

Application Number	15/1656/FUL	Agenda Item	
Date Received	1st September 2015	Officer	Mairead O'Sullivan
Target Date	27th October 2015		
Ward	Castle		
Site	Corner Of Histon Road And Huntingdon Road Cambridge Cambridgeshire CB3 0HH		
Proposal	Change of use of ground floor commercial unit from the consented A1 retail to A1 and/or A2 (financial and professional services) in the alternative.		
Applicant	C/O Agent United Kingdom		

SUMMARY	The development accords with the Development Plan for the following reasons: The proposal will not conflict with planning policy It may help bring a vacant unit back into use.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is an A1 ground floor unit that is located on the corner of Histon Road and Huntingdon Road. The site is located in a mixed use area with a combination of commercial, office and residential uses in the vicinity.
- 1.2 The site falls within the Central Cambridge Conservation Area.
- 1.3 The site falls within controlled parking zone D.

2.0 THE PROPOSAL

- 2.1 The proposal is for a change of use of the ground floor unit from the consented A1 retail to A1 and/or A2 (financial and professional services) in the alternative.

3.0 SITE HISTORY

Reference	Description	Outcome
14/1055/ADV	Vinyl stickers to apply to the existing perimeter hoarding advertising the new student accommodation scheme and logos of our company.	PERM
14/1125/S73	S73 application to vary condition 2 of planning permission 11/0876/FUL (allowed on appeal) to permit minor alterations to the design and appearance of the elevations and minor alterations to the floorplans to co-ordinate with the elevations, including a reduction in retail A1 space.	PERM
13/1411/CAC	Demolition of all buildings, walls and structures on the site	PERM
11/0876/FUL	Erection of building for student housing	REF (Appealed and approved APP/Q505/A/11/2165210/NWF)

accommodation
and retail unit
together with
associated new
hard and soft
landscaping and
service lay by.

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
		4/11, 4/13
		8/2

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

Central Government Guidance	National Planning Policy Framework March 2012
	National Planning Policy Framework – Planning Practice Guidance March 2014
	Circular 11/95

Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
	<u>Area Guidelines</u> Castle and Victoria Road Conservation Area Appraisal (2012)

5.4 Status of Proposed Submission – Cambridge Local Plan

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal would not have any significant adverse impact upon the operation of the highway network.

Urban Design and Conservation Team

- 6.2 There are no material conservation issues.
- 6.3 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:
- ☐ 261 Victoria Road
- 7.2 The representations can be summarised as follows:
- ☐ A commercial use such as a mini supermarket or café would be more appropriate for the area than an estate agent.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Impact on the character of the conservation area
3. Residential amenity
4. Highway safety

Principle of Development

- 8.2 Under application ref. 11/0876/FUL, planning permission was granted at appeal for the erection of a building on the site for student accommodation and a retail unit. The building has been constructed and the student accommodation is occupied but the retail unit is vacant.
- 8.3 The proposal seeks to change the use of the unit from A1 (retail) to A1 and/or A2 (financial and professional services) in the alternative. There are no planning policies resisting the change of use of A1 to A2 premises other than within the city centre (policy 6/6) or District and Local Centres (Policy 6/7). This site falls outside these areas and the proposed use would not therefore conflict with policy.
- 8.4 This change of use will not significantly impact on the way the unit will be used. An A2 use will not result in a significant intensification of use of the unit nor will it result in the unit being used at significantly different times than if the unit were in A1 use. The unit is currently vacant and the proposed change of use may help bring it back into use. I therefore consider that the proposed change of use will be acceptable as it will have a minimal effect of the way in which the unit will be used.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 3/4 and 3/7 of the Cambridge Local Plan (2006).

Impact on the character of the conservation area

- 8.6 The Conservation Officer has stated that there are no material conservation issues which relate to the proposal. The proposed change of use will not alter the appearance of the unit. I therefore consider that the proposal will not negatively impact on the conservation area.
- 8.7 In my opinion, the principle of the development is acceptable and in accordance with policy 4/11 of the Cambridge Local Plan (2006).

Residential amenity

- 8.8 The proposed change of use will not significantly change the amount of traffic to the site or the hours of operation. As a result I do not consider that the proposed change of use will impact on the amenity of the surrounding occupiers.
- 8.9 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 4/13.

Highway safety

- 8.10 The highway officer has stated that there will be no significant adverse effect on the highway. The change of use from A1 to A2 will not significantly change the amount of traffic which will use the site. I therefore consider that the proposal will not negatively impact on highway safety.
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

- 8.12 The objection received states that a mini supermarket or cafe, as was originally planned for the unit, would be more appropriate as these uses would serve the local community and surrounding office workers. Whilst I consider that a mini supermarket or cafe would be appropriate uses for the site and may be preferable, this report explains that there is no policy

basis for refusing the proposed change. There are other A1 uses within walking distance and this change of use would also bring this prominent vacant unit back into use which would represent a positive change to the area.

9.0 CONCLUSION

I consider that the proposed change of use is acceptable. There are no policies which conflict with the change of use. The change of use will not have a detrimental impact on highway safety, the character of the conservation area or on the amenity of the surrounding residential properties.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.