

Application Number	18/1990/FUL	Agenda Item	
Date Received	17th December 2018	Officer	Ganesh Gnanamoorthy
Target Date	11th February 2019		
Ward	Petersfield		
Site	Mill Road Depot Mill Road		
Proposal	Erection of a single storey building to house a substation, and associated screening.		
Applicant	Cambridge Investment Partnership		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal is of a modest scale, and would facilitate wider redevelopment of the site - The proposal would be acceptable with respect to design, impact on the designated Mill Road conservation area, neighbouring amenity, land contamination and highways / parking matters.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application sites is a small, irregular shaped parcel of land which forms part of the wider Former Mill Road Depot site, which is currently being redeveloped.
- 1.2 The site is identified as a Proposal Site in the Cambridge Local Plan (2018), as well as falling within the Mill Road Opportunity Area and the designated Mill Road Conservation Area.
- 1.3 There are no listed buildings on the site although the Grade II Listed former library building sits to the south of the application site. The Gatehouse building is a Building of Local Interest (BLI).

2.0 THE PROPOSAL

- 2.1 This application proposes the erection of a single storey building to house a substation, and associated screening.
- 2.2 The substation sits within the site that forms phase 2 of the Mill Road Depot scheme, and has been considered under application reference 19/0175/FUL in the previous item at this committee.
- 2.3 The substation would be located to the east of the existing gatehouse building, set some 2.20m away from its flank wall. The proposed structure would have a square footprint measuring 4.00m by 4.00m, and would have a flat roof with height of 3.30m. A set of double doors would open outwards from the northern elevation and this would be the sole point of access to the building. Two ventilation louvres are proposed to the western elevation, facing the flank elevation of the gatehouse building, 1.50m above ground level. The building would be constructed of brickwork.
- 2.4 Screening is proposed to restrict access to the substation. Screening would run east to west across the northern elevation from the existing gatehouse to a new structure proposed as part of the phase 2 application previously mentioned. Additional screening would lead from this element to the north-western corner of the substation. Double doors would open outward for vehicular access, and a pedestrian gate would provide access to the louvered flank elevation.
- 2.5 To the rear of the substation (south), a further 'L'-shaped stretch of screening is proposed from the south-east corner of the gatehouse building to the south-western corner of the substation. This would restrict unauthorised access to the louvered flank of the substation.
- 2.6 All of the screening proposed would be constructed of Timber with metal framing, and would have a uniform height of 3.30m, matching that of the substation building.

3.0 SITE HISTORY

3.1 The application site has a significant planning history. The most relevant applications are detailed below

Reference	Description	Outcome
19/0546/S106A	Application for a deed of variation to S106 to substitute the existing requirement to provide 50% affordable housing within Phase I with a requirement to provide 50% affordable housing across both Phases I and II and to ensure that the informal open space is provided and maintained.	Pending
19/0176/LBC	Demolition of 'link building' attached to Old Library (Grade II listed).	Pending
19/0175/FUL	The erection of an apartment building (45 affordable dwellings); erection of mixed use building with community centre and ancillary office and meeting rooms on ground floor with 4 affordable dwellings above; change of use of Gate House to mixed use (commercial ground floor (A1/A2/A3/B1/D1 in the alternative) and 1 dwelling on first floor), together with associated external works including provision of open space (including play area), cycle parking, landscaping and demolition of 'link building' attached to Old Library (Grade II listed).	Pending
18/1947/S73	S73 application to vary condition 2 of planning permission ref. 17/2245/FUL (182 dwellings, including 50% affordable, 51sqm of Class B1 (Business) or D1 (Non-Residential Institutions) - in the alternative, basement car park (101 spaces), surface water pumping station, open space (including play area), alterations	Pending

	to junction with Mill Road and associated works) to change accessibility levels; introduce 4 additional units, including 1 to replace pumping station; revisions to heights and design of dwellings on Headly Street; and redistribution of 50% affordable housing provision within Phase I to 50% affordable housing provision across both Phases I and II (to be secured through S106).	
17/2245/FUL	(Non-Residential Institutions) - in the alternative, basement car park (101 spaces), surface water pumping station, open space (including play area), alterations to the junction with Mill Road, together with associated external works including cycle parking and landscaping.	Permission Granted
17/2192/FUL	Demolition of existing buildings and structures	Permission Granted

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	<p>1</p> <p>14 24 26 27</p> <p>33 35 36</p> <p>57 61</p> <p>81 82</p>

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework February 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
<p>Supplementary Planning Documents</p> <p>(These have been prepared in parallel with the Local Plan preparation and will be shortly adopted by the Executive Councillor by an out of cycle decision.)</p>	<p>Mill Road Depot draft Planning and Development Brief</p>

<p>Previous Supplementary Planning Documents</p> <p>(These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)</p>	<p>Sustainable Design and Construction (May 2007)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p>
	<p><u>Area Guidelines</u></p> <p>Mill Road Conservation Area Appraisal (2011)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection raised

Environmental Health

6.2 Initial concerns were raised by the Environment Protection Officers with regard to noise and carbon dioxide build up within the structure. However, additional information has been submitted and the scheme is now considered acceptable subject to the imposition of conditions relating to gas protection, plant noise and construction hours.

Urban Design and Conservation Team

- 6.3 No objection raised subject to the imposition of a condition requiring submission of materials samples prior to the commencement of work.

7.0 REPRESENTATIONS

- 7.1 Local residents have been consulted on the proposal and a site notice was erected outside the site. In addition, a press notice was placed in the Cambridge Evening News on 11th January 2019.
- 7.2 No representations have been received.

8.0 ASSESSMENT

- 8.1 I consider that the main issues for consideration are:
1. Principle of development
 2. Design and the impact of the proposal on the streetscene and wider conservation area
 3. Residential amenity
 4. Highway and parking impact
 5. Land contamination

Principle of Development

- 8.2 The application site is designated as a 'proposal site' and within an 'opportunity area' according to the Cambridge Local Plan 2018. The Local Plan identifies the site for residential development. The site has had approval for a residential-led scheme, whilst this committee has heard another application for phase two of this scheme.
- 8.3 Whilst the substation building is not, in itself, a residential building, it is considered that the proposal is essential to enable the residential development to function and is, therefore, a fundamental aspect in the residential ambition for the site. As discussed earlier in the report, it is worthy of note that a substation had previously been approved within the wider site (falling within the confines of phase one) and this application merely seeks to provide an alternative location for this.

- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policies 14 and 24 of the adopted Cambridge Local Plan 2018.

Design and the impact of the proposal on the streetscene, wider conservation area and nearby listed building

- 8.5 The proposed substation building would be single storey in nature and would have a modest footprint. The building and screening would be set back some 30m from Mill Road and would be barely visible, with some views blocked by the presence of the former library building. Views would become more evident from new roads within the proposed development itself although these would also be minimal due to the location of the substation tucked in between other buildings. The proposal, due to its modest scale and mass and limited visibility, is considered to be acceptable with respect to its impact on the streetscene and wider Mill Road conservation area.
- 8.6 The proposal is located within eight metres of the Grade II Listed former library building. The single storey nature of the proposal, along with its modest footprint, means that the structure would not visually compete with the special interest of the listed building. The siting of the substation and screening between other, taller buildings means that there are very few locations from where the substation would be read in the same view as the listed building.
- 8.7 In the event of planning permission being granted, it is considered prudent to secure details of the materials to be used in the construction of the substation and screening by way of condition, so as to ensure that the visual aesthetic is acceptable. In addition, the Council's Conservation Officer has raised no objection to the proposal.
- 8.8 With the above in mind, I am of the opinion that the proposal is compliant with policies 57 and 61 of the adopted Cambridge Local Plan 2018.

Residential Amenity

- 8.9 The proposal would be situated in excess of eleven metres away from the nearest existing residential site, with this distance increasing to sixteen metres to the nearest existing dwelling. The proposal is considered to be far enough away from existing properties, and of a small enough scale, so as to not have an adverse impact upon their amenity.
- 8.10 The proposal must be considered in relation to the development proposed on the wider depot site itself, with new residential development having already been approved, and further development considered by this committee today.
- 8.11 The proposal would be located directly next to new residential units – some within the existing two storey gatehouse building and others within a three storey building considered today under application reference 19/0175/FUL.
- 8.12 The location of openings on these buildings, along with the minor scale and mass of the substation and screening, mean that the proposal would not have an adverse impact upon light receipt, nor would the proposal appear unduly overbearing. The non-residential nature of the substation means that there are no concerns over loss of privacy or overlooking.
- 8.13 The nature of substations means that there is likely to be some noise generation from the proposal. The Council's Environmental Protection Officer has been consulted on the scheme and requested a noise assessment to be produced to demonstrate that the proposal would not have an unacceptable impact on nearby residential properties. A document entitled "Preliminary Acoustic Assessment – Proposed Substation" (dated January 2019 and ref: JDB/JEB/P18-1445/01TN) was subsequently produced. Following review of this document, the Environmental Protection Officer has confirmed that there are no objections to the proposal subject to a condition being imposed to secure a scheme for insulation of the substation to ensure adequate soundproofing is achieved.
- 8.14 The site is known to have contaminated land. The Council's Environmental Protection Officer has requested that a condition be imposed to secure a specification for gas protection to be incorporated into the design of the building prior to the commencement of works. An additional condition has been

requested to limit construction hours so as to ensure that the development is carried out in a neighbourly way.

- 8.15 I see no reason to conclude differently to the Council's Environmental Protection Officer, and consider the proposed conditions adequate.
- 8.16 With the above in mind, I am of the opinion that the proposal is compliant with policies 35 and 36 of the adopted Cambridge Local Plan 2018.

Highways and parking impact

- 8.17 The proposal does not alter access and egress arrangements to the site and the likely limited amount of visits to the development means that there is no need for dedicated parking provision.
- 8.18 The Highways Authority have been consulted on the proposal and no objection has been raised.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 81 and 82.

9.0 CONCLUSION

- 9.1 The proposal is considered to be acceptable in principle, with respect to design, impact on heritage assets, neighbouring amenity, and there are no highways or parking concerns.

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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

4. 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 2018 policy 35).

5. Prior to the commencement of the development a specification for gas protection to be incorporated into the building design (to prevent build-up of potentially asphyxiating gases) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the remediation measures associated with the ground gas generation of the site are agreed in advance of commencement of the development in the interest of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

6. The development shall be carried out in accordance with the "Preliminary Acoustic Assessment - Proposed Substation" dated January 2019 (ref: JDB/JEB/P18-1445/01TN).

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35).

7. Notwithstanding the approved acoustic assessment, prior to the installation of plant 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.

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the substation development at the use hereby approved shall not exceed the rating level limits specified within the Create "Preliminary Acoustic Assessment - Proposed Substation" dated January 2019 (ref: JDB/JEB/P18-1445/01TN).

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35).