilbert Road. The surrounding area has a general feel of spaciousness as existing development is set back from the main highways and there are trees and landscaping surrounding the area.
- 1.2 The site has some TPO protected trees in front of Langham House fronting Histon Road, which makes a positive contribution to the street scape.

- 1.3 1 – 6 Langham House is not specifically protected or designated, but the building has an Art Deco appearance, which is of importance to the character of the area given it's prominence on a busy junction corner.
- 1.4 There are trees on the site which are protected by a Tree Preservation Order.
- 1.5 The site does not fall within a Conservation Area and the existing building is not listed or a Building of Local Interest. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is for the demolition of 6 garages and erection of 4 apartments with associated parking, bin storage and landscaping.
- 2.2 This application is a resubmission of previously withdrawn applications (14/1349/FUL and 14/1350/FUL) as mentioned in section 3 below.
- 2.3 The application is accompanied by the following supporting information:
 - 1. Design and access statement
 - 2. Arboricultural Implications Assessment and method statement
 - 3. Tree protection plan
- 2.4 The application has been amended since the original submission to ensure the windows remain in keeping with the Art Deco period and style of the adjacent existing property.

3.0 SITE HISTORY

Reference	Description	Outcome
15/0558/FUL	External insulation and render to existing external walls to all apartments. Additional window and doors to front and rear elevations	Permitted
14/1349/FUL	Demolition of 6 garages and erection of 5 apartments with	Withdrawn

	associated parking, bin storage and landscaping.	
14/1350/FUL	Exterior insulation and render to existing external walls to all apartments and extension to form additional storey over apartments.	Withdrawn
C/03/1275	Erection of second floor extension to provide an additional 4no one bed flats.	Refused

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

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 3/6 3/7 3/8 3/10 3/11 3/12 4/4 5/1 8/2 8/6 8/10

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><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</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>Roof Extensions Design Guide (2003)</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 Concerns regarding the turning of vehicles on site.

Response to amendments:

- 6.2 Satisfied with the manoeuvring amended drawing to show adequate manoeuvring for larger vehicles.

Urban Design

Application as submitted:

- 6.3 The submitted scheme has developed considerably throughout the pre-application process; the revised footprint of the 2nd floor now reads as a discrete element and is supported in design terms. The proposed materials should be conditioned and the 'crittall' style windows should be specified so as to relate to the Langham House flat block and reinforce the Art Deco appearance.

Layout, Scale and massing

- 6.4 The proposed flat block is setback 3.6m from the back edge of the footpath on Histon Road behind a replacement yew hedge. The setback of the block is supported in design terms and relates well to the setback of the existing flat block to the north of Langham House (Nos. 42-47) and the detached house (No. 234 Histon Road) to the south.
- 6.5 The proposed scale and massing has been developed over a number of pre-application discussions. The block rises to 3 storeys (approximately 8.1m above finished ground level). The

second floor level is setback between 2 and 2.5m from the front (Histon Road) elevation and between 2.3m and 3m from the south (Gilbert Road) elevation. The setback of the north elevation at second floor level has increased significantly (from approximately 1.5m to 5.5m) following concerns raised at pre-application stages relating to the apparent bulk and overbearing impact to the rear garden of No. 216 Gilbert Road. The setback now forms a similar building line to the rear elevation of No. 216 Gilbert Road. The 3D SketchUp views (D&A Statement pages 16-28) indicates that the second floor level now reads as a discreet element from street level views.

Elevations and materials

- 6.6 The proposed elevations have been developed to replicate the Art Deco appearance of the adjacent Langham House block and predominantly comprise of white through coloured render. The southeast corner of the block is curved and addresses both Histon Road and Gilbert Road street frontages. The general approach to the proposed elevation treatment is supported in design terms.
- 6.7 Proposed materials are not listed on the submitted elevations. More information relating to the proposed materials needs to be provided including the window frame (RAL) colour and design, balcony glazing, parapet coping, gutters and downpipes, engineering brickwork below the DPC etc. The materials should be conditioned should the application be approved.
- 6.8 The proposed windows used on the submitted garage scheme are casement windows, 'crittall' windows should be specified so as to relate to Langham House and reinforce the Art Deco appearance.

Amenity space and thresholds

- 6.9 Following pre-application discussions separate private amenity spaces are now proposed for each of the 4 units. The ground floor 1-bed flat has access to a small patio area which is separated from the footpath by low level planting, the patio is approximately 2.5m x 1.5m and forms adequate and usable amenity space for the unit. The 2-bed ground floor unit has access to a generous garden which wraps around the Histon

Road/Gilbert Road corner of the block. At first floor level a 1.5m deep balcony is proposed for the 1-bed unit whilst the 3-bed duplex unit has access to a generous roof terrace. The proposed provision and arrangement of private amenity space is supported in design terms and improves to overall quality of the accommodation.

- 6.10 The submitted landscape plan proposes to retain all of the existing TPO trees on the site. The UDC team supports this approach; the large Ash tree forms a relationship with the other large trees lining this side of Histon Road, has a townscape value and helps to visually separate the proposed building from Langham House.

Car parking, cycle and refuse storage

- 6.11 The scheme includes 4 car parking spaces (including 1 disabled space) located between the existing Langham House and new flat block. The design of the cycle store needs to be provided and could be dealt with by condition should the application be approved.

Response to amendments:

- 6.12 Satisfied with the window arrangement amended drawing which shows better aesthetic relationship with the adjacent Langham House, the Art Deco aesthetics should be maintained, which will remain in keeping with the existing building.
- 6.13 Suggested conditions for material samples, windows and door details and cycle parking

Streets and Open Spaces (Landscape Team)

Application as submitted:

- 6.14 Subject to detailed design, the proposed scheme is supported from a landscape and amenity perspective.

Head of Environment and Refuse

- 6.15 A contamination land assessment will be required prior to the commencement of any development on site. The permission

should also be subject to construction, piling, dust, waste management and waste and recycling conditions.

6.16 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, the representations can be summarised as follows:

206 Gilbert Road – Object

7.2 Object on the grounds of:

- Out of keeping with surrounding area due to the third storey element
- Loss of privacy in back garden

208 Gilbert Road – Object

7.3 Object on the ground of:

- Privacy

210 Gilbert Road – Object

7.4 Object on the grounds of:

- Three storey element of the proposed building
- Cutting down of trees at the front
- Building is out of keeping with surrounding houses
- Reduction in light due to proposal
- Invasion of privacy
- Increased traffic
- Insufficient parking

212 Gilbert Road - Object

7.5 Object on the grounds of:

- Three storey element
- Over-shadow property
- Increased traffic
- Parking demands

216 Gilbert Road - Support

7.6 Support on the grounds of:

- Some windows have been proposed as obscured glass
- Some windows have been removed
- The proposed boundary treatment is not considered any worse than the existing situation.
- Look forward to seeing the unsightly garages and hedge removed

Windsor Road Residents Association - Support

7.7 Support on the grounds of:

- Pleased to see a development that proposes parking spaces for each unit
- Like the design of the proposed building
- Believe it will greatly improve the area.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety

6. Car and cycle parking
7. Third party representations

Principle of Development

- 8.2 The principle of development is acceptable as the site already accommodates a residential use (Langham House) and the immediate surrounding area such as Gilbert Road and opposite the site at Histon Road is also in residential use.
- 8.3 The proposal relates to sub-division of the plot, therefore condition 3/10 is engaged. This policy requires consideration to be given to the impact on amenities of neighbours (part a), amenity space/car parking (b), impact on the character of the area (c), effect on listed buildings/BLI (d), impact on trees (e) and whether the proposal would compromise comprehensive redevelopment (f). In this case parts (d) and (e) are not relevant. I have addressed the other parts of policy 3/10 below.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.5 Histon Road is wide, long and spacious which contributes to its spacious suburban feel. The development along Histon Road is diverse with a range of uses including commercial and residential. However, the site in question is primarily in a residential area as mentioned above.
- 8.6 The proposed development is to maintain the Art Deco theme and appearance, which will be in keeping with Langham House the adjacent property along Histon Road. This will help the new development become an integral part of the wider existing context.
- 8.7 The proposed development is set in and off the surrounding boundary edges, which allows a similar relationship as that of Langham House. There is new hedging and planting proposed within the landscape to replace the existing situation. This will open the site up and help with spacious views and support the prevailing character of this junction corner, subsequently

allowing for coordinated development and making a positive contribution to the streetscape.

- 8.8 The third storey of the building has been set back to reduce the bulk and mass of the building. This results in the proposed building making a positive contribution to the streetscene.
- 8.9 The UDC team has been involved with planning officers during a comprehensive pre-application process. The UDC team and Landscape Officers have reviewed the application in detail and support the scheme as amended. I have recommended the conditions that have been suggested. (Conditions 14, 15, 16, 17 and 18).
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The nearest dwellings to the site are 216 Gilbert Road to the east and the existing Langham House block of flats to the north. The new block will be set off the boundary with 216 Gilbert Road by between 1m and 1.6m at the closest point which aligns with the flank wall of no. 216. The cycle/refuse store increases this distance to between 3.5m and 5m. There is a separation distance of 11m between the existing flats and the proposed building.
- 8.12 The proposed flats will be visible from the garden area of no. 216 and to a more limited degree from the house itself. However given the set back from the boundary and the third floor set back I do not consider that the building will appear overbearing or enclosing. The orientation will mean that there may be some overshadowing of no. 216 in the evening but this will be limited. There will be no overlooking or loss of privacy because windows in the side elevation will be serving bathrooms or orientated to face the street.
- 8.13 There are no windows in the side elevation of Langham House and given the separation distance there will be no significant impacts on the occupiers of those flats. I have recommended

conditions suggested by the Environmental Health officer regarding construction impacts (Conditions 9, 10 and 11).

- 8.14 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, 3/7, 3/10 and 4/13.

Amenity for future occupiers of the site

- 8.15 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers. I have recommended contaminated land conditions as recommended by EHO. (Conditions 3 to 8) The application is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12 and 4/13.

Refuse Arrangements

- 8.16 Refuse arrangements are proposed to the rear of the site opposite the proposed cycle parking. This is acceptable in principle but a condition is required to secure detailed provision. (Conditions 12 and 13)
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.18 The Highways officer has confirmed the proposed development does not pose a highway safety concern, and the amended manoeuvring drawing demonstrates adequate manoeuvring for larger vehicles on site. Furthermore the Highways officer has not raised any matters regarding public safety or impact on the existing Highways network.
- 8.19 I do not consider the proposed development to have any unacceptable transport impact. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.20 The proposed development can accommodate adequate cycle storage on site for 4 units (totaling 6 bedrooms) as eight cycle

spaces are proposed. I have recommended a condition to secure details (Condition 16).

8.21 The site can accommodate for four parking spaces, which includes parking space for disabled person. This accord with one space per unit and is acceptable.

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

Third Party Representations

8.23 I have addressed most of the issue raised by objectors in my assessment. The trees which are to be removed are not covered by a Tree Preservation Order.

9.0 CONCLUSION

9.1 The design of the building is appropriate to its setting and the development will not have a significantly adverse impact on residential amenity such that refusal of planning permission could be justified. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to 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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

-Detailed history of the site uses and surrounding area (including any use of radioactive materials)

-General environmental setting.

-Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development or (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
 - b) Include details of the proposed source(s) of the imported or reused material
 - c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
 - d) Include the results of the chemical testing which must show the material is suitable for use on the development
 - e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.
- All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. 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)

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

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

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

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

12. Prior to the commencement of the use hereby permitted, the arrangements for the disposal of waste detailed on the approved plans shall be provided and information shall be provided on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. Cambridge Local Plan 2006 policies 3/12 and 4/13

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

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. Cambridge Local Plan 2006 policies 3/12 and 4/13

14. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

15. Full details of all windows and doors, as identified on the approved drawings, including design, materials, colours, surface finishes/textures shall 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.

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

16. No development shall commence until full details of facilities for the covered, secure 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)

17. 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)

18. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).