

Application Number	18/0509/FUL	Agenda Item	
Date Received	3rd April 2018	Officer	Mairead O'Sullivan
Target Date	29th May 2018		
Ward	Romsey		
Site	15A Vinery Road		
Proposal	Demolition of existing commercial unit and the provision of 6 residential units along with access and associated landscaping and works.		
Applicant	N/A C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">-The proposed design would preserve and enhance the character and appearance of the Conservation Area- The proposal would not have any significant adverse impact on the amenity of surrounding occupiers- The proposal would provide a high quality living environment for future occupiers
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site encompasses part of an industrial building which lies to the west of the southern end of Vinery Road. The site is accessed between a gap in the houses (13 and 15 Vinery Road). Part of the building is not within the site edged red; this remains unchanged and has its own access further north on the street. To the south of the site is a car park which serves the Mill Road doctor's surgery. To the west of the site are the

residential gardens of properties on Belgrave Road. To the east of the site are residential gardens of properties on Vinery Road. The area is predominantly residential in character but in close proximity to more commercial uses in the Mill Road east local centre.

- 1.2 The site lies within the Mill Road Character Area of the central Conservation Area.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of the existing commercial unit and construction of a new block comprised of 6 flats.
- 2.2 The replacement building is of a similar scale to existing but with some glazing and revised materials. The new building would attach to the retained industrial building and would have a height to match the existing/retained building. The brick would match existing and a light grey zinc standing seam roof is proposed. The site would be accessed from Vinery Road. The building would be divided into three floors; lower ground, upper ground and first floor. Bike and bin storage is proposed to the front of the building but in a position set back from the street. There is also some landscaping shown to the frontage but this is predominantly to provide defensible space to the front of the units.
- 2.3 The application has been submitted following the withdrawal of a previous application due to concerns about amenity for future occupiers.

3.0 SITE HISTORY

Reference	Description	Outcome
17/2253/FUL	Demolition of existing commercial unit and the provision of 7 residential units along with access, associated landscaping and works.	Withdrawn

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 3/11 3/12
		4/3, 4/11 4/13 4/15
		5/1
		7/3
		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 (Annex A)
	Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)

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> Cycle Parking Guide for New Residential Developments (2010)
	Mill Road Area Conservation Area Appraisal (2011)

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: The proposal does not provide any off-street car parking and there is uncontrolled car parking on the surrounding

streets. The proposal may result in an increase to on street car parking pressure. This is unlikely to impact on highway safety but may impact residential amenity.

Environmental Health

- 6.2 Objection: Clarification is required regarding sound insulation and the structure of the end wall. If satisfactory details are provided a number of conditions are likely to be recommended.
- 6.3 No objection: The structural separation and sound insulation performance is acceptable; a compliance condition is recommended. Conditions are recommended regarding construction hours, collections during construction, construction/demolition noise/vibration & piling, dust, artificial lighting and contaminated land. A number of informatives are also requested.

Refuse and Recycling

- 6.4 No comments received.

Urban Design and Conservation Team

- 6.5 No objection: The proposed development of the southern end of this warehouse has taken into consideration the character and materials of the existing building. The form, scale and massing will not differ greatly from the existing building and therefore the proposal will preserve the character and appearance of the conservation area. Conditions should be applied to ensure that the palette of materials is appropriate to the site.

Head of Streets and Open Spaces (Tree Team)

- 6.6 No comments received.

Head of Streets and Open Spaces (Landscape Team)

- 6.7 No objection: All units include a private amenity space which more or less faces east or west however, the aspects are affected by the structure's walls and privacy balustrades so the amount of sunlight they receive in amenity terms may be limited. Two conditions are recommended regarding boundary treatment and hard and soft landscape details.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.8 The Nature Conservation Office has not commented on this application but did provide comments on the broadly similar previous application. A condition regarding bird box numbers and locations was recommended. Informatives were also recommended.

Drainage

First comment

- 6.9 Objection: further information and amendments to the drainage strategy are needed.

Second comment

- 6.10 No objection: Conditions are recommended in relation to surface water drainage and foul water.
- 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:

- 4 Belgrave Road
- 8 Belgrave Road
- 18 Belgrave Road
- 20 Belgrave Road
- 22 Belgrave Road x2
- 24 Belgrave Road
- 30 Belgrave Road
- 17 Romsey Road (on behalf of EMRAG (East Mill Road Action Group))
- 6 Vinery Road
- 13 Vinery Road
- 17 Vinery Road
- 25 Vinery Road
- 45 Vinery Road

- 7.2 The representations can be summarised as follows:

- The design of the building is not in keeping
- If the existing warehouse is at odds with the conservation area replacing it with a similar style of building would be inappropriate; should copy positive rather than negative buildings in the Conservation Area
- Overdevelopment
- Overlooking
- Increase to high density residential use will cause noise and disturbance; would be in use 24 hours a day
- Units would not be adequately large and would not receive adequate sunlight
- Romsey has low levels of green space per capita and the development should not rely on public parks for outdoor space for occupants
- Shared bins will attract fly-tipping which is an existing problem on site
- Who will manage the communal bins
- Type of development likely to appeal to buy-to-let market or short-term lets rather than meeting need for family housing in area
- Unsustainable development; will increase traffic, put pressure on local infrastructure and harm the local environment
- The replacement of a derelict warehouse is not an excuse to provide sub-standard housing.
- Environmental elements do not go far enough
- The cumulative impact from the new occupiers of these flats and other recently approved flats nearby will result in a significant increase in demand for on-street car parking in the area and increase pressure for access to public green space
- Site should be redesigned to accommodate off-street car parking and green space
- Would set a precedent for other high density residential development nearby
- Concerned about accuracy of bat report
- Inadequate cycle provision
- Construction traffic would be unsafe for school children who use this route

7.3 Councillor Baigent commented on the application. His comments can be summarised as follows:

- There are sufficient objections for the application to be determined at committee if officers are minded to recommend approval of the proposal.
- Would there be a benefit if the developer was to hold a consultation with residents?

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

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 and impact on heritage asset
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligations (s106 Agreement)

Principle of Development

8.1 The site is located within a residential area and thus the principle of a residential use on site is acceptable and in accordance with policy 5/1.

8.2 Policy 7/3 relates to the protection of floorspace within use classes B1(c), B2 and B8. The policy is stated to apply to areas of protected industrial/storage use but should be applied in any instances where there is a loss of this type of floorspace. This states that the change will be permitted if:

- a) There is sufficient supply of such floorspace in the City to meet the demand and/or vacancy rates are high; and either
- b) The proposed development will generate the same number or more unskilled or semi-skilled jobs than could be expected from the existing use; or

- c) The continuation of industrial and storage uses will be harmful to the environment or amenity of the area; or
- d) The loss of a small proportion of industrial or storage floorspace would facilitate the redevelopment and continuation of industrial and storage use on a greater part of the site; or
- e) Redevelopment for mixed use or residential development would be more appropriate.

8.3 The planning statement references a recent permission at 213 Mill Road (17/1527/FUL). The case officer states here that they accept there is sufficient supply of B8 floorspace in the city to meet demand. I do not consider there has been any significant change in this situation and agree that this continues to be the case. The planning statement goes on to argue that the proposal meets with criterion e) of policy 7/3. The site is located in a predominantly residential area and is in close proximity to a large number of residential properties. The site is in a sustainable location, close to the Mill Road East Local Centre and sustainable transport links. As a result I accept that the proposed residential use would be more appropriate for the site. I therefore consider the loss of the existing industrial use to be compliant with policy 7/3.

Context of site, design and external spaces and impact on heritage asset

- 8.4 The scale and massing of the proposal would be similar to the part of the industrial building which it would replace and as a result is considered to be of an appropriate scale for the site. The Conservation Officer considers that the proposal has taken into consideration the character and materials of the existing building and as a result is considered to preserve and enhance the character and appearance of the Conservation Area. I share this view and have recommended the suggested conditions requiring roofing details and a material sample panel.
- 8.5 The representations raise concerns about the approach of replacing a building which they consider to be inappropriate to the conservation area with a similar building. The proposed industrial use is considered to be inappropriate to the residential context of the site but the building itself, although of no architectural merit, is not considered harmful to the conservation area. As discussed above, the replacement of part of the industrial building with a building of a similar scale and

massing is considered appropriate. I am satisfied that subject to the building being finished in high quality materials, it would preserve and enhance the character and appearance of the conservation area.

- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The footprint, scale and massing of the proposal is broadly the same as the part of the warehouse it would replace. As a result I am satisfied that in terms of enclosure or overshadowing, there would be no significant further impact on any of the surrounding occupiers.
- 8.8 A number of the representations raise concerns about increased noise and disturbance from the residential use of the site. The current use is industrial storage and in my view a residential use is less likely to cause noise disturbance. A number of the representations raise concerns that a residential use on site would be 24 hours a day as opposed to the current industrial use which is used during the day. There are no conditions restricting the hours of use of the existing building so it could be used at any time. I accept that the residential use is more intensive but the nature of residential use is less noisy than the industrial use. I am satisfied there would be no significant noise disturbance to any of the surrounding occupiers. I note that the Environmental Health Officer has not raised an objection on these grounds.
- 8.9 The only windows on the western elevation are high level and as a result the proposal would not cause any overlooking to the gardens on Belgrave Road. There are a number of openings on the eastern elevation which face towards the properties and gardens on Vinery Road. The lower ground level units due would not cause any overlooking of neighbouring properties. The upper ground floor units are elevated above the existing ground floor level so could have the potential to overlook neighbouring gardens. Apartment 3 is shown to be served by a large glazed element on the eastern elevation. The outlook from this window is looking down the accessway but also towards the

end of the garden of 15 Vinery Road. As a result, a condition is recommended requiring this window to be obscure glazed up to 1.8m or else for an alternative method of screening to be provided to ensure that it does not harm the privacy of no.15. As this room is also served by a rooflight and has an additional window looking towards the car park to the south, obscure glazing this window is not considered to have any significant adverse impact on the amenity of future occupiers.

- 8.10 A glass balustrade is proposed adjacent to the windows of apartment 4 on the upper ground floor and apartment 6 on the first floor. Details of the balustrade are recommended to be required by condition to ensure that it would be at least 1.8m above the finished floor level and obscure glazed to ensure it screen views into the gardens on Vinery Road.
- 8.11 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

- 8.12 The original application was withdrawn; the primary concern was the amenity of the proposal for future occupiers. The revised proposal has reduced the number of units proposed on site, from 7 to 6 units, and thus increased the size of the units proposed. Further CGI drawings have been provided to better illustrate the outlook from the units.
- 8.13 Apartments 1 and 2 are on the lower ground level. A CGI has been provided which shows the outlook from apartment 1. On plan form the outlook appears enclosed but the CGI illustrates that the occupier of this unit would not have as constrained an outlook as it appears on plan form. These units are only partially below the existing ground floor level and views up towards the street would be possible. Both units exceed the nationally described space standards. Apartment 1 is single aspect with a small terrace area to the front of the property. Apartment 2 would be dual aspect and the occupier would have access to a small enclosed terrace space to the north.
- 8.14 Apartments 3 and 4 are contained wholly on the upper ground floor level. A condition is recommended requiring the large

glazed element to the front of apartment 3 to be obscure glazed up to 1.7m above finished floor level or else an alternative screen incorporated to ensure it does not overlook 15 Vinery Road. I am satisfied that the unit would still provide adequate amenity to future occupiers as it has a rooflight and additional window in the south elevation. Apartment 3 is 39sqm so meets with the nationally described space standards. Apartment 4 is 38sqm so is 1sqm short of meeting the standards. Details of the glass balustrade adjacent to the front window of this property are required to ensure there are no overlooking issues. This unit also has access to an enclosed private terrace to the south. Both apartments 3 and 4 are considered to provide a sufficiently high quality living environment to future occupiers.

- 8.15 Apartment 5 is a duplex unit. The lower level has a rooflight to the west and an enclosed window looking into the light well to the west. The bedroom on the upper floor is to be served by a high level window. This unit would provide 54sqm of internal floorspace. As this unit is contained over 2 storeys it is 4sqm short of meeting the standard. Nevertheless, it is less than 10% below the standards, is considered adequately large and I am satisfied it would provide a quality living environment for future occupiers.
- 8.16 Apartment 6 is wholly contained on the first floor. This unit has access to its own terrace. Details of the balustrade to serve the terrace are required by condition to ensure it would not result in overlooking of neighbouring gardens. The unit is shown as providing 1 bed space with 42sqm of internal space and as a result would meet with the internal space standards for a single occupancy unit. This unit is served by rooflights in the east and west roof planes as well as the large glazed element leading onto the terrace. I am satisfied that this unit would provide a quality living environment for a future occupier.
- 8.17 Apartments 2, 4 and 6 have access to small private terrace areas. Apartment 1 has access to a small semi-private area to the front of the unit. The remaining units do not have access to any private outdoor space. Given that all of the units are 1 bedroom or studio units, they are unlikely to be occupied by families and the lack of garden provision is considered to be acceptable. The units would be within easy walking distance of a large area of public green space at Romsey Recreation Ground. I note that public open space is in high demand in

Romsey. However I am satisfied that given the scale of this development, it is not likely to add significantly to this pressure.

8.18 The Environmental Health Officer initially raised concern regarding the building noise insulation between the proposed new building and retained industrial unit. The information provided was deemed to be adequate and a compliance condition is recommended. A number of other conditions regarding noise, construction hours and contaminated land are also recommended.

8.19 For clarity, the below table provides the internal space provision for each unit compared with the Nationally Described Space Standards.

Unit no.	Internal space	Nationally described standard
Apartment 1	40sqm	39sqm
Apartment 2	42sqm	39sqm
Apartment 3	39sqm	39sqm
Apartment 4	38sqm	39sqm
Apartment 5	54sqm	58sqm
Apartment 6	42sqm	39sqm

8.20 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

8.21 Bins are to be contained within a covered store to the front of the units adjacent to the cycle parking. A bin collection point is proposed on the accessway closer to the highway. A management agency is likely to be needed to move the bins. I

consider that the proposed bin storage would meet with the requirements of the RECAP Waste Design Guide.

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

Highway Safety

- 8.23 The highway authority does not consider the proposal would have any significant adverse impact on highway safety. I share this view.

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

Car and Cycle Parking

- 8.25 A number of the representations raise concerns about the lack of car parking spaces for the proposed development and that this would exacerbate on-street parking problems in the surrounding streets. The site is located in a sustainable location, close to bus and cycle infrastructure and local service at the Mill Road East Local Centre. As a result I am satisfied that the lack of off-street car parking would be acceptable.

- 8.26 The plans show 10 cycle parking spaces in a covered store. This provision is in excess of minimum standards and is considered acceptable. Details of the store are required by condition.

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

Third Party Representations

- 8.28 I have addressed the majority of the third party representations in the body of my report but will cover any outstanding matters in the below table:

Representation	Response
The design of the building is not in keeping	See paragraphs 8.4 - 8.5
If the existing warehouse is at odds with the conservation area	The proposed industrial use is at odds with the residential use of

replacing it with a similar style of building would be inappropriate; should copy positive rather than negative buildings in the Conservation Area	the area rather than the building being harmful. The Conservation Officer is satisfied that the replacement building is appropriate and would preserve and enhance the character and appearance of the Conservation Area. I share this view.
Overdevelopment	The scale and massing of the replacement building is similar to the part of the building it replaces and as a result is considered to be of an appropriate scale for the plot.
Overlooking	See paragraphs 8.9 - 8.11
Increase to high density residential use will cause noise and disturbance; would be in use 24 hours a day	See paragraph 8.8
Units would not be adequately large and would not receive adequate sunlight	See paragraphs 8.12 - 8.20
Romsey has low levels of green space per capita and the development should not rely on public parks for outdoor space for occupants	See paragraph 8.17
Shared bins will attract fly-tipping which is an existing problem on site	There is no evidence that this would be the case. The communal bin arrangement is considered acceptable
Who will manage the communal bins	A managing agent may be required to move the bins to the footpath given their large size
Type of development likely to appeal to buy-to-let market or short-term lets rather than meeting need for family housing in area	This is not a material planning consideration. The proposed units would be meeting a housing need.
Unsustainable development; will increase traffic, put pressure on local infrastructure and harm the local environment	The proposal is located in a sustainable location.

The replacement of a derelict warehouse is not an excuse to provide sub-standard housing.	The housing provided is considered to provide a quality living environment for future occupiers
Environmental elements do not go far enough	The environmental elements are considered adequate
The cumulative impact from the new occupiers of these flats and other recently approved flats nearby will result in a significant increase in demand for on-street car parking in the area and increase pressure for access to public green space	See paragraphs 8.17 and 8.25
Site should be redesigned to accommodate off-street car parking and green space	There is no requirement to provide off-street car parking given the sustainable location of the site; see paragraph
Would set a precedent for other high density residential development nearby	The density is considered acceptable for the site. Each application is assessed on its own merits.
Concerned about accuracy of bat report	The nature Conservation officer has not commented on this application but reviewed the information submitted as part of the previous application. He has not raised any concerns with the report.
Inadequate cycle provision	See paragraph 8.26
Construction traffic would be unsafe for school children who use this route	The Highway Authority has not raised this as a concern.

Planning Obligations (s106 Agreement)

8.29 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.

- 8.30 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 The proposed development is considered acceptable in terms of design and is considered to preserve and enhance the character and appearance of the Conservation Area. The proposal would not have any significant adverse impact on the amenity of surrounding occupiers. The development would provide a quality living environment for future occupiers.

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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)

- General environmental setting.

- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5.

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.

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 policy 4/13

13. Prior to the commencement of use an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at the nearest light sensitive receptor shall be. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, retained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of amenity. (Cambridge Local Plan 2006 policies 3/11 and 4/15)

14. Prior to the occupation of the flats the sound insulation scheme and structural separation as stated within the Cass Allen 'Addendum to noise assessment report RP01-17669' dated 11th May 2018 (ref: LR01-17669) shall be fully implemented. The development shall be maintained in accordance with the details thereafter.

Reason: To protect the amenity of future occupiers (Cambridge Local Plan 2006 policies 3/7 and 4/13)

15. 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, type of jointing 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.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

16. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

17. 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 treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. 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)

18. No development shall take place until full details of hard 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; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, pipelines indicating lines, manholes, supports).

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)

19. Prior to the occupation of the flats, details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

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

20. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or with any order revoking and re-enacting that Order with or without modifications) no windows, at upper ground level or above shall be constructed in the front or rear elevations other than with the prior formal permission of the local planning authority.

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

21. Prior to the occupation of the units, the large glazed element to the eastern elevation of apartment 3 shall be non-opening and obscure glazed to 1.7m above finished floor level or an alternative means of screening views from the apartment into the garden of no. 15 Vinery Road shall be submitted to and approved in writing by the Local Planning Authority. The agreed screening method shall be in place prior to the occupation of the units and shall be retained thereafter.

Reason: To protect the privacy of the garden of no. 15 Vinery Road (Cambridge Local Plan 2006 policy 3/7)

22. Prior to the occupation of the units details of the Balustrades at upper ground floor and first floor as shown on drawings 0950.01.200 rev F and 0950.01.300 rev F shall be submitted to and agreed in writing by the Local Planning Authority. The balustrades shall be installed as per the approved details prior to the occupation of the units and shall be retained as such thereafter.

Reason: To protect the privacy of the surrounding gardens of Vinery Road (Cambridge Local Plan 2006 policy 3/7)

23. Notwithstanding the approved plans, no mezzanine floor levels shall be inserted.

Reason: In the interests of residential amenity to prevent overlooking of neighbouring gardens (Cambridge Local Plan 2006 policies 3/4 and 3/12).

24. 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)

25. No development shall commence until a plan has been submitted to and approved in writing by the Local Planning Authority detailing the proposed specification, number and locations of internal and / or external bird boxes on the new buildings. The installation shall be installed prior to the occupation of the flats and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan (2006) policy 4/3).

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: 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: The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>.

Hard copies can also be provided upon request

INFORMATIVE: 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.

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

INFORMATIVE: The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on <https://www.cambridge.gov.uk/land-pollution>
Hard copies can also be provided upon request.

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

INFORMATIVE: The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

Further information may be found here:

<https://www.cambridge.gov.uk/housing-health-and-safety-rating-system>

INFORMATIVE: The boundary treatments should include sufficient gaps (150mm X 150mm) to allow hedgehogs access.

INFORMATIVE: The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present

INFORMATIVE: Prior to commencement of above ground works, confirmation should be sought from Anglia Water to confirm that they are satisfied with the foul water drainage proposals.