

Application Number	10/1090/FUL	Agenda Item	
Date Received	29th October 2010	Officer	Miss Catherine Linford
Target Date	24th December 2010		
Ward	Abbey		
Site	Rose And Crown 110 Newmarket Road Cambridge Cambridgeshire CB5 8HE		
Proposal	Change of use from public house (A4) with ancillary living accommodation to 6-bed flat (1st and 2nd floors), 1-bed flat (ground floor) and Letting Agent (A2) (ground floor) and basement office (B1).		
Applicant	Mr Richard Hames Gastons Farm Tytherton Lucas Wiltshire SN153RN		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The Rose and Crown Public House is situated on the southern side of Newmarket Road, on the junction of Newmarket Road and Occupation Road. The Local Planning Authority is currently considering designation of this building as a Building of Local Interest. The site does not fall within a Conservation Area.
- 1.2 There is a Tree Preservation Order on the site protecting tree T2, which is shown on the attached plan (Appendix 1). Trees T1 and T3 are not TPO'd.

The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 This application seeks planning permission to convert the existing building from a Public House, with ancillary living accommodation, to a mix of uses comprising: a 6 bedroom flat (on the first and second floors – a Class C3 Use); a 1 bedroom flat on part of the ground floor (Class C3); a Class A2 (financial

and professional services) letting agency (also on the ground floor); and a Class B1a (office) in the basement.

2.2 Bicycle and bin storage would be situated in the yard area to the rear of the property, accessed from Occupation Road.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Arboricultural Impact Assessment

3.0 SITE HISTORY

None relevant.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable,

particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

Planning Policy Statement 3: Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

- 5.4 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also

sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

5.5 Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.6 Circular 05/2005 - Planning Obligations: Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

5.7 East of England Plan 2008

SS1: Achieving Sustainable Development

H1: Regional Housing Provision 2001 to 2021

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

WM6: Waste Management in Development

5.8 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.9 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

4/4 Trees

4/12 Buildings of Local Interest

4/13 Pollution and amenity

5/1 Housing provision

5/2 Conversion of large properties

8/6 Cycle parking

8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places

3/8 Open space and recreation provision through new development

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.10 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design

considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

Cambridge City Council (March 2010) – Planning Obligation Strategy: provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

5.11 Material Considerations

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

City Wide Guidance

Cycle Parking Guide for New Residential Developments (2010) – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

Area Guidelines

Buildings of Local Interest (2005) – A schedule of buildings of local interest and associated guidance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 It is unclear how the rear parking is accessed as there is no route within the applicants land, and therefore it must be demonstrated that access can be achieved. A drawing should be submitted showing the dimensions of the car parking spaces. Conditions are recommended.

Head of Environmental Services

- 6.2 The 6-bed flat is considered to be HMO according to housing standards. Conditions recommended relating to noise and waste.

Historic Environment Manager

- 6.3 No objection to change of use, but the internal layout is unfortunate. It would have been better to work with the original layout. The stripping out of the interior is already taking place, and therefore detailing has already been lost.

Principal Arboricultural Officer

- 6.4 No objection, subject to conditions.
- 6.5 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:
- Petersfield Area Community Trust (PACT)
- 7.2 The representations can be summarised as follows:
- Does not object to the change of use in principle and welcomes the aim to bring the building back into use;
 - Appreciate that the proposals will keep the exterior of the building intact;
 - Concerned about the 6 bed flat, which appears to have been designed for multiple occupancy;

- Concerned about the on-site car parking;
- Concerned about the bicycle parking;
- Concerned about the bin storage;
- How will everything fit onto the site now that the trees are TPO'd.

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. Loss of a Public House
2. Principle of development
3. Context of site, design and external spaces
4. Trees
5. Residential amenity
6. Refuse arrangements
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Loss of a Public House

8.2 The building was, until recently, used as a Public House with ancillary residential accommodation. The Cambridge Local Plan (2006) defines community facilities as uses falling within Class D1 (Non-residential institutions) of the Use Classes Order, with the exception of university teaching accommodation. This Use Class includes health centres, museums and libraries, and other similar uses. In addition, the following sub-categories of Class C2 (Residential Institutions) of the Use Classes Order are considered to be community facilities: hospitals, residential schools, colleges and training centres. A Public House falls within Class A4, and is therefore not considered to be a community facility. This use is therefore not protected by policy 5/11 of the Local Plan (Protection of Existing Facilities).

Principle of development

- 8.3 The Rose and Crown lies within the New Street/Newmarket Road (7.01) proposals site, and therefore policy 3/6 (Ensuring Co-ordinated Development) of the Cambridge Local Plan (2006) must be considered. This application is for internal alterations to the building only, with the only external building works (with the exception of a rooflight and the replacement of the pavement hatches and) being storage for bicycles and bins in the yard area to the rear (accessed from Occupation Road). In my opinion, this will not prejudice the development of the wider proposals site.
- 8.4 Policy 5/1 of the Cambridge Local Plan (2006) states that *the conversion of single residential properties and the conversion of non-residential buildings into self contained dwellings will be permitted except where:*
- a) *The residential property has a floorspace of less than 110sqm;*
 - b) *The likely impact upon on-street parking would be unacceptable;*
 - c) *The living accommodation provided would be unsatisfactory;*
 - d) *The proposal would fail to provide for satisfactory refuse bin storage or cycle parking; and*
 - e) *The location of the property or the nature of nearby land uses would not offer a satisfactory level of residential amenity.*
- 8.5 The Rose and Crown is a large building, with a floorspace far greater than 110sqm, and therefore part a) of policy 5/1 of the Local Plan is satisfied. The area surrounding the site is mixed, with commercial and industrial premises to the south; student accommodation to the west (on the opposite side of Occupation Road); Newmarket Road, with retail and residential uses to the north; and retail and residential uses to the east. The Local Plan Proposals Map Site 7.01, which the Rose and Crown forms part of, is allocated for employment, B1, housing and student hostels. Planning permission has been granted for residential development at the southern end of Occupation Road, and a planning application is pending determination for further residential development here. In the near future, this area is to become predominantly residential and therefore in my

opinion, it is acceptable to consider more residential development in this area, in principle. Parts b), c) and d) of policy 5/1 of the Local Plan will be discussed later on in this report.

- 8.6 In my opinion, the principle of the development is acceptable and in accordance with policy 3/6 and parts a) and e) of policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.7 The only external changes to the building itself are the addition of a conservation style rooflight on the western roof slope of the building; and the replacement of the pavement hatch doors with lightwells to provide natural light to the proposed basement office. Although Conservation have some concerns about the internal changes to the building (which do not require planning permission), they are not concerned about the proposed rooflight. The replacement of the pavement hatch doors with lightwells will have little impact.
- 8.8 The bicycle and bin stores will be situated in the yard area to the rear of the building, accessed from Occupation Road. It is proposed that the bicycle store is enclosed with a close-boarded timber fence (stained black), with a flat roof. I consider that this form of enclosure is acceptable in the area.

Trees

- 8.9 The OS map submitted by the applicant's arboriculturalist shows three trees. Two trees (T1 and T2) grow on the southern boundary of the site. The third tree grows on the adjoining land close to the northeast corner of that site and the access road to the Rose and Crown.
- 8.10 T1 is a poor specimen. It has been topped in the past and the main trunk is severely decayed. Any top growth is constrained by the overhanging canopy of the adjacent T2 and has no form or structure. The tree should not be regarded as a constraint to development and the Council would welcome its removal and replacement. T3 is also not subject to a Tree Preservation Order and is outside the site.

- 8.11 T2 is a pollarded sycamore that has been reduced several times. Whilst it is of poor skeletal form its position makes it of amenity value. It is clearly visible from the East Road/Newmarket Road roundabout and from Occupation Road as you enter from New Street. For this reason, it is protected by a TPO.
- 8.12 The proposal shows car parking under T1 and T2; bins are positioned beneath T2 and T3; and bicycle parking under T3. The ground surface is concrete and hard surfacing for all these provisions so they should not adversely affect the roots of the trees.
- 8.13 The Principal Arboricultural Officer recommended that the bicycles were stored in a covered area to protect them from leaves, debris and honeydew deposits from the sycamore trees. The cycle racks and the enclosure can be fixed within the existing concrete and hard surface, and the details of this can be requested by condition (condition 5). The construction of the bin enclosure and bicycle store will not require any works to the crowns of any of the three trees.
- 8.14 The applicant has expressed willingness to plant a tree on the site, which might provide a replacement for T2. In order to make a significant contribution to Occupation Road, the junction with New Street, and views from East Road, this tree would best be positioned in the car parking space shown at the entrance to the site from Occupation Road. A landscaping scheme showing planting can be agreed by condition (condition 6).
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.16 The comments of the Environmental Health Officer specify that Housing Standards have advised that the 6-bed flat is, under EHO legislation, a House in Multiple Occupancy (HMO). In terms of this planning application, however, the applicant has applied for a 6-bed flat and not a HMO. In planning law, a dwelling is considered to be a HMO when it is occupied by more

than 6 unrelated people, not living as a family. This application seeks planning permission for a 6 bed flat and not a 'planning' HMO, and it could, therefore, only be occupied by a family or by up to 6 unrelated people sharing the accommodation and facilities, as a family would. In my opinion, this number of residents along with those occupying the ground floor flat, would not have a significant detrimental impact on those living close by in terms of the potential noise and disturbance created by comings and goings.

- 8.17 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.18 Environmental Health maintain that due to the proximity of the site to East Road, Newmarket Road, and the Newmarket Road roundabout, traffic noise needs to be assessed, and any mitigation necessary decided upon, in order to protect the amenity of future residents. Environmental Health are content that this can be dealt with by condition (conditions 2 and 3). Environmental Health have also explained that due to the layout of the flats with commercial premises below and adjacent, within the same building, there will need to be adequate noise insulation between the uses. Noise insulation should be in accordance with the Building Regulations Approved Document E 'Resistance to the Passage of Sound. This will be enforced by Building Control.
- 8.19 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 policy 3/7 and part c) of policy 5/2 of the Cambridge Local Plan (2006).

Refuse Arrangements

- 8.20 Bin storage is to be provided within an enclosure, in the yard behind the building, with access from Occupation Road. Environmental Health have commented that although the bin storage shown is adequate, commercial and residential waste must be kept separate as these are two different waste

streams. I am of the opinion that this can be dealt with by condition (condition 4).

- 8.21 Environmental Health have raised concern that the bin store may be difficult to access, and it has been suggested that the position of the bicycle store and bin store could be swapped. In my opinion this may not be beneficial, as positioning the bicycle store further into the site could mean that bicycles are left on the street, haphazardly on the site, or within the building itself, potentially blocking means of escape; or it could mean that the use of cars became a priority for occupiers.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.23 Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006) states that for this proposal, at a maximum, two car parking spaces can be provided for the 6-bed flat; one car parking space can be provided for the 1-bed flat; one car parking spaces can be provided for the letting agency; and one car parking space can be provided for the office. This equates to five spaces in total. Three car parking spaces are proposed on the site, below the maximum standards, with two of these spaces being tandem spaces. Tandem spaces are not satisfactory. That notwithstanding, despite the limited provision, I am of the view that, as the site is close to the City Centre and to a public transport node at the Grafton Centre, I do not consider that the limited parking provision made would be a reasonable justification for refusing planning permission. It necessarily problematic that the development has few car parking spaces.
- 8.24 Appendix D (Cycle Parking Standards) of the Cambridge Local Plan (2006) states that at a minimum 6 bicycle parking spaces must be provided for the 6-bed flat; one bicycle parking space must be provided for the 1-bed flat; two bicycle parking spaces must be provided for the letting agent; and one bicycle parking space must be provided for the office. This equates to 10 bicycle parking spaces. Visitor bicycle parking spaces should also be provided. It is proposed that 17 bicycle parking spaces are provided in a secure enclosure, which is far greater than the minimum number required.

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

Third Party Representations

8.26 The issues raised in the representation received have been discussed under the headings above.

Planning Obligation Strategy

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

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

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

Open Space

8.28 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities,

informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

- 8.29 The application proposes the conversion of the Public House (with ancillary residential accommodation) into a letting agents and office, along with a 6-bed flat and a 1-bed. In conversions, the contributions for open space are based on the number of additional bedrooms created, each additional bedroom being assumed to contain one person. Contributions for children's play space are only required if they are in units with more than one bedroom. The totals required for the new units resulting from the proposed conversion are calculated as follows:

Outdoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
					595

Indoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
				269	672.50

Informal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
				242	605

Provision for children and teenagers					
Existing total bedrooms	New total bedrooms	Net additional bedrooms not in 1-bed units	Assumed net additional persons not in 1-	£ per person	Total £

			bed units		
				316	0

8.30 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) has been completed. I am, therefore, satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

Community Development

8.31 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	1	1256
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			1256

8.32 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) has been completed. I am, therefore, satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Waste

8.33 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats,

this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	1	150
Total			150

8.34 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) has been completed. I am, therefore, satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1.

Conclusion

8.35 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 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. Prior to the commencement of refurbishment/ development works a noise report prepared in accordance with the provisions of PPG 24 『Planning and Noise』, that considers the impact of road traffic noise on the façades upon the proposed development shall be submitted in writing for consideration by the local planning authority

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

3. Prior to commencement of the development a noise insulation scheme detailing a glazing and acoustically treated ventilation specification / scheme to reduce the level of noise experienced in the habitable rooms, as a result of the proximity of the bedrooms/living rooms fronting onto the busy public highway (Newmarket Road/East Road), shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

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

4. 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 wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste for the various uses. The approved facilities shall be provided prior to the commencement of any of the use hereby permitted and 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. (East of England Plan 2008 policy ENV7 and in accordance with policy 4/13 of the Cambridge Local Plan (2006))

5. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

6. Details of a suitable replacement tree shall be submitted to and approved in writing by the Local Planning Authority, prior to occupation.

Reason: In the interest of visual amenity. (Cambridge Local Plan 2006, policy 3/4)

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: SS1, H1, ENV6, ENV7, WM6;

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8;

Cambridge Local Plan (2006): 3/1, 3/4, 3/6, 3/7, 3/8, 4/4, 4/12, 4/13, 5/1, 5/2, 5/14, 8/6, 8/10, 10/1;

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

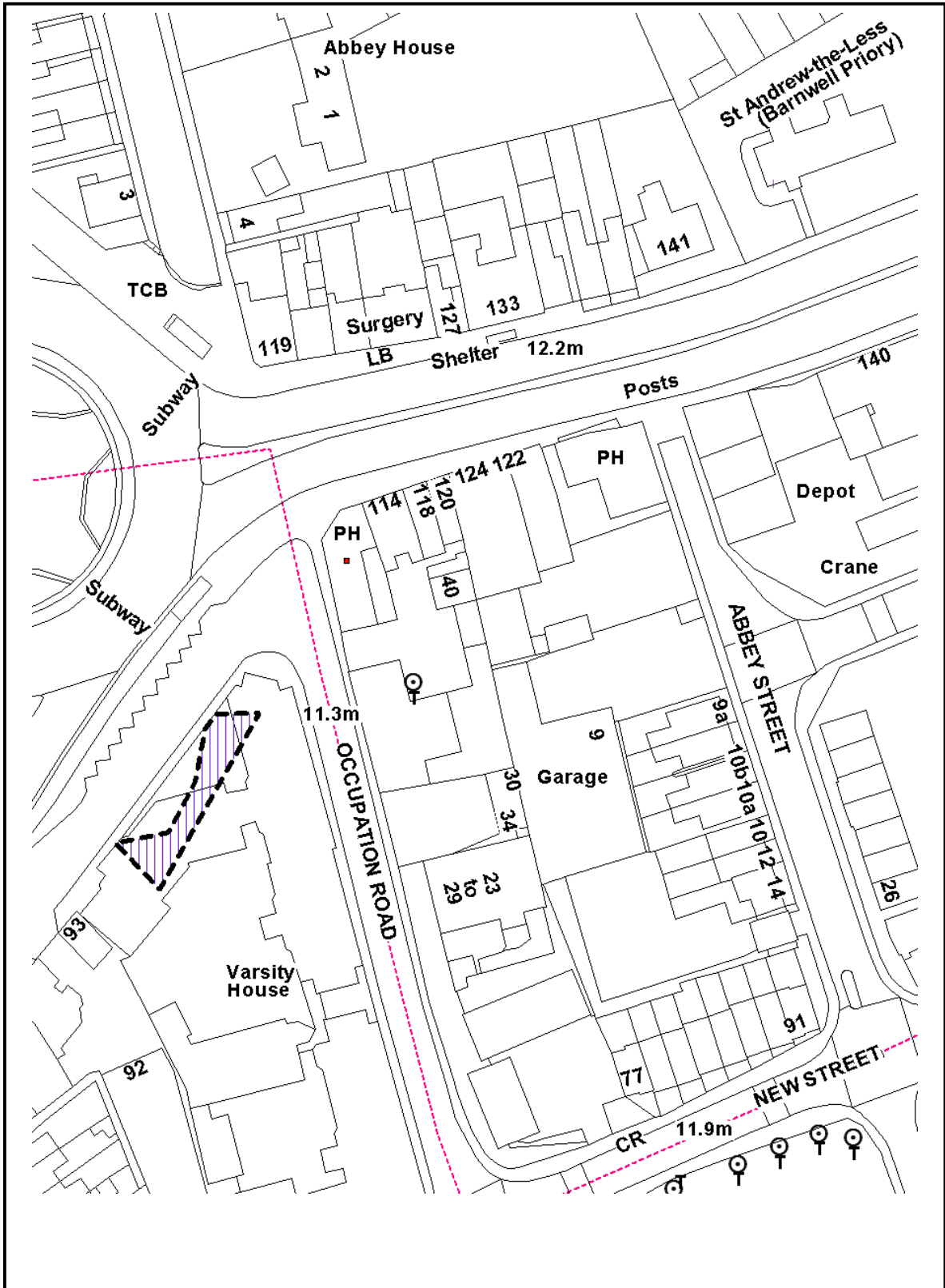
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;

3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses 『exempt or confidential information』
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



10/1090/FUL
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