

Application Number	16/1300/FUL	Agenda Item	
Date Received	14th July 2016	Officer	Michael Hammond
Target Date	8th September 2016		
Ward	Queen Ediths		
Site	Cantabrigians Rugby Club Sedley Taylor Road Cambridge		
Proposal	Erection of 1No. Dwelling, Formation of a New Access onto Long Road and Associated Operational Development (Amendments Pursuant to Approved Scheme 15/0287/FUL).		
Applicant	Cantabrigian Rugby Club and Mr Robinson		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The principle of residential development on the site is acceptable; • The proposed development does not harm the heritage asset of the nearby listed building. • The proposed development would not have a significant impact on neighbour amenity; • The Highway Authority is satisfied that the proposal does not pose a threat to highway safety
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is located to the west of Sedley Taylor Road and to the north of Long Road, and is comprised of the access to the car park used in association users of the playing fields including the Hills Road Sixth Form College (HRSFC), Cantabrigian Rugby

Club and the former rear garden of no.23 Sedley Taylor Road. The existing access to the area from the east is between nos.23 and 23a Sedley Taylor Road. Directly to the south of the site is the club house associated with the rugby club, and to the west are sports pitches upon which stands the new pavilion for HRSFC. The site of the proposed dwelling lies to the north of the car park and to the west of no.23 Sedley Taylor Road.

- 1.2 The surrounding area is predominantly residential in character and is formed of large detached residential properties with car parking at the front and large rear gardens.
- 1.3 In terms of site constraints, no.23 Sedley Taylor road to the east is a Grade II listed building. The rugby club house and car park are designated as a Protected Open Space under the 2009 Proposals Map. There are two protected trees on the site of the proposed dwelling. There is a TPO area on the south side of the site along Long Road. The site is not situated within a controlled parking zone or conservation area.

2.0 THE PROPOSAL

- 2.1 The proposal has been the subject of pre-application advice and seeks permission for the erection of a four-bedroom one and a half-storey detached dwelling and for the creation of a 5.5m wide vehicular access and 1.8m wide pedestrian access from Long Road to service the existing parking area.
- 2.2 The proposed dwelling has been designed with an eaves height of approximately 2.8m and overall ridge height of approximately 6.9m with an attached garage to provide one car parking space internally, as well as an external space along the east elevation of the dwelling. The dwelling has been designed to be closer to the east and north boundaries of residential properties with an extensive proportion of the proposed dwelling being 5.8-6.2m above ground level. A patio and landscaped garden area is provided to the west of the proposed dwelling and is shielded by extensive planting and trees from the pitches to the west.
- 2.3 The proposal is very similar to the development that was recently approved on this site (15/0287/FUL). The differences between the originally approved application and that of the proposed scheme are as follows:

- Construction of a sun room on the west elevation;
- Installation of bi-folding doors within the west elevation; and
- Minor alterations to window and door positions/ designs.

3.0 SITE HISTORY

Reference	Description	Outcome
15/0287/FUL	Erection of 1No. Dwelling, Formation of a New Access on to Long Road and Associated Operational Development.	Permitted.
12/0956/CLUED	Application for a certificate of lawfulness under Section 191 for use of land (excluding the footprint of the Cantabrigian's clubhouse) ancillary to the playing fields as a car park	Certificate Granted
12/0585/CLUED	Application for a certificate of lawfulness under Section 191 for use of land as a car park (land to the west of 51 Long Road).	Withdrawn
11/0900/FUL	Demolition of existing Sports Pavilion and replacement and relocation of new replacement Sports Pavilion, with associated secure open air store.	Permitted.
05/0028/S73	Variation of Condition 3 of planning permission C/99/0562/OP (allowed on appeal) to allow a further five years for development to commence.	Refused – appeal dismissed
c/99/0562	Erection of single dwellinghouse and improvement to existing access road (Class C3) (outline planning).	Refused – appeal allowed
c/85/0854	OUTLINE APPLICATION FOR THE ERECTION OF A	Refused

DETACHED BUNGALOW
(AMENDED BY LETTER
DATED 1/11/85 AND
ACCOMPANYING DRAWING)

4.0 PUBLICITY

4.1 Advertisement: No
 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 Local Plan 2006	3/1 3/4 3/6 3/7 3/8 3/10 3/11 3/12 4/2 4/4 4/10 5/1 8/2 8/6 8/10 10/1

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
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Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Cambridge City Council (2011) - Open Space and Recreation Strategy

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 of relevance:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

Original Comments (26/07/2016)

- 6.1 The proposal shows a new gate to the existing access for the proposed dwelling. No dimension is provided on the plan for the set-back of this gate from the back edge of the public highway. The developer must provide a clear distance of at least 5 metres between the back edge of the highway and the gate, and the gate must, with this distance, open inwards to enable a private motor vehicle to stop wholly off the adopted public highway while the gates are opened and closed.

Comments on additional information (10/10/2016)

- 6.2 No objection subject to the following conditions:

- No unbound material
- Gate set back distance
- First use of vehicular access
- Highways drainage
- Visibility splays
- Manoeuvring area
- Access as shown
- Traffic management plan
- Traffic management plan informative

Head of Refuse and Environment

- 6.3 No objection subject to the following conditions:

- Construction Hours
- Piling

Urban Design and Conservation Team

- 6.4 No comments received.

Landscape Team

6.5 No objection.

Drainage Officer

6.6 Additional details of the crossing of the existing surface water sewer that connects into the watercourse that runs parallel with Long Road is required. The location of this sewer may prevent any crossing being constructed over the top. Advice should be sought from Anglian Water by the applicant.

Highways England

6.7 No objection.

Minerals and Waste

6.8 No comments received.

City Service Managers

6.9 No comments received.

Streets and Open Spaces Team

6.10 No comments received.

6.11 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 in objection to the application:

- 23 Sedley Taylor Road (on behalf of Luard Road and Sedley Taylor Road residents group)

7.2 The representation can be summarised as follows:

- No site notice erected.
- Why was the application accepted in light of the death of the former owner who is named on the application form?
- Application is an attempt to increase the already vastly oversized footprint of the building.
- Loss of light/ overshadowing.
- The position of the proposed sun room is illogical.
- Concerns regarding drainage in light of drainage officer's comments.
- The plans do not distinguish the existing fences and the proposed new fences.
- The owner of no.23 will not lower the 1m high fence which would form the visibility splay.
- The first-floor en-suite measurements do not match that of the previous approval.
- Loss of public open space.

7.3 The above representation is a summary of the comment that has been received. Full details of the representation 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. Impact on Listed Building
4. Trees
5. Residential amenity
6. Refuse arrangements
7. Highway safety
8. Car and cycle parking
9. Drainage
10. Third party representations
11. Planning Obligation Strategy

Principle of Development

Creation of new dwelling

- 8.2 Planning permission was granted in August 2015 for a similarly designed dwelling on the application site. The permission remains extant and is a material consideration that should be afforded significant weight in relation to consideration of the principle of the current proposal. Notwithstanding this, the following paragraphs set out an assessment of the principle of erecting a dwelling on the site having regard to relevant planning policies and other material planning considerations.
- 8.3 Policy 5/1 of the Cambridge Local Plan (2006) supports the provision of extra housing within the City and states that windfalls are an essential component of future housing provision in the City.
- 8.4 Furthermore, any proposal to sub-divide an existing plot needs to comply with policy 3/10 of the Cambridge Local Plan (2006), which sets out criteria a) to f).
- 8.5 The inspector in the appeal for the previously refused application (05/0028/S73) for this site stated that:
- “However, the dwelling would be single storey and its prominence could be further reduced by a careful approach to design and siting and by landscaping, including retention of some of the existing trees and vegetation on the site.*
- Having regard to the above, I conclude that, while the dwelling would not be consistent with the predominant local character, it would not cause unacceptable harm to the character and appearance of the surrounding area. I consider that the proposal would not fully meet the aspiration of LP policy 3/4 but would not conflict with policy 3/10 in this respect.”*
- 8.6 I consider that the proposed dwelling, in conjunction with the associated landscaping, to be in accordance with the aforementioned planning inspector’s previous assessment of the principle of development. The proposal complies with all of the criteria of policy 3/10 as described in the relevant sections of this report.

Creation of Long Road Access

- 8.7 The principle of creating a new access on Long Road is considered to be acceptable to the Highway Authority and in accordance with Cambridge Local Plan (2006) policy 8/2. With regard to the use of the existing car park its lawful use has been granted in association with the use of the adjacent playing fields through the recent application for a Certificate of Lawful Use (12/0956/CLUED).

Loss of Protected Open Space

- 8.8 The rugby club house and car park is designated under the 2009 proposals map as Protected Open Space and so policy 4/2 of the Local Plan (2006) is applicable. This open space is identified in the Open Space and Recreation Strategy (2011) under SPO 59 as a private open space of both environmental and recreational importance and with a quality % of 61.05%. This open space also includes the playing fields to the west and occupies a total area of 5.05ha (50,500m²). The proposed dwelling and its curtilage, specifically part of the garden area, garage and drive would be situated on a small strip of this open space which would comprise of a total area of approximately 84m². The open space lost would be a small strip of car park land which equates to approximately less than 5% of the car park/ rugby club house land, and less than 1% of the entire designated open space including the playing pitches.
- 8.9 Policy 4/2 of the Local Plan (2006) states that development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreation unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.
- 8.10 The protected open space that would be lost is a relatively small strip of land that is currently used for car parking and is not considered to hold any environmental or recreation significance. The level of parking provision for the rugby club and users of the playing pitch will be retained. The playing pitches to the west of the site are considered to hold environmental and recreation significance, but as these fields are not being developed, this character and importance of this open space will be retained. Therefore, in respect of the lack of significance

and relatively small size of the land that would be developed for residential purposes, the loss of this open space and car park land to residential development is considered to be acceptable.

- 8.11 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1, 3/10, 4/2 and 8/2 of the Local Plan (2006).

Context of site, design and external spaces

- 8.12 An assessment of the proposal and the impact it would have on the character and appearance of the area was made under the report written for the previous application (15/0287/FUL). I consider the detail of this previous report is pertinent to the assessment of this application, given the similarities between the two schemes, and this assessment will therefore focus solely on the proposed changes under this current application.
- 8.13 The proposed sun room would infill the vacant space out to the north-west of the originally approved dwelling. It would not project any further beyond the side or rear building lines that were approved. It would measure approximately 3m high to the flat roof from ground level and 3.5m to the ridge of the roof lantern. It would be constructed in materials to match the rest of the property. A concern has been raised by the residents group in relation to the overdevelopment that the proposed sun room would cause. However, I am of the view that there would still be ample garden room for the future occupants and that the single-storey addition would not represent an overdevelopment of the plot. The proposed bi-folding doors and other fenestrations works would be relatively minor and would not harm the character or appearance of the area.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

Impact on Listed Building

- 8.15 An assessment of the proposal and the impact it would have on the setting and special interest of the listed building at no.23 Sedley Taylor Road was made under the report written for the previous application (15/0287/FUL). I consider the detail of this previous report is pertinent to the assessment of this application, given the similarities between the two schemes,

and this assessment will therefore focus solely on the proposed changes under this current application.

- 8.16 The proposed sun room is situated on the north-west side of the site, well away from the listed building which is positioned to the east of the site. The alterations to the fenestration of the building and provision of bi-folding doors would not, in my view, have a significant impact on the setting or special interest of this listed building. The Conservation Team has not raised any comments on the proposed amendments.
- 8.17 In my opinion, in consideration of the distinctiveness of the plot from no.23, the variation in ridge height, the separation distance from this listed building to the proposed dwelling and the partial shielding present on and off-site, I consider that the proposed dwelling would not cause any significant detrimental harm to the setting of the listed building and is compliant with Cambridge Local Plan (2006) policy 4/10.

Trees

- 8.18 An assessment of the proposal and the impact it would have on trees was made under the report written for the previous application (15/0287/FUL). I consider the detail of this previous report is pertinent to the assessment of this application, given the similarities between the two schemes, and this assessment will therefore focus solely on the proposed changes under this current application.
- 8.19 The additional footprint of the proposed sun room would not impede on the roots of any protected trees and the impact of the proposal on trees is identical to that of the previously approved scheme. The tree protection measures agreed under condition 11 of the previous approval are recommended to be carried through to the proposed scheme by way of a compliance condition.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/4.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.21 An assessment of the proposal and the impact it would have on the amenity of neighbouring occupiers was made under the report written for the previous application (15/0287/FUL). I consider the detail of this previous report is pertinent to the assessment of this application, given the similarities between the two schemes, and this assessment will therefore focus solely on the proposed changes under this current application.
- 8.22 The proposed sun room is a relatively modest and subservient addition when compared to the scale and layout of the main building. I do not consider this additional mass would introduce any new forms of overlooking, overshadowing or visual dominance when compared to the previously approved scheme. The proposed alterations to the fenestration of the building would not introduce any new forms of overlooking.

Amenity for future occupiers of the site

- 8.23 The site is located within a highly sustainable area of the City, close to public transport routes and local amenities. The design of the building and the site layout represents a high quality development, in my view, and I therefore consider that future occupiers would feel comfortable and safe in this environment. The garden is approximately 15m in depth.
- 8.24 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, 3/10 (criteria b) and 3/12.

Refuse Arrangements

- 8.25 The refuse arrangements would match that of the details approved under condition 5 of the previous scheme. A compliance condition has been recommended to ensure that these details are implemented accordingly.
- 8.26 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.27 An assessment of the proposal and the impact it would have on highway safety was made under the report written for the previous application (15/0287/FUL). I consider the detail of this previous report is pertinent to the assessment of this application, given the similarities between the two schemes, and this assessment will therefore focus solely on the proposed changes under this current application.
- 8.28 The applicant has revised the block plan drawing to demonstrate that there would be at least 5 metres between the back edge of the highway and the proposed gate along the existing access track, and that the gate is inward opening. The Highway Authority has not raised any objection to the proposal in light of this revised drawing.
- 8.29 It is acknowledged that additional conditions have been recommended by the Highway Authority. However, as these conditions were not recommended by the Highway Authority under the previous approval, I do not consider it would be reasonable to impose these under this current application given the identical nature of the access arrangements. A compliance condition has been recommended in relation to the traffic management plan that was agreed under condition 7 of the previous approval.
- 8.30 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.31 An assessment of the proposal in respect of car and cycle parking was made under the report written for the previous application (15/0287/FUL). I consider the detail of this previous report is pertinent to the assessment of this application, given the similarities between the two schemes, and this assessment will therefore focus solely on the proposed changes under this current application.
- 8.32 The proposed alterations compared to the previously approved scheme would not alter the layout, type or number of car and cycle parking spaces. A compliance condition has been

recommended which would require the cycle parking details agreed under condition 6 of the previous approval to be implemented.

- 8.33 In accordance with the previous assessment, in my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Drainage

- 8.34 It is acknowledged that the Drainage Officer has requested additional information in respect of the crossing of the existing surface water sewer that connects into the watercourse that runs parallel with Long Road and the need for a build over agreement with Anglian Water.

- 8.35 In my opinion, this is a building control matter and is an issue that the applicant will need to deal with separately from the planning process. A build over agreement is a separate legal agreement that the applicant will need to agree with Anglian Water and the granting of planning permission would not override this.

Third Party Representations

- 8.36 The third party representation has been addressed in the table below:

<u>Comment</u>	<u>Response</u>
- No site notice erected.	A site notice was erected on 12 th August 2016.
Why was the application accepted in light of the death of the former owner who is named on the application form?	Planning permission is not granted on a personal basis. The permission, if granted, would run with the land. The permission would benefit whoever the future owners of the land are as a result of the determination of the probate process.

Application is an attempt to increase the already vastly over-sized footprint of the building.	See paragraph 8.12
Loss of light/ overshadowing.	See paragraph 8.21
The position of the proposed sun room is illogical.	The applicants are not required to justify their desire for a sun room in this location and this is not a planning consideration.
Concerns regarding drainage in light of drainage officer's comments.	See paragraphs 8.33 – 8.34
The plans do not distinguish the existing fences and the proposed new fences.	Any works to neighbouring fences will require a party wall agreement separately from any planning permission granted. The hard and soft landscaping were agreed under the details submitted to discharge condition 11 of the previous permission. A compliance condition has been recommended to ensure this is implemented.
The owner of no.23 will not lower the 1m high fence which would form the visibility splay.	This is a civil/ legal matter between the applicant and the owner of no.23.
The first-floor en-suite measurements do not match that of the previous approval.	The internal floor area of this room has been increased but the external footprint is identical to that of the previously approved scheme.
Loss of public open space.	See paragraphs 8.7 – 8.9

Planning Obligation Strategy

Planning Obligations

8.37 National Planning Practice Guidance Paragraph 031 ID: 23b-031-20160519 sets out specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This

follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.

- 8.38 The guidance states that contributions should not be sought from developments of 10-units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm. The proposal represents a small scale development and as such no tariff style planning obligation is considered necessary.

9.0 CONCLUSION

- 9.1 In conclusion, I consider that the proposed development would not harm the character and appearance of the area or the adjacent heritage asset. The proposed works would respect the amenity of occupiers of neighbouring properties and would provide a high quality living environment for future occupants. Approval is recommended subject to conditions.

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.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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)

4. 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)

5. Prior to occupation of the development, the development shall be carried out in accordance with the approved refuse arrangement details agreed under planning reference 15/0287/COND5. The approved facilities shall be retained 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 3/4, 3/10 and 4/13)

6. Prior to occupation of development, the development shall be carried out in accordance with the approved cycle storage arrangements under planning reference 15/0287/COND6. The approved facilities shall be provided in accordance with the approved details and retained thereafter.

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

7. No demolition or construction works shall commence on site until the approved traffic management plan details under planning reference 15/0287/COND7 have been implemented. The demolition and construction works shall be carried out in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

8. The proposed drive shall be constructed using a bound material, for the first five metres into the proposed car park to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

9. The area shown as a manoeuvring space to the proposed private house shall be kept free from any obstruction.

Reason: in the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

10. The development shall be undertaken in accordance with the agreed Construction Method Statement approved under planning reference 15/0287/COND10 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

11. The development shall be carried out in accordance with the approved hard and soft landscaping details under planning reference 15/0287/COND11 unless otherwise agreed in writing by the Local Planning Authority.

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)

12. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

13. Prior to commencement of the proposed dwelling, the access off Long Road to the car park must be completed.

Reason: To ensure that access to the car park and sports facilities is retained for these users during the construction phase and closure of the existing access from Sedley Taylor Road, in the interests of highway safety (Cambridge Local Plan Policies 3/10 and 8/2).