

<b>Application Number</b>	17/2230/S73	<b>Agenda Item</b>	
<b>Date Received</b>	21st December 2017	<b>Officer</b>	Michael Hammond
<b>Target Date</b>	15th February 2018		
<b>Ward</b>	West Chesterton		
<b>Site</b>	Former Milton Road County Primary School Milton Road Cambridge CB4 1UZ CB4 1UZ		
<b>Proposal</b>	Section 73 application to vary condition 2 (approved plans) of planning permission ref: 16/2098/S73 to allow changes from a two storey side extension to dwelling on Plot A to a three storey side extension. Reduction in height of the walls separating each of the terrace spaces on the second floor of all 5 houses.		
<b>Applicant</b>	c/o Agent		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The proposed three-storey side extension would not have a harmful impact on the character and appearance of the area;</li> <li><input type="checkbox"/> The proposed works would not have a significant impact on the amenity of the neighbouring property at no.11 Gilbert Road.</li> <li><input type="checkbox"/> The proposed changes to the approved scheme would retain a high quality living environment for future occupants.</li> </ul>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

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

- 1.1 The application site is an irregular polygon on the western corner of the junction of Milton Road and Gilbert Road. Its south-eastern boundary runs for 30m along the back of the footway on Milton Road from Gilbert Road towards Mitcham's Corner. Its north-eastern boundary runs for 115m along the back of the footway on Gilbert Road. The north-western (42m long) boundary adjoins the curtilage of the dwelling at 11 Gilbert Road. The western boundary, 90m long, adjoins access roads and car parks associated with the Westbrook Centre. To the south, the site abuts that of the Manor Care Home. The surrounding areas to the north-west, north and east of the site are predominantly residential. The areas to the west and south are in more mixed uses, which include retail, offices, public houses, and new re-developed student accommodation.
- 1.2 The site was formerly occupied by Milton Road County Primary School. Following the granting of permission for redevelopment of the site (07/0328/FUL), the school buildings were demolished. Following the granting of permission to phase the development permitted under 07/0328/FUL (08/0428/S73), the Manor Care Home was erected on the area to the south of the present application site, and a vehicular access route created from an entrance on Gilbert Road, through the application site, to reach the rear and north-eastern side of the care home. The site is allocated as a site for housing and community facilities in the Cambridge Local Plan (2006). It falls within the area of the Mitcham's Corner Strategic Planning and Development Brief 2003. The site is not allocated for any specific use in the Cambridge Local Plan 2014 Proposed Submission, but it forms part of the designated Mitcham's Corner Opportunity Area to which Policy 21 of that Submission applies. The site is not within a conservation area.
- 1.3 The site falls within the controlled parking zone.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks to vary condition 2 (approved drawings) of planning permission reference 16/2098/S73 to allow changes from a two-storey side extension to the proposed dwelling on Plot A to a three-storey side extension. The variation to the approved drawings also seeks to lower the height of the walls

separating each of the rear terrace spaces on the second floor of all five of the proposed houses.

- 2.2 The application site has a complex history and consequently I have set out a chronology of the site's history and how the proposed development has been amended since it was originally permitted.

Planning Permission Reference: 07/0328/FUL

- 2.3 Planning permission was granted on 5 February 2008 for the following works:

*"Redevelopment for 88bed care home and 4no studios for employees, and 67 flats with community facility. Childrens play area and associated parking and landscaping."*

Planning Permission Reference: 08/0428/S73

- 2.4 Permission was sought to vary several of the 25 conditions attached to planning permission 07/0328/FUL to allow for the conditions to be discharged in phases. This was to allow the development to be constructed in two phases. The first phase covered the care home, access road and car park ramp. The second phase covered the residential element, community facility and shared garden space. This variation to the conditions was approved under delegated powers on 9 May 2008.

Planning Permission Reference: 11/0091/FUL

- 2.5 Planning permission was sought for the following development:

*"Proposed erection of extra care accommodation (55 flats) (Use Class C2) including ancillary facilities, a community room (Use Class D1), 9no residential apartments (Use Class C3), new pedestrian accesses, car and cycle parking and hard and soft landscaping."*

- 2.6 This application was refused on 19 January 2012 by the Planning Committee for the following reasons:

1. Because of its substantial overall length, height, and mass (within which the recessed sections and glazed

component provide insufficient relief), the design of the corner roof and limited articulation of the remainder of the roof, the modelling of bays and balconies, the proportions and detailing of the private residential block, the selection of materials, and their distribution on the elevations, and the landscaping, the proposal responds poorly to existing features of local character, and would have a negative impact on its setting, contrary to policy ENV7 of the East of England Plan (2008), and policies 3/4, 3/7, 3/11 and 3/12 of the Cambridge Local Plan (2006). For this reason, it would be poor design, missing an opportunity to improve the character and quality of the area and the way it functions, contrary to government guidance in Planning Policy Statement 1 (2005).

2. The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning, public art, waste storage or monitoring, in accordance with policies 3/7, 3/8, 3/12, or 5/14 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, Public Art 2010, and Guidance for Interpretation and Implementation of Open Space Standards 2010.

Planning Permission Reference: 14/0052/FUL

- 2.7 Planning permission was sought for the following works:

*“Proposed mix use development consisting of a sui generis aparthotel (133 Units), 5no. class C3 residential townhouse units, class D2 Community space, underground car parking (80 spaces), and cycle parking (150 spaces)”*

- 2.8 This application was refused by the Planning Committee for the following reasons:

1. The application proposes a use which is predominantly neither housing nor a community facility on a site allocated for these two uses in the local plan, contrary to policy 5.1 of the Cambridge Local Plan 2006, site allocation 5.13 in the Proposals Schedule of the

Cambridge Local Plan 2006, and government guidance in Section 6 of the National Planning Policy Framework 2012

2. The proposed development would result in an unacceptable deterioration in air quality, and offers no mitigating measures to deal with this impact, contrary to policy 4/13 of the Cambridge Local Plan 2006 and Section 11 of the National Planning Policy Framework 2012
3. The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, public art, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14, and 10/1 and the Cambridgeshire and Peterborough Minerals and Waste Development Plan (Core Strategy Development Plan Document July 2011) policy CS16 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, and the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012

2.9 This decision was then appealed by the applicant and subsequently allowed on 23 June 2015 subject to conditions.

Planning Permission Reference: 16/1966/S73

2.10 Planning permission was granted by the Planning Committee on 5 April 2017 for a variety of amendments to the approved development 14/0052/FUL. A full list of the amendments approved under 16/1966/S73 is set out in Appendix A of this report.

Planning Permission Reference: 16/2098/S73

2.11 Planning permission was granted under the delegated powers on 14 August 2017 for a further amendment to the approved development 14/0052/FUL. This amendment sought to allow changes to dwelling on Plot A to include a two storey side extension.

Planning Permission Reference: 17/2230/S73 – The Pending Application

- 2.12 Planning permission is now sought to change the two-storey side extension, as approved under permission 16/2098/S73, to a three-storey side extension.
- 2.13 The proposed three-storey side extension would adjoin onto the south-west elevation of Plot A, which is at the end of the terrace row of the proposed dwellings. This terrace row is situated close to the northern and eastern boundaries of the site close to Gilbert Road. The proposed three-storey side extension would be constructed with an eaves and ridge to match the existing terrace and designed in matching materials. The additional floorspace would allow for the insertion of a second-floor orangery and Bapu room. A Bapu room is a prayer room used in Hindi religion. The agent has explained that it may double up as a bedroom and I have therefore assessed the application on the basis that the dwelling would be converted from a four-bedroom dwelling to a five-bedroom dwelling.
- 2.14 In addition, the walls which divide the rear private terraces of the five houses are proposed to be lowered from approximately 2.9m to 1.75m.

### **3.0 SITE HISTORY**

- 3.1 The recent site history is set out in the preceding section of this report.

### **4.0 PUBLICITY**

- |     |                        |     |
|-----|------------------------|-----|
| 4.1 | Advertisement:         | Yes |
|     | Adjoining Owners:      | Yes |
|     | Site Notice Displayed: | Yes |

### **5.0 POLICY**

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.
- 5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/9 3/11 3/12 3/13 3/14 3/15  4/4 4/13 4/14 4/15  5/1 5/4 5/5 5/10 5/12  6/3 6/8  8/2 8/6 8/9 8/10 8/16 8/18  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 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)  Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)  Affordable Housing (January 2008)  Planning Obligation Strategy (March 2010)

	Public Art (January 2010)
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge Landscape and Character Assessment (2003)</p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p>
	<u>Area Guidelines</u>



	Mitcham's Corner Development Framework (2017)
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#### 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 that should be taken into account.

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

6.1 No objection.

#### **Environmental Health**

6.2 No objection.

#### **Urban Design and Conservation Team**

6.3 No objection.

#### **Landscape Team**

6.4 No objection.

## **Public Art**

6.5 No objection.

### **Cambridgeshire Constabulary (Architectural Liaison Officer)**

6.6 No objection.

6.7 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 owner/occupier of the following address has made a representation:

- ☐ 11 Gilbert Road

7.2 The representation can be summarised as follows:

- ☐ The design of the dwellings have no likeness to other buildings on Gilbert Road
- ☐ The side extension should remain two-storey like to the rest of Gilbert Road
- ☐ Overlooking of front garden

7.3 The above representation is 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 representation received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Preliminary Matters
2. Context of site, design and external spaces (and impact on heritage assets)
3. Residential amenity
4. Third party representations

## **Preliminary Matters**

- 8.2 The matters of the principle of development, public art, renewable energy, disabled access, cycle parking, car parking, refuse arrangements, highway safety and planning obligations were assessed as part of the original application. I do not consider the minor material amendments compared to the original application (14/0052/FUL) or subsequent S73 applications (16/1966/S73 & 16/2098/S73) to have any significant bearing on these specific aspects or their merits to warrant a different conclusion being reached. I therefore am of the view that the assessments of the previous applications are pertinent to this current application on these points.

## **Context of site, design and external spaces (and impact on heritage assets)**

- 8.3 The proposed three-storey side extension would be situated on the south-west elevation of the row of proposed dwellings. In this position it would not be highly visible from any public viewpoints along Gilbert Road to the east.
- 8.4 The fenestration of the originally approved front elevation is rhythmic with each of the five plots being defined at first-floor by intermittent zinc cladding around windows and at second-floor by a pattern of rectangular and then square windows with consistently spaced solar panels above.
- 8.5 The proposed front elevation of the extension would have a simple façade that would not appear visually dominant in my view. The windows of the extension would be uniform in their appearance which does make the proposed extension read more abruptly with the originally approved fronts of the dwellings. Notwithstanding this, the proposed extension would be relatively unassuming in its appearance. In respect of the secluded location of the extensions position in relation to the public street frontages, I am not convinced that this lack of conformity to the approved fenestration pattern would be harmful towards the character and appearance of the area.
- 8.6 The proposed changes to the side and rear of Plot A caused by the extension would be the addition of a fully glazed orangery at the second-floor level. Given the position of this element on the

rear elevation, I do not consider this would have any significant bearing on the character and appearance of the area.

- 8.7 The proposed lowering of the dividing walls would not have any noticeable impact on the appearance of the rear elevation of the buildings in my opinion and is acceptable from a design perspective.

## **Residential Amenity**

### Impact on amenity of no.11 Gilbert Road

- 8.8 At its closest point, the proposed three-storey extension would be situated approximately 10.5m to the south-east from the corner of the building line at no.11 Gilbert Road.
- 8.9 In my opinion, I do not consider the proposed three-storey side extension would adversely overshadow or visually enclose the habitable outlooks of no.11. The windows of no.11 on the front elevation face out to the east and the proposed extension would only be visible in peripheral views from these outlooks in my opinion. The boundary of the site with this neighbour is also densely planted which would partially shield views of the physical mass proposed. At 10.5m away at its closest point, I do not consider the levels of overshadowing cast over the front windows of this neighbour would be significant enough as to harm this neighbour's amenity.
- 8.10 It is acknowledged that a concern regarding overlooking of the front garden of no.11 has been raised. However, the additional first-floor and second-floor outlooks of the proposed dwelling created by this extension would be similar in nature to that of the originally approved scheme which allowed for second-floor terrace views over this neighbour's front garden. As such, I do not consider the proposed additional first-floor and second-floor outlooks would introduce any significant loss of privacy beyond that of what was originally approved.
- 8.11 The lowering of the dividing second-floor terrace walls would have no bearing on the amenity of neighbours.
- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I

consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

#### Amenity for future occupiers of the site

- 8.13 The layout of the proposed dwelling at Plot A would retain a high quality living environment for its future occupiers. It would change the number of bedrooms within this dwelling from four to five bedrooms. It would create an additional 122m<sup>2</sup> of floor space for the future occupants compared to the originally approved scheme (and 86m<sup>2</sup> more than the subsequently approved enlarged dwelling) and therefore I do not consider the increase in bedrooms would result in the dwelling having a cramped living environment.
- 8.14 The proposed lowering of the dividing second-floor terrace walls would be over 2.1m above the finished floor level of the terraces. At this height, I am confident that no opportunities for harmful inter-overlooking between terraces would occur as a result of this change.
- 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//14.

## **9.0 CONCLUSION**

- 9.1 The proposed three-storey side extension would not harmfully impact on the character and appearance of the area and would respect the amenities of neighbours. The proposed lowering of the dividing walls of the terraces would not compromise the privacy of the occupiers of the dwellings.

## 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 planning permission was granted for 14/0052/FUL.

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. Conditions 4 to 28 of planning permissions 16/2098/S73, 16/1966/S73 and 14/0052/FUL (as set out below) shall continue to apply to this permission. Where such conditions pertaining to these consents have been discharged, the development of 17/2230/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

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.

5. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.
6. 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.
7. Before the development hereby permitted is commenced details of the contractors' compound, the site storage areas and the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site shall be submitted to and approved by the local planning authority in writing. Thereafter the development shall be undertaken in accordance with the approved details.
8. 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.
9. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:
  - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking, for both phases (all such parking should be within the curtilage of the site and not on street).
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris.

10. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition/construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of, BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. (COP) for basic information and procedures for noise and vibration control', BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites (if the construction process is to involve piling operations). Development shall be carried out in accordance with the approved details.
11. 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 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 5228-2:2009+A1:2014: Part 4: 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. Consent for piling will only be granted where it has been demonstrated that there is no resultant unacceptable risk to groundwater.
12. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
13. No development shall take place until details of site lighting during the construction period have been submitted to and approved in writing by the local planning authority. Lighting shall be installed only according to the agreed details.



14. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.

a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remedial sampling and analysis to show the site has reached the required clean up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

15. No development shall take place until a scheme for the provision and implementation of surface water drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be constructed and completed according to the approved plans.
16. Before the development hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.
17. Prior to the first occupation of the development hereby permitted is commenced, a scheme for the insulation of the buildings and/or plant in order to minimise the level of noise emanating from the said buildings and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.
18. Prior to the commencement of development hereby permitted, with the exception of below ground works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope to reduce the level of traffic and other noise experienced by occupiers shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233: 2014 Guidance on sound insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

19. No part of the development shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.
20. No part of the development shall be occupied until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.
21. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

22. 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.
23. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.
24. No occupation of the aparthotel shall take place until full details of the arrangements for the storage and collection of waste and recycling from that use have been submitted to, and approved in writing by the local planning authority. The arrangements shall be implemented prior to occupation, and shall not be changed except with the written approval of the local planning authority.
25. No development shall take place until a comprehensive scheme for ensuring the security of the aparthotel's basement car park and its entrances and access points has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be implemented prior to the occupation of the aparthotel and shall not be altered except with the written agreement of the Local Planning Authority.

26. Prior to commencement of occupation of the aparthotel, a register shall be established and maintained at all times when the building is occupied. The register shall contain information regarding the names of occupiers of the units within the aparthotel and the duration of their stay. The register shall be made available to the Council in response to all reasonable requests for information about occupancy of the aparthotel.
27. Prior to commencement of occupation of the aparthotel the following shall be provided and maintained at all times when the aparthotel is occupied:
  - (a) a Combined Heat and Power system to serve the aparthotel;
  - (b) a car club parking space within the car park to facilitate access to a car club vehicle for residents of the development;
  - (c) a cycle hire facility to provide access to a minimum of 20 hire cycles for residents of the aparthotel;
  - (d) an electric car charging point within the car park serving the development.
28. Prior to commencement on site, details of the materials proposed for the lift over run and additional plant areas shall be submitted to and agreed in writing by the Local Planning Authority and shall be constructed in accordance with the approved details.

Reason: To accord with Local Plan 2006 policies 3/4, 3/7, 3/12 and 3/14.

**INFORMATIVE:** Clause 8 of the Section 106 of planning permission 14/0052/FUL, links this Section 73 permission to the approved Section 106.