

Application Number	17/2196/FUL	Agenda Item	
Date Received	2nd January 2018	Officer	Mairead O'Sullivan
Target Date	3rd April 2018		
Ward	Coleridge		
Site	Hinton Grange Nursing Home 55 Bullen Close Cambridge CB1 8YU		
Proposal	Demolition of the existing buildings and redevelopment of the site to provide a replacement care home (Use Class C2) arranged over three storeys together with associated car parking, landscaping and amenity space.		
Applicant	Mr Andrew Brett c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The replacement building is not considered to have any significant adverse impact on the amenity of surrounding occupiers - The building is considered to be acceptable in terms of design.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is Hinton Grange; an existing 56 bed residential care home on Bullen Close. The existing building is two storey with a hipped roof. The ground floor is finished in red bricks and the upper floor is clad in a mixture of render and timber cladding with a tiled roof. There is a car park to the front of the site surrounded by a low wall. The site backs onto residential gardens of properties on Cherry Hinton Road. A fence separates the site from these gardens.

- 1.2 Bullen Close is a residential cul-de-sac. The eastern part of the close is characterised by semi-detached and detached brick properties; many with gable end front detail. The western end of the close is higher density with more terraced properties and flats.
- 1.3 Vehicular access to the site is from Bullen Close. A cycle and pedestrian path lead from Cherry Hinton Road along the boundary with the Territorial Army site into the western end of Bullen Close.
- 1.4 Following the submission of the application, the Tree Officer has had 6 trees protected by TPO; three clustered together along the northern boundary and three dispersed along the southern part of the site.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of the existing building and redevelopment of the site with a replacement 68 bedroom care home (C2 use class). The replacement building involves the reconfiguration of the plot with revised car parking, landscape and amenity space. The application has been revised since submission to retain three trees on the northern boundary of the site. These trees have been protected by TPOs following the submission of the application. Two additional trees on the southern part of the site have also been protected, as have a number of trees outside of the application site within the neighbouring garden.
- 2.2 The plans have been amended since submission to try to overcome concerns raised by the Tree Officer. The primary concern was the loss of the trees on the northern boundary of the site adjacent to the ends of the gardens of the properties on Cherry Hinton Road. The building has been reduced in scale with the length of the 'T' element reduced on the northern element to pull away from the boundary and retain the recently protected trees.
- 2.3 The applicant has also submitted further information to address comments from the City Council Sustainable Drainage Engineer and the County Council drainage engineer.

3.0 SITE HISTORY

3.1 There is no site history.

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 Local Plan 2006	3/1 3/4 3/7 3/11 3/12 4/3 4/4 4/13 5/1 5/7 8/2 8/6 8/10 8/16 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)
Material Considerations	<u>City Wide Guidance</u> Arboricultural Strategy (2004) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Strategic Flood Risk Assessment (2005) Cambridge and Milton Surface Water Management Plan (2011) Cycle Parking Guide for New Residential Developments (2010)

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)

First comment

- 6.1 No objection. No comments in the interim. Additional comments will follow after consultation with the Transport Planning Team.

Second comment

- 6.2 No objection: The County Council consider the impacts of the development on the highway network are not severe, therefore we recommend its approval subject to the Travel Plan being secured by condition.

Environmental Health

- 6.3 No objection. Conditions are requested regarding plant noise insulation, construction hours, collections during construction, construction/demolition noise/vibration & piling, dust and previously unidentified contaminated land. Informatives are requested regarding plant noise insulation, dust and demolition/construction noise/vibration

Refuse and Recycling

- 6.4 No comments received.

Urban Design and Conservation Team

- 6.5 No objection. The building provides a positive frontage to the main approach from Bullen Close. The T-shape allows the bedrooms to interact with the landscaped gardens. The oak porch defines and provides a high quality entrance. Visitor cycle parking is well located. A secure cycle store is provided for staff. Further information is needed to ensure there is adequate provision for the number of staff. Details of the bin store and its green roof are required by condition. The building is of a similar scale to existing and the mass is broken down into different elements. The treatment of the roof and upper floor also help break up the mass. All external materials should be conditioned.

Senior Sustainability Officer (Design and Construction)

- 6.6 No objection: Two conditions relating to the implementation of the low carbon technologies and details of the combined heat and power system are requested.

Access Officer

- 6.7 No comments received.

Head of Streets and Open Spaces (Tree Team)

First comment

- 6.8 Objection. It is not clear why trees 16 and 17 have been graded B; both have significant potential value and should be classed as A. These are shown to be retained but with insufficient space to mature without significant pruning. Trees 3, 4 and 5 make a significant contribution to the character of Cherry Hinton Road; they are visible between the gaps in the houses and contribute to the green backdrop helping screen the existing building. The building must be amended to retain trees 3, 4, 5, 16 and 17 without regular remedial works.

Second comment

- 6.9 Objection: The amendments are adequate with regard to the north elevation but the amendments have not addressed the proximity of the building to the two London Planes. Given the height of the new building and its proximity to the trees, the trees will not be able to grow naturally so their significant future amenity will be lost. There are few trees of stature in the area and limited space to plant new trees of stature, without future conflicts with structures.

Head of Streets and Open Spaces (Landscape Team)

- 6.10 No objection. The north facing patio spaces may prove difficult to plant and maintain so options which allow for alternative arrangements which provide a similar level of threshold and privacy may need to be considered. Four conditions are recommended regarding hard and soft landscaping, landscape maintenance, boundary treatment and green roof details.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

First comment

- 6.11 Objection: Sufficient details have not been submitted to demonstrate the proposed development will be safe for its lifetime.

Second comment

- 6.12 Objection: The applicant has submitted a letter to try to address comments from the drainage engineer. The drainage proposal is retrofitted rather than integrated into the design and does not utilise the opportunity to manage surface water more sustainably.

Third comment

- 6.13 No objection: Conditions are recommended.

Cambridgeshire County Council (Lead Local Flood Authority)

First comment

- 6.14 Objection: The applicant has not demonstrated that SuDS will be used. An area to the north of the site is at high risk of surface water flooding and as a result a greater degree of betterment is required.

Second comment

- 6.15 Objection: Have nothing further to add to the comments made by the City Council Drainage Engineer regarding the response from the applicant.

Third comment

- 6.16 No objection: We can now remove our objection. Two conditions are recommended.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.17 No objection: Application is acceptable. Request a condition to secure the proposed ecological enhancements detailed within the Ecology report.

Environment Agency

- 6.18 No objection. The application falls within Flood Risk Standing Advice.

Anglian Water

- 6.19 No comments received.

Developer Contributions Monitoring Unit (DCMU)

- 6.20 The Developer Contributions Monitoring Unit (DCMU) does not propose to seek specific S106 financial contributions under the council's Planning Obligation Strategy SPD 2010, as Cambridge City Council does not seek S106 financial contributions from such developments.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.21 No objection. The layout appears acceptable. The area is at low vulnerability to the risk of crime.

Disability Consultative Panel

- 6.22 The Panel felt the inclusion of double/twin rooms should be explored so that residents could be housed with their partners. Partition doors would also allow for carers or visiting family members to be within easy reach. It was not clear from the plans whether the proposal included assisted bathroom facilities. The outside accessible seating was welcomed by the Panel.
- 6.23 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:
- 42 Bullen Close
 - 43 Bullen Close x2

- 48 Bullen Close
- 58 Bullen Close
- 71 Bullen Close
- Camcycle
- Cheffins Planning and Development (on behalf of 426, 428, 430, 432, 434, 436 & 438 Cherry Hinton Road)
- 424 Cherry Hinton Road
- 426 Cherry Hinton Road
- 428 Cherry Hinton Road
- 430 Cherry Hinton Road
- 432 Cherry Hinton Road x2
- 434 Cherry Hinton Road
- 438 Cherry Hinton Road
- 33 Cliveden Close
- 320 Milton Road
- 8 Wetenhall Road

7.2 The representations can be summarised as follows:

- The number of trees proposed to be removed is excessive
- There is no improvement to the design of the building
- The new building will alter the character of the area
- Loss of trees will result in loss of privacy to rear gardens on Cherry Hinton Road
- The height of the building and the basement will inhibit planting in the garden
- Third floor windows would have a diagonal view of gardens on Cherry Hinton Road
- Concerned about lighting (to car park, security lighting, etc.) and light pollution
- Overbearing impact from new building; exacerbated by loss of trees
- Will result in whole of garden of 428 being bounded by a building
- Will cast a shadow on the garden of many properties on Cherry Hinton Road
- The existing building has an unacceptable impact on amenity of adjoining occupiers; replacement building will exacerbate this relationship. The increase in scale and proximity to boundary with properties on Cherry Hinton Road will overshadow, enclose and impact on privacy to these properties
- Management is currently stressed and is only reactive rather than proactive when it comes to dealing with issues of the Cherry Hinton Road properties.

- Concerned about accuracy of travel plan
- Concerned about disturbance and disruptions during construction
- The basement poses a flood risk
- Concerned about subsidence
- The investment is welcome and a number of the improvements are desirable
- Staff cycle parking is inadequate
- Loss of car parking
- Car parking proposed would be inadequate for visitors and employees.
- The proximity of bin and bike stores to fences on Cherry Hinton Road would be a security risk
- Residents of the home will find the relocation challenging
- There are existing issues with servicing and large vehicles accessing the site
- Concerned about the impact on the sewer system
- The revisions are welcome but do not overcome all of the residents' concerns

7.3 Councillor Herbert has requested that the application is determined at planning committee. His comment can be summarised as follows:

- Increase in height and scale of building would dominate neighbouring properties on Cherry Hinton Road and Bullen Close
- Impact of building exacerbated by loss of 3 mature trees which provide screening
- Would overshadow gardens on Cherry Hinton Road; particularly in winter months.

7.4 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. Tree impact
4. Renewable energy and sustainability
5. Disabled access
6. Residential amenity
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Flood risk
11. Third party representations

Principle of Development

- 8.2 The proposed use on site would remain as a care home (Use Class C2) and as a result is compliant with policy.

Context of site, design and external spaces

- 8.3 The existing building on site is of no architectural merit and there are no concerns about its loss. The replacement building, although larger than existing, is well broken down. Its height is carefully managed so as to be broadly the same as the existing building and as a result I am satisfied that the replacement building would not appear dominant. The design incorporates gable end elements which are in keeping with other properties on Bullen Close.
- 8.4 The Urban Design Officer is supportive of the proposal. She notes that the form of the building with varied eaves and ridge heights and broken up mass with projecting gable end forms provides an overall domestic scaled appearance. The treatment of the upper floors and dormers helps them read as accommodation in the roof. Details of materials are recommended to be required for approval by condition.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Tree impact

- 8.6 The Tree officer has raised an objection to the proposal. The application has been amended to partially overcome her objections. The original proposal involved the loss of three trees on the northern boundary of the site adjacent to the end of the rear gardens on Cherry Hinton Road. These trees are

considered to make a significant positive contribution to the character of Cherry Hinton Road as they are substantial trees which are highly visible between the large gaps between the houses. As a result, these trees are considered to contribute to the verdant backdrop of the street. The trees also help to screen the existing nursing home building in views from the street and from the gardens of these properties on Cherry Hinton Road.

- 8.7 The building has been amended to retain these trees. This has been done by removing two rooms on each floor and reducing the length of one arm of the 'T' shaped element on the western part of the building. The Tree Officer has confirmed that this overcomes part of her objection as it allows the retention of the trees on the northern boundary.
- 8.8 The Tree Officer remains concerned about the impact of the building on the two London Planes to the south of the site. The proposal retains these trees but given the proximity of the building to the trees she considers that they will not be able to grow to their full potential. She notes that there are few trees of this stature in the area and as a result they are considered to be valuable.
- 8.9 I accept the Tree Officer's comments about the quality of the trees. However, although the trees are good quality their contribution is more limited than the trees on the northern part of the site. The retained trees to the north play an important role in the character of this part of Cherry Hinton Road and provide some privacy and amenity to the gardens of a number of properties on Cherry Hinton Road. The London Planes front onto Bullen Close which is a cul-de-sac and as a result they do not have the same level of importance as the trees adjacent to the gardens on Cherry Hinton Road. I am satisfied that a condition could be included requiring replacement planting if either of these trees became compromised within 5 years of the commencement of development.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/4.

Renewable energy and sustainability

- 8.11 The Senior Sustainability Officer is satisfied that the proposal

would be acceptable and compliant with policy subject to two conditions relating to the implementation of the low carbon technologies and details of the combined heat and power system. Both conditions are recommended.

- 8.12 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.13 The building is designed to be accessible for those with mobility issues. I recommend that the comments from Disability Panel are included on any decision as an informative to ensure the applicant is aware of their suggestions.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.15 I note that there have been a large number of objections from residents of the properties to the north of the site on Cherry Hinton Road. Their main concerns are enclosure, overshadowing, loss of trees and overlooking. The revised proposal moves the 'T' element of the proposal away from the boundary with the gardens of 428-432 Cherry Hinton Road. The trees on this boundary can now be retained which overcomes part of their objections.
- 8.16 The building will have a broadly similar impact to the existing building in terms of enclosure and overshadowing. There will be an improved relationship with the garden of 426 Cherry Hinton Road as the proposal removes a projecting element adjacent to this boundary and pulls the building further east into the site. The building goes from being approx 4m to the boundary to approx. 10m to the boundary. The projecting element on the existing building is also adjacent to the garden of 428. The replacement building will also be sited near the end of the garden of 428. The existing building is sited approx. 4m from the end of the garden and the replacement building will be

approx. 6m from the boundary but would be adjacent to a larger part of no. 428's garden. The relationship between no 428 and the care home building will change but the impact in terms of enclosure and overshadowing would be broadly the same.

- 8.17 As a result of the proposal, no's 430 and 432 Cherry Hinton Road would have mass closer to the boundary than with the existing building. However, the revised building is still set away from their boundary by 14m, with 56m separation between the rear of these properties and the new building, and the trees on this boundary are to be retained. The building would result in some further enclosure and minor additional overshadowing to the end of the garden. Given the increase in overshadowing and enclosure would be minimal with only the end of the garden impacted; as there is a substantial distance of over 50m between the proposed building and the back of the houses, the impact is not considered to be significantly harmful to warrant refusal.
- 8.18 The remainder of the properties that are located to the north of the site would not experience any significant further enclosure or overshadowing. The new building would be marginally further away from their boundaries than the existing building and the height adjacent to these boundaries would also be marginally lower.
- 8.19 The trees on the northern boundary are now to be retained and are protected by TPO. These will help provide some screening and privacy to the gardens on Cherry Hinton Road for much of the year. There are first floor windows on the northern elevation but this is no different than the current situation and I am satisfied that the proposal would not have any significant impact on the privacy of the gardens to the north of the site. The closest windows to these gardens are those at the projecting element adjacent to 430 and 432 Cherry Hinton Road. These serve a corridor and as a result would not cause any significant overlooking. A condition is recommended requiring these to be obscure glazed.
- 8.20 The replacement building would be set further away from its existing nearest neighbours on Bullen Close at no 43 to the west and 71 to the south. The projecting element would be closer to the flats and terrace at 58-62 Bullen Close but would remain significantly set away from these properties with some

landscaping and a road providing separation. As a result I am satisfied that the building would not enclose these occupiers. Due to the orientation of the plots, with these buildings on Bullen Close to the south of the site, there would be no overshadowing impact.

- 8.21 Some concerns have been raised about the new car park layout and the potential for noise and disturbance. The car park would be adjacent to no 43 Bullen Close but I do not consider it likely to give rise to any significant disturbance to this occupier. The care home will have visiting hours and as a result the car park is likely to be mostly used during these times. There would be some additional movements when staff changeover but I do not consider this to be significant.
- 8.22 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

- 8.23 The proposed rooms are considered to provide a high level of amenity for future occupiers. The rooms are varied with some quieter rooms facing onto garden spaces and others which will look out at more active areas towards the car park. The gardens surrounding the site would provide a high level of amenity for occupiers and visitors to the site. The Landscape Officer has requested a number of conditions to ensure this space is finished to a high standard.
- 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 and 3/12.

Refuse Arrangements

- 8.25 The Refuse and Recycling Officer has not commented on the application. However, I am satisfied that the proposed refuse arrangement would be acceptable.

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

Highway Safety

8.27 The County Council Transport Assessment Team considers the impacts of the development on the highway network are not severe. They have requested a Travel Plan condition which I have recommended.

8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.29 The planning statement expects 20-25 staff on site at any time; 10 cycle parking spaces are provided in a store within the car park. This is a slight under provision as the local plan requires 1 space for every 2 members of staff but on balance I consider this to be acceptable. 6 visitor cycle parking spaces are to be provided by the entrance; this complies with policy.

8.30 The Highway Authority has raised no objection to the car parking provision. The proposal provides 25 parking bays; an increase in the ratio of bedrooms to parking bays when compared with existing. None of the residents would have access to a car so parking would only be for staff and visitors. Car parking standards for nursing homes require 1 space per every 2 members of staff and 1 space for every 8 residents. As a result the number of car parking spaces would be policy compliant.

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

Drainage

8.32 The City Council and County Council Drainage Officers initially both raised objections to the proposal. Initially insufficient information was provided. The information then submitted tried to retrofit around the design and was not considered to utilise the opportunity presented by the new build to manage surface water more sustainably. The applicant has now revised the drainage proposals and both City and County Council Drainage

Officers have removed their objections and recommended a condition requiring approval of surface water drainage measures.

Third Party Representations

8.33 I have addressed the majority of the third party representations within the bod of my report. I will cover any outstanding matters in the below table:

Representation	Response
The number of trees proposed to be removed is excessive	See paragraphs 8.6-8.9
There is no improvement to the design of the building	The building is considered to be acceptable in terms of design. See paragraphs 8.3 & 8.4
The new building will alter the character of the area	I am satisfied that the new building will not have any significant impact on the character of the area
Loss of trees will result in loss of privacy to rear gardens on Cherry Hinton Road	The trees to the northern boundary are now proposed to be retained.
The height of the building and the basement will inhibit planting in the garden Third floor windows would have a diagonal view of gardens on Cherry Hinton Road	The tree officer and landscape officer have not raised concerns about viability of planting due to the basement. The impact of the height and proximity of the building to the two London Planes on the south of the site is assessed at paragraph 8.8 & 8.9. Overlooking is assessed at paragraph 8.19
Concerned about lighting (to car park, security lighting, etc.) and light pollution	A condition requiring details of external lighting to be approved prior to occupation is recommended. (condition 14)
Overbearing impact from new building; exacerbated by loss of trees	The trees to the north of the site are now to be retained due to revisions to the building. Enclosure is assessed at 8.15-8.20
Will result in whole of garden of 428	See paragraph 8.15 & 8.16

being bounded by a building	
Will cast a shadow on the garden of many properties on Cherry Hinton Road	See paragraph 8.15-8.22
The existing building has an unacceptable impact on amenity of adjoining occupiers; replacement building will exacerbate this relationship. The increase in scale and proximity to boundary with properties on Cherry Hinton Road will overshadow, enclose and impact on privacy to these properties	See paragraphs 8.15 – 8.22
Management is currently stressed and is only reactive rather than proactive when it comes to dealing with issues of the Cherry Hinton Road properties.	The concerns about current management of the site are noted.
Concerned about accuracy of travel plan	The Transport Assessment Team are satisfied with the information submitted.
Concerned about disturbance and disruptions during construction	Conditions are recommended to minimise disturbance during construction regarding construction hours, construction noise and dust.
The basement poses a flood risk	The City and County Council Drainage Engineers are satisfied with the proposal.
Concerned about subsidence	This is a civil matter and not a material planning consideration
Staff cycle parking is inadequate	See paragraph 8.29
Car parking proposed would be inadequate for visitors and employees.	See paragraph 8.30
Loss of car parking	There is an increase in car parking provision on site from 18 to 25 spaces
The proximity of bin and bike stores to fences on Cherry Hinton Road would be a security risk	The bike and bin store has been relocated and is now set away from the boundary.
Residents of the home will find the relocation challenging	Noted but I cannot assess this impact as part of the planning

	application.
There are existing issues with servicing and large vehicles accessing the site	Noted but the highway authority has no objection to the proposal on highway safety grounds.
Concerned about the impact on the sewer system	Anglia Water has been consulted but had no comment to make. The city council and county council drainage officers are now satisfied with the proposal.
The revisions are welcome but do not overcome all of the residents' concerns	Noted.

9.0 CONCLUSION

9.1 The revised proposal retains the trees on the northern boundary of the site which are important to the character of Cherry Hinton Road. The replacement building would not have any significant further impact on the amenities of adjoining occupiers in terms of enclosure, overshadowing or overlooking. The replacement building is considered to be of an appropriate design and scale for the site.

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. Prior to the commencement of above ground works, details of the facing materials to be used shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be in accordance with the approved details.

Reason: In the interests of visual amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12)

4. No development shall take place 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.

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)

5. A landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas 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. 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.

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)

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

8. Before the development/use hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said 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.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

9. 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)

10. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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)

11. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), 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 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. 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 nearby properties (Cambridge Local Plan 2006 policy 4/13)

12. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / 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.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

13. If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the LPA. Remedial actions shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the LPA for consideration.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

14. Prior to the occupation of the building, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. External lighting shall be installed in accordance with the approved details.

Reason: to protect the amenity of surrounding occupiers (Cambridge Local Plan 2006 policies 3/4 and 4/15)

15. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2006, policies 8/2, 8/3 and 8/4).

16. No building hereby permitted shall be occupied until details of surface water drainage works have been submitted to and agreed in writing by the Local Planning Authority. Surface water drainage will be implemented in accordance with these agreed details.

Reason: To ensure the development will not increase flood risk in the area in accordance with the National Planning Policy Framework (2012)

17. The windows in the north elevation at and above first floor level and serving the stairwell adjacent to the gardens of 430 and 432 Cherry Hinton Road shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12)

18. Ecological enhancements shall be implemented in accordance with the Ecological Impact Assessment (SLR Ref: 402.02498.00011.044).

Reason: To ensure adequate measures are provided to protect local ecology (Cambridge Local Plan 2006 policy 4/3)

19. No development shall commence until a plan has been submitted to and approved in writing to the Local Planning Authority detailing the proposed specification, number and locations of internal bird and bat boxes within the new buildings. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To ensure adequate measures are provided to protect local ecology (Cambridge Local Plan 2006 policy 4/3)

20. The proposed low carbon technologies shall be installed and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions. (Cambridge Local Plan 8/16).

21. Prior to occupation, further information shall be submitted and agreed in writing by the local planning authority in relation to the technical specification of the proposed gas fired Combined Heat and Power System, including emissions standards. Any gas fired CHP shall meet an emissions standard of:

Spark ignition engine: less than 150 mgNO_x/Nm³
Compression ignition engine: less than 400 mgNO_x/Nm³
Gas turbine: less than 50 mgNO_x/Nm³

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16) and to protect human health in accordance with policy 4/14 of the Cambridge Local Plan (2006).

INFORMATIVE: The drainage system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding or flooding of third party land for a 1 in 100 year event + 40% allowance for climate change. The submitted details shall:

- a. provide information about the design storm period and intensity, the site and contributing areas, the method employed to delay and control the surface water discharged from the site to ensure no increase in surface water runoff from the site;
- b. provide results of infiltration testing and calculations in accordance with BRE

Digest 365 if infiltration is to be used. The information shall include:

- a) Identification of the water level within the trial pits at timed intervals;
- b) the trial pit dimensions;
- c) a plan showing the location of the trial pits; and
- d) the depth of the water table below ground level
- e) provide information on the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- f) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

INFORMATIVE: The Disability Consultative Panel comments are as follows:

The Panel felt the inclusion of double/twin rooms should be explored so that residents could be housed with their partners. Partition doors would also allow for carers or visiting family members to be within easy reach. It was not clear from the plans whether the proposal included assisted bathroom facilities. The outside accessible seating was welcomed by the Panel.

INFORMATIVE: To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: Demolition/Construction noise/vibration report

The noise and vibration report should include:

a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.

b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.