

<b>Application Number</b>	10/0947/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	23rd September 2010	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	18th November 2010		
<b>Ward</b>	Romsey		
<b>Site</b>	Land To Rear Of 224/226 Coldhams Lane (Fronting Ross Street) Cambridge Cambridgeshire CB1 3HN		
<b>Proposal</b>	Erection of three one-bed dwellings.		
<b>Applicant</b>	Mr Owen Mackam 38 School Lane Thriplow Herts SG8 7RM		

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

- 1.1 224 and 226 Coldham's Lane are a pair of semi-detached houses standing immediately south-east of the junction of Coldham's Lane and Ross Street. The proposal site fronts onto Ross Street and comprises part of the rear gardens of the existing houses. The site is almost square, 15 metres wide and 15 metres deep on the northern boundary sloping down to 14.4m on the southern boundary, equating to approximately 225square metres.
- 1.2 This end of Ross Street is uniformly comprised of two storey, pitched roofed semi-detached housing; further south it is dominated by terraced houses. On the opposite side of the street from the proposal site in the rear garden area of 222 Coldham's Lane stand a pair of new semi-detached chalet bungalows.
- 1.3 The site is not within a Conservation Area and falls outside of the controlled parking zone (CPZ).

## **2.0 THE PROPOSAL**

- 2.1 This application seeks planning permission for the erection of three terraced, two-bed houses to the rear of numbers 224 and

226 Coldhams Lane, fronting onto Ross Street.

- 2.2 The proposed terrace is jettied; with the ground floor 5m back from the pavement edge and the first floor only 4m back from the pavement edge. This allows space in front of each dwelling for a car parking space. The new building would be hard-up against the boundary with 244 Ross Street, and 0.8m from the boundary with the rear gardens of 224 and 226 Coldhams Lane. The rear gardens of the houses would be between 4m-4.5m in length and would have a common boundary with the rear garden of 228 Coldhams Lane. All three houses would be identical in layout with a cloakroom to the front, adjacent to the front door, and the kitchen and living area occupying the remainder of the ground floor. On the first floor, each house has one bedroom to the front and a study and a bathroom to the rear. The side windows, serving the staircase of each of the end houses, would be obscure glazed. The cloakroom windows would also be obscure glazed.
- 2.3 Each house has one car parking space to the front, adjacent to the obscure glazed cloakroom windows. Bin storage and bicycle storage would be situated in each of the rear gardens. In order to provide access to each rear garden from the street, the central and southern house would have access via a gated alleyway between the two properties. The rear garden of the northern house would be accessed via a pathway to the side.
- 2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement

### 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
C/04/0203	Outline application for 1 no. 2 bed bungalow.	W/D
C/04/0564	Outline application for erection of a three bedroomed two storey dwelling house.	A/C
06/0300/FUL	Erection of 2 No. semi-detached houses to the rear of 224/226 Coldhams Lane, fronting Ross Street.	A/C

08/1165/FUL	Erection of two 2-bed semi-detached houses to the rear of 224/226 Coldhams Lane, fronting Ross Street.	A/C
10/0649/FUL	Erection of three 2-bed dwellings.	W/D

#### 4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No
	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 (PPS3): 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 **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.

5.5 **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.

## 5.6 East of England Plan 2008

SS1 Achieving sustainable development  
T9 Walking, cycling and other non-motorised transport  
T14 Parking  
ENV7 Quality in the built environment  
WM8 Waste management in development

## 5.7 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision  
P9/8 Infrastructure Provision

## 5.8 Cambridge Local Plan 2006

3/1 Sustainable development  
3/4 Responding to context  
3/7 Creating successful places  
3/10 Subdivision of existing plots  
3/11 The design of external spaces  
3/12 The design of new buildings  
5/1 Housing provision  
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  
3/12 The Design of New Buildings (*waste and recycling*)  
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*)

## 5.9 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.

## 5.10 Material Considerations

### Central Government Guidance

### 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.

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

6.1 No objection.

## **Head of Environmental Services**

- 6.2 No objection, subject to conditions relating to construction hours, and traffic noise.

## **Cambridgeshire Police Architectural Liaison Officer**

- 6.3 No objection, but recommends that the alley be gated with a lockable gate and that the bicycle parking is secure
- 6.4 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:
- Unknown address

- 7.2 The representations can be summarised as follows:

- Overlooking and loss of privacy
- Visual amenity
- Adequacy of parking/turning
- Highway safety
- Layout and density of buildings
- Road layout

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

## **8.0 ASSESSMENT**

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Car and cycle parking
6. Third party representations

## 7. Planning Obligation Strategy

### Principle of Development

- 8.2 The provision of extra housing in the City is supported in the Cambridge Local Plan (2006). Policy 5/1 of the Cambridge Local Plan (2006) maintains that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. There is an extant planning permission for residential development on this site (2 semi detached houses) and therefore the principal of residential development here has already been rehearsed and accepted.
- 8.3 The updated PPS3 reclassifies private residential gardens from previously developed or brownfield land to greenfield land. This does not mean that garden land cannot be developed under any circumstances. At the present time, national policy does not preclude the development of private gardens, but garden land is not considered to be brownfield land and does not therefore have the same priority and proposals for the development of garden land will continue to be assessed against Policy 3/10 of the Cambridge Local Plan (2006) relating to the subdivision of plots.
- 8.4 Policy 3/10 states that:

*Residential development within the garden area or curtilage of existing properties will not be permitted if it will:*

- a) Have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;*
- b) Provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;*
- c) Detract from the prevailing character and appearance of the area;*
- d) Adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;*



- e) *Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and*
- f) *Prejudice the comprehensive development of the wider area of which the site forms part.*

- 8.5 There is no wider comprehensive approach that should be considered given this site does not have the ability to be linked to other adjacent land and reflect the frontage development characteristic of the area. The development is therefore dependant on policies relating to character, amenity, access and parking which are considered and discussed below.
- 8.6 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 space

- 8.7 The character of the surrounding residential area is predominantly semi-detached and terraced housing, uniform in appearance and at a medium density. The majority of the terraced houses are at the opposite end of Ross Street to the site, but there are two blocks of terraced house (one opposite the other) close to the site. Although the predominant form of housing here is semi-detached houses, I do not believe that terraced housing would be unacceptable in principle.
- 8.8 In order to provide access to each rear garden from the street, the central and southern house would have access via a gated alleyway between the two properties. This is not broadly typical of the area, but is what happens in the nearby terraces and is not a design that would be visually detrimental to the streetscene. The Architectural Liaison Officer from Cambridgeshire Police does not object to this application but has recommended that the alleyway between the central and southern property should be gated and secured. The application has been amended to reflect this.
- 8.9 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*

- 8.10 This site has an extant planning permission for a pair of semi-detached properties. These properties had a 'U'-shaped floorplan. The 'U'-shaped design allowed for windows at ground floor level to look inwards onto a patio garden area, while obscure glazed windows were proposed at first floor level. There were no windows proposed on the elevations orientated towards property numbers 224 and 226 Coldhams Lane to the north only and 244 Ross Street to the south other than a small obscure glazed window on each elevation, serving a ground floor cloakroom.
- 8.11 The dwellings proposed in this application differ greatly in design. Each dwelling is relatively square in footprint, with an open plan ground floor. To the rear, folding doors would access the rear garden, and at first floor level each house would have two windows – one serving the bathroom and the other serving the study. This does mean there is some potential for overlooking. The northern house has the bathroom and study orientated so that the bathroom is situated closest to the boundary with 224 and 226 Coldhams Lane and the rear of 228 Coldhams Lane. The bathroom window would be obscure glazed (and will be conditioned as such – condition 5) and there is therefore no potential for overlooking from this window. The 'study' window (the room could be a single bedroom) is approximately 4m from the northern boundary with 226 Coldhams Lane, and the angles are such that it would be extremely difficult for residents of this property to overlook the rear garden of 226. Views into the end portion of the rear garden of 228 Coldhams Lane would, however, be possible from this window and from the rear, first floor windows of the other two proposed dwellings; given, however, that this part of the garden is at least 15m from the rear of the house, I do not consider this overlooking to be materially more severe than in most urban areas, and do not on balance believe this would justify refusal. In saying this, any additional windows (especially dormer windows) should be carefully assessed, and therefore I recommend that permitted development rights for additional windows and dormer windows are removed by condition (condition 6).

8.12 244 Ross Street, on the southern side of the site, is a semi-detached property with a 'L'-shaped floor plan, with the side return being a single storey element of the dwelling. The flank wall of this property, on the boundary with the site, includes windows at ground floor and first floor level. The single storey element would not be affected by the proposed development as the proposed building would not project this far. Due to the orientation of the buildings, with the proposal being north of its neighbour, I do not believe that 224 Ross Street, would be affected by overshadowing from the proposed building.

8.13 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*

8.14 The proposed dwellings would have small rear gardens, in comparison with the majority of other dwellings in the locality. However, in my opinion the amenity space proposed is adequate for 1-bed dwellings, and is acceptable. In saying this, any extension to the dwellings would erode this amenity space, and in my opinion, I consider permitted development rights for extensions and outbuildings are removed by condition (condition 7).

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

Refuse Arrangements

8.16 Bin storage will be provided in each of the rear gardens. Environmental Health are content that the storage proposed is adequate, and therefore this is acceptable.

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

### Car and Cycle Parking

- 8.18 Appendix C of the Cambridge Local Plan (2006) requires a maximum of 1 off-street parking space for each 1-bed dwelling. One space is proposed to the front of each house, and this is acceptable.
- 8.19 Appendix D of the Cambridge Local Plan (2006) states that at least 1 secure bicycle parking space must be provided for each bedroom. Here, this equates to 1 space per house. Bicycle storage is proposed in each of the rear gardens, adjacent to the bin store. This would provide two spaces for each house, which is acceptable.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### Third Party Representations

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

### Planning Obligation Strategy

- 8.22 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*

8.23 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.

8.24 The application proposes the erection of three one-bedroom houses. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom dwellings are assumed to accommodate 1.5 people. Contributions towards children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357	3	1071
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>1071</b>

<b>Indoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50	3	1210.50
2-bed	2	269	538		
3-bed	3	269	807		

4-bed	4	269	1076		
<b>Total</b>					<b>1210.50</b>

<b>Informal open space</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	3	1089
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
<b>Total</b>					<b>1089</b>

<b>Provision for children and teenagers</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		
1 bed	1.5	0	0	3	0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264		
<b>Total</b>					<b>0</b>

8.25 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am 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*

8.26 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:

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882	3	5646
4-bed	1882		
<b>Total</b>			<b>5646</b>

8.27 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am 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*

8.28 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:

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75	3	225
Flat	150		
<b>Total</b>			<b>225</b>

8.29 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am 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

- 8.30 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 satisfactory completion of the s106 agreement by 15 January 2011 and 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. 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 the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

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

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



4. 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

5. The first floor east facing windows serving each of the bathrooms, shown on dwg 202 Rev C shall be obscure glazed and fixed shut only and thereafter retained as such to the satisfaction of the Local Planning Authority.

Reason: To minimise overlooking of the neighbouring properties. (Cambridge Local Plan 2006, policy 3/7)

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

## **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, T9, T14, ENV7, WM8;

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/10, 3/11, 3/12, 5/1, 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](http://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.

**Unless prior agreement has been obtained from the Head of Development Services, and 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 15 January 2011, it is recommended that the application be refused for the following reasons.**

The proposed development does not make appropriate provision for public open space and community development facilities in accordance with the following policies, standards and proposals - 3/7, 3/8, 3/12, 5/12, and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2010, and Guidance for Interpretation and Implementation of Open Space Standards 2006.

## **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.