

Application Number	17/2267/FUL	Agenda Item	
Date Received	27th December 2017	Officer	Mr Aaron Coe
Target Date	28th March 2018		
Ward	Trumpington		
Site Proposal	Land to the rear of 115, 117 & 119 Shelford Road Erection of 9 x 2-bedroom flats and associated works.		
Applicant	Mr Daines-Smith Anchor House 7 Anchor Lane, Burwell Cambridge CB25 0BD		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposal is well integrated with the character and appearance of the surrounding residential development. <input type="checkbox"/> The proposal would provide an acceptable living environment for future occupants. <input type="checkbox"/> The proposal would not harm the amenities of neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The proposed site is 0.15 ha, bounded by Addenbrookes Road to the north-west and Shelford Road to the south west. The application site is located to the south of Cambridge in a residential area which is within close proximity to the Southern Fringe Growth Site. The site is directly adjacent to parcel 10 of the Clay Farm development.
- 1.2 The site is presently overgrown and disused garden space at the rear of 115,117 and 119 Shelford Road.

- 1.3 There is an existing access along Addenbrookes Road which serves the car parking area of 115 and 117 Shelford Road.
- 1.4 Immediately opposite the development site is a residential development within the land to the rear of 99-105 Shelford Road which was approved in 2008 (08/0016/REM). In addition, to the west of the site a residential development at the land to the rear of 100-108 Shelford Road was approved in 2011(11/0955/FUL).

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for the erection of 9 two bedroom flats and associated works which include a car parking area, bin/ cycle stores and hard/ soft landscaping areas. The scheme proposes two x 2 storey blocks. The block further to the east of the site includes 5 units (2 on the ground floor and 3 on the first floor). This block is 23 metres wide and 12 metres deep. The block to the west proposes to include 4 units (2 on the ground floor and 2 on the first floor). This block is 14.5 metres wide and 12 metres deep.
- 2.1 The materials for the development include a facing brick of 'Ivanhoe Cream brick' with velfac windows and doors. A green roofing system is proposed with a single ply roofing membrane.
- 2.2 The only vehicular access to the development is proposed to be situated through Austin Drive where the applicant has right of way access to the development site.
- 2.3 All of the units on the ground floor are provided with an external garden space and the first floor units each have an outdoor terrace area.
- 2.4 The parking proposals within the application are 1 space per unit and 1 visitor car parking space. Overall, 10 parking spaces are being provided. 2 spaces are proposed to be integrated garages and 1 of the spaces is a designated visitor parking bay.
- 2.5 18 cycle parking spaces are provided within the application. One enclosed cycle store is proposed to serve all of the first floor units, whilst the four ground floor units have private cycle storage integrated into their private amenity spaces.
- 2.6 The application is accompanied by the following supporting information:
 - 1. Design and Access statement
 - 2. Arboricultural Impact Assessment

3. Phase 1 Ground Contamination Desk Study Report
4. Noise Assessment
5. Sustainability Checklist
6. Flood Risk Assessment and Surface Water Drainage Strategy
7. Species scoping survey

3.0 Amended Plans and updated proposal description

- 3.1 This planning application as originally submitted proposed the erection of 10 x 2 bedroom flats. However, during the course of the application Cambridge City Council published the inspectors reports on the Cambridge Local Plan 2014 which found the Local Plan to be 'sound' and subsequently on the 18th October the Cambridge Local Plan 2018 was adopted. The adoption of the new local plan resulted in amendments being made to the application.
- 3.2 The amendments to the proposed development include:
- ☐ A reduction in the number of proposed residential units from 10 units to 9 units. The ground floor of the eastern block is proposed to be reduced from 3 units to 2 larger units.
 - ☐ The refuse store has been relocated further to the east of the application site.
 - ☐ The addition of three lifts to the proposed development in order to comply with Cambridge Local Plan 2018 Policy 51.

4.0 SITE HISTORY

No relevant site history.

5.0 PUBLICITY

- | | | |
|-----|------------------------|-----|
| 5.1 | Advertisement: | Yes |
| | Adjoining Owners: | Yes |
| | Site Notice Displayed: | Yes |

6.0 POLICY

- 6.1 Relevant Development Plan policies:

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	27,28, 29, 33, 35, 36, 50, 51, 52, 55, 56, 57, 59, 70, 71, 73, 80, 81, 82, 85

6.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations:

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

7.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

As Submitted

- 7.1 - Clarifications requested on:
- 1) The impacts of the development on parking provision
 - 2) Location of the proposed vehicular access
 - 3) Whether any gates are proposed at the accesses
- A tracking diagram was requested to demonstrate that cars entering the access to 115 and 117 Shelford Road from Addenbrookes Road access can turn within the site and exit in forward gear
 - Please amend the width of the Addenbrookes Road access to 5.5 metres.

As Amended

- 7.2 All concerns have been addressed.

Head of Environmental Services

- 7.3 The development proposed is acceptable subject to the imposition of the conditions relating to acoustic assessment, ventilation scheme, hours of construction/ demolition, hours of deliveries/collections, piling, dust and construction/demolition noise/ vibration.

Sustainable Drainage Engineer

As Submitted

- 7.4 Infiltration tests are required to demonstrate the ground conditions are suitable to provide necessary infiltration storage to ensure a 1 in 30 year flood event and no flooding of property. If permeability testing results are not available then the drainage strategy should include a sustainable drainage solution in case infiltration is not feasible.

Final comments (following submission of further information)

- 7.5 No objections subject to surface water drainage condition.

Urban Design

As Submitted

- 7.6
- 1) The legibility of the units should be improved through more defined entrances
 - 2) The sizes of the garages need amending to meet the Councils guidance in terms of cycle parking.
 - 3) The pedestrian pathway from Addenbrooke's Road and between the two blocks should be aligned.

As Amended

- 7.7 The development proposed is acceptable subject to the imposition of conditions.

Landscape Architect

- 7.8 The development proposed is acceptable subject to the imposition of conditions.

Senior Sustainability Officer

As Submitted

7.9 Some aspects of the proposal are supported but the following additional information is required:

- Information on the levels of carbon reduction being achieved
- If the scheme is not utilising renewable energy in line with the requirements, further justification for the departure from adopted policy will be required.
- If pv panels are to be utilised, as is suggested by the response to the pre-application discussions, then information in line with Section 2.4 of the Council's Sustainable Design and Construction SPD will be required, along with drawings showing the location of the panels. The use of green roofs is supported, however, if pv panels are to be utilised, then the use of brown roofs beneath the pv panels would be more appropriate.

As Amended

7.10 The development proposed is acceptable subject to the imposition of conditions.

7.11 Disability Access Officer

No comments.

Shared Waste Service

As Submitted

7.12 Additional information required regarding storage capacity, dragging distances and refuse collection.

Biodiversity Officer

As Submitted

7.13 The proposal involves mature back garden development, please request a species scoping survey prior to determination. If minded to approve please recommend integral boxes for birds and bats to be installed.

As Amended

- 7.14 Content with the submitted ecology report. The development is acceptable subject to the imposition of conditions.

Arboricultural Officer

- 7.15 Due to the poor quality of the site's trees there are no formal objections to the proposal subject to replacement planting and conditions.

Environment Agency

- 7.16 The Environment Agency has no objection in principle to the proposed development but wish to offer recommendations and informatives that relate to the surface water drainage, sustainable drainage systems and foul water drainage.

Anglian Water

- 7.17 Should the Local Planning Authority be mindful to grant planning approval then Anglian Water recommend the addition of conditions relating to surface and foul water drainage.

Lead Local Flood Authority

As Submitted

- 7.18 - Concerns regarding ownership of the pipe network that surface water is proposed to discharge into
- The site hydraulic calculations have excluded permeable surfaces
 - Support the City Council's suggestion of an increase of the discharge rate to a maximum of 2l/s to incorporate a larger orifice as this will reduce the risk of blockage.

As Amended

- 7.19 The proposed development is acceptable subject to conditions.

Designing Out Crime Officer

- 7.20 The development is supported.

8.0 REPRESENTATIONS

8.1 The owners/occupiers of the following addresses have made representations:

- 29 Austin Drive
- 38 Austin Drive
- 39 Austin Drive
- 46 Austin Drive
- 47 Austin Drive
- 48 Austin Drive
- 49 Austin Drive
- 57 Austin Drive

8.2 The representations can be summarised as follows:

- Concerns regarding the impact on the existing cul-de-sac of Austin Drive
- The impact on pedestrians and cyclists using Austin Drive
- Increased volume of traffic and pollution.
- Concerns over the small amount of visitor parking proposed and subsequent impact on Austin Drive parking arrangement
- Noise disturbance from the proposed car park area and bin store
- Impact of construction traffic on existing residents
- Concerns regarding the loss of trees

8.3 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.

9.0 ASSESSMENT

9.1 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. 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

- 9.2 The provision of extra housing within the city is supported in the Cambridge Local Plan 2018. Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area of Cambridge, creating sustainable inclusive communities and enable the maximum number of people to access services locally. I consider that given this site is surrounded by residential development and located in close proximity to various services and facilities, it is in accordance with this policy subject to considerations such as impact on neighbour amenity and visual aesthetics.
- 9.3 The application site is within close proximity to the Cambridge Southern Fringe area of major change. There have been a substantial number of residential developments that have been completed and remain under construction within this area. I consider this proposed development is in keeping with the residential surrounding area.
- 9.4 The Cambridge Local Plan 2018 policy 52 is aimed at safeguarding against unreasonable loss of garden land. This site, which is currently garden land, has to be tested against this policy within the assessment.
- 9.5 Local Plan policy 52 states that residential development within the garden area or curtilage of existing properties will only permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
 - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
 - c. the amenity and privacy of neighbouring, existing and new properties is protected;
 - d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
 - e. there is no detrimental effect on the potential comprehensive development of the wider area.

- 9.6 I consider that the proposal complies with the criteria set out in policy 52 for the reasons set out in the relevant sections of this report. The development is therefore acceptable in principle.

Context of site, design and external spaces

- 9.7 The key design issue is the design and appearance of the proposed new building in its setting. Following pre application advice, the design of the proposed development has evolved from a three storey individual block to two smaller two storey blocks which are more in keeping with the surrounding two storey residential properties. This is both in terms of the existing donor properties on Shelford Road and the new Clay Farm Countryside development to the east, both of which have a two storey domestic scale. Therefore, the proposed development is in accordance with Policy 55 of the Cambridge Local Plan 2018.
- 9.8 The development will be in keeping with the surrounding character and have minimal impact on the amenities of neighbouring properties. The frontage of the site on the Addenbrooke's Access Road (AAR) consists of residential development including a mix of flats and dwellings along much of its course. The surrounding developments include Clay Farm to the east, Glebe Farm to the west and other new dwellings directly to the north of the site comprise a variety of both two and three storey residential developments. The development of the application site is not considered to be inappropriate in that context.
- 9.9 The proposed development would appear from the Shelford Road and Addenbrooke's Road junction as a row of contemporary two storey units. The scale and massing would be in accordance with the surrounding residential development. The development proposes 4 ground floor units and 5 first floor units. The height of the proposed development to the top of the mono pitch roofs is 7 metres and to the top of the flat roofs is 6 metres. Officers consider the proposed development would have a subservient appearance to surrounding development in terms of its scale, roof form and layout.
- 9.10 In addition, the use of materials including glazing on the front elevations, mono pitch roofs and a similar facing brick to other Addenbrooke's Road properties highlights that the development

is in accordance with the character of the site and its immediate context of residential properties.

- 9.11 The proposed development is set back from Addenbrooke's Road by 12 metres. The block to the east of the stretches approximately 23 metres along the frontage of Addenbrooke's Road site and the block to the west is 14.5 metres wide. Following advice from City Council Urban Design team a 1.5 metre wide link is proposed for pedestrians to connect the residents from Addenbrooke's Road to the parking area to the rear of the development. This increases permeability of the development in accordance with Cambridge Local Plan 2018 Policy 80.
- 9.12 The design and scale of the proposed development would sit comfortably within this back-land context and would enhance the character and appearance of the area.
- 9.13 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 51, 52, 55, 56, 57, 59 and 71.

Residential amenity

Impact on amenity of neighbouring occupiers:

- 9.14 The properties likely to be most affected are the occupiers of the nearby Shelford Road dwellings, Addenbrooke's Road adjacent property and Austin Drive residents to the east of the development.
- 9.15 The main concern is the impact of the development on number 2 Addenbrookes Road. The development is proposed to be located 5 metres from the boundary at the middle of the rear garden of 2 Addenbrooke's Road. It is recognised that the proposed development may result in the loss of a small amount of evening sunlight to the garden space of 2 Addenbrooke's Road. However, given that the rear 6 metres of the south east corner of the development is single storey, this impact will be minimal.
- 9.16 In relation to overlooking, a privacy screen has been introduced on the first floor unit terrace space on the north east corner of the development. This will remove the issue of overlooking and protect the residential amenity of 2 Addenbrooke's Road.

Condition 8 has been imposed to secure the details of the privacy screen proposed to be installed on the north east corner of the development.

- 9.17 The proposed development would be located 21 metres from the rear elevation of 115 Shelford Road. Although the presence of this development will have an impact in terms of mass and scale, the inclusion of planting and boundary treatments within this scheme will significantly reduce this impact. Overall, I consider the proximity of the proposed development to the houses fronting Shelford Road acceptable and there is sufficient separation not to have a negative impact upon their setting or the amenity of both existing and future occupiers.
- 9.18 With regard to privacy, I am satisfied that the scheme has been designed such that opportunities offered for direct views into the residential gardens/ houses of others are very limited. The applicant has angled the first floor terrace spaces and included 1.7 metre high privacy screens on all first floor units to reduce the impact of overlooking into the gardens/ properties of Shelford Road residents. Additionally, a substantial amount of planting has been introduced on the southern boundary to further minimise the impacts of the scheme on existing Shelford Road dwellings.

Austin Drive properties

- 9.19 A key concern raised by a number of Austin Drive residents is that there will be an increased number of vehicles driving using the estate. Undoubtedly, the development involves an intensification of use of the cul-de-sac, however, officer's consider that the addition of a maximum of eleven vehicles will not have a detrimental impact on the amenity. The County Highway Authority has assessed the application and is satisfied that the access can accommodate additional trips which are unlikely to have a significant impact on the function of the access.
- 9.20 Concerns have been raised regarding the impact of construction traffic on the existing residents. The impact of construction noise and traffic on neighbouring properties will be controlled through relevant conditions including a traffic management plan and other conditions recommended by the City Council Environmental health team.

- 9.21 An objection was made by the occupier of No. 57 Austin Drive regarding the location of the refuse store at the corner of the site closest to their property. The refuse store is approximately 20 metres from the rear wall of the residential property of No.57. Therefore, given this substantial distance, the noise created from the additional refuse collection point will not have a significant impact and is considered acceptable.
- 9.22 Lack of visitor parking within the proposed development was an issue raised by a resident of Austin Drive. The City Council Car parking standards are that one space for every 4 units should be provided, however, the proposed development intends to provide only one visitor parking space. Whilst it is noted that the proposed visitor parking provision is below the standards more recent guidance in the National Planning Policy Framework, Policy 4 highlights the importance of moving away from maximum parking provision particularly in areas with good access to public transport. Therefore, as the development site is situated within close proximity to the Cambridge Guided Busway and the Cambridge Park and Ride site, I do not feel it is appropriate for the provision of visitor parking to be higher than one space.
- 9.23 Another concern raised is the potential increase in demand for parking along Austin Drive which will subsequently impact pedestrian and cyclist safety. A Traffic Regulation Order will be introduced in due course for Cambridge Southern Fringe development area which includes Austin Drive. Therefore, the introduction of the Traffic Regulation Order will prevent vehicles parking unlawfully along Austin Drive. The development is proposed to have a private car park to serve the additional residents and therefore will not impact the existing arrangement for parking within Austin Drive.
- 9.24 Likewise, the safety of pedestrians and cyclists due to additional vehicular traffic along Austin Drive. It is acknowledged that the proposed development will result in an additional 11 vehicles using Austin Drive. However, officers consider that the existing infrastructure is adequate to serve an additional 11 vehicles without impacting the safety of pedestrians and cyclists that currently use Austin Drive.

Amenity for future occupiers

- 9.25 The residential amenity of the prospective occupiers must also be considered in terms of the quality of the living environment and provision of adequate amenity space.
- 9.26 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All of the proposed the units meet the space standards. In this regard, the units would provide a high quality internal living environment for the future occupants. The floor space of the proposed units is presented in the table below against the requirements of policy 50.
- 9.27 The table below shows the proposed internal sizes of the units exceeds the policy size requirements.

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
GF1	2	4	1	70	108	+ 38
GF2	2	4	1	70	106	+ 36
GF3	2	4	1	70	79	+ 9
GF4	2	4	1	70	74.8	+ 4.80
FF1	2	4	1	70	73.6	+ 3.6
FF2	2	4	1	70	73.5	+ 3.5
FF3	2	4	1	70	73	+ 3
FF4	2	4	1	70	72	+ 2
FF5	2	4	1	70	70	+ 0

- 9.28 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. All of the ground floor units are provided with garden spaces that vary in size. Each of the first floor units propose to include private terrace spaces of an adequate size that meet the requirements of policy 50.
- 9.29 The impact of traffic noise from Addenbrookes Road on the amenity of future occupiers requires assessment. A noise report submitted within the application has been assessed by the City Council's Environmental Health team. The report has been

considered acceptable subject to development being carried out in accordance with the noise insulation and mitigation scheme submitted. A compliance condition has been recommended.

- 9.30 Adequate outdoor amenity space has been retained by the owners of 115-119 Shelford Road in order to serve existing and future occupiers of these properties.
- 9.31 In my opinion the proposal adequately respects the residential amenity of existing neighbouring properties and the amenity of prospective occupiers. I consider the proposals are compliant with Cambridge Local Plan Policies 55 and 56.

Car and Cycle Parking

- 9.32 The car parking proposals are 1 space per dwelling which is in accordance with the Cambridge Local Plan policies 33 and 82. Two out of the 10 proposed car parking spaces meet the size and dimension requirements for disabled car parking space standards. As previously mentioned the proposed visitor parking provision is below the Council's adopted car parking standards by 1 visitor parking space. However given the proximity of the development site to sustainable transport facilities this provision is considered acceptable.
- 9.33 18 cycle parking spaces have been provided within the development. One enclosed cycle store is proposed to serve all of the first floor units and the four ground floor units have private cycle storage integrated into their private amenity spaces. The provision of cycle parking within the scheme is in accordance with the cycle parking standards set out within Appendix L of the Cambridge Local Plan 2018.
- 9.34 In my opinion the proposal is compliant with policy 82 of the Cambridge Local Plan (2018).

Highway Safety

- 9.35 The access into the new parking area to serve the proposed development is 5 metres wide. The County Highways Authority is content that this would not result in any vehicle conflict from cars entering and leaving the site.

- 9.36 In my opinion the proposal is compliant with Cambridge Local Plan 2018 policy 81.

Renewable energy and Sustainability

- 9.37 The application proposes the use of a 2.50 kWp photovoltaic array and carbon calculations predict a 12.86% reduction on the site meeting the requirements of Cambridge Local Plan policies 28 and 29. The choice of technology is supported, however, details of the location of the photovoltaic panels is secured by condition. Green roofs are also included within the scheme. The proposals are considered acceptable and in accordance with Cambridge Local Plan policies 28 and 29.

Arboricultural Impact

- 9.38 The existing vegetation and trees within the development site were assessed by the City Council Arboricultural officer. Within the development site, one large tree in the south west corner of the site is proposed to be retained whilst all other vegetation is proposed to be removed. This is due to the majority of the trees being classified as poor quality. Therefore, the loss of the existing trees and vegetation is considered acceptable and in accordance with Cambridge Local Plan policy 71.

Ecology

- 9.39 An ecological survey has been assessed as part of this application and the report suggests that a reptile survey is undertaken and the additions of bird/ bat boxes are installed as part of this development. These matters will be addressed by planning condition No. 17. This is in accordance with Cambridge Local Plan 2018 policy 70.

Refuse Arrangements

- 9.40 Existing refuse collections for properties 2-8 Addenbrooke's Road already takes place via Addenbrooke's Road, therefore an existing turning head is already in place to allow refuse vehicles to collect at the rear of the properties and exit in forward gear.
- 9.41 The proposals indicate that the refuse vehicle will utilise the existing turning head and reverse less than 10 metres to the bin collection point. The proposal includes one large ancillary refuse

store which will serve the 5 first floor properties at all times. The four ground floor units each have their own refuse storage areas incorporated into their rear gardens and it is proposed they will also use the refuse store on bin collection days. The full details of the design of the bin store have been secured by condition 24, to ensure the design is acceptable.

- 9.42 The proposed location of the bin store will not create any noise and disturbance issues for neighbouring properties or the potential future occupiers of the proposed development.
- 9.43 The proposals are in accordance with the RECAP waste guidelines and I am satisfied that they can successfully accommodate and serve all units. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 57.

Planning Obligations (s106 Agreement)

- 9.44 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. The guidance states that contributions should not be sought from developments of 10 units or less, 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.

Affordable Housing

- 9.45 Cambridge City Council published the Inspectors' Reports on the Local Plan submission on 03 September 2018. The Inspectors concluded the Local Plan was 'sound' subject to a number of modifications being made. Policy 45 of the updated Cambridge Local Plan states that proposals of 11-14 units will be required to provide 25% affordable housing. However, the Council has considered these policies to be out of date given the publication of the NPPF 2018 which requires the provision of affordable housing for developments of 10 or more units.

Therefore, on this basis Cambridge City Council has amended the thresholds in relation to the provision of affordable housing and any proposals for 10-14 units are required to provide 25% affordable housing.

- 9.46 The proposal would result in a net increase of 9 dwellings on the application site. As the proposed net increase of units on the site would be below the threshold, there is no policy basis to require affordable housing provision as part of this application.

Accessible homes

- 9.47 The development has been assessed for compliance with Policy 51. The applicant has amended the scheme to comply with the requirements of Part M4 (2) of the Building Regulations. I have recommended a condition to secure this requirement.

Conclusion

- 10.0** The proposed development will fit in with the surrounding residential character along Addenbrooke's Road. The proposed contemporary design will be in keeping with the street scene and the site location is sustainable with public transport links to Cambridge City centre and surrounding areas. The concerns of Austin Drive residents have been considered, however, I do not believe any of them warrant the refusal of this planning application.

11.0 Recommendation:

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55, 57 and 58)

5. Prior to the commencement of development a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and parapet detailing 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 visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework/render/timber and jointing and parapet detailing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55 and 57)

6. 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 2018 policies 55, 57 and 59)

7. 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 2018 policies 55,57 and 59)

8. Prior to the commencement of development, the details of a two metre privacy screen within flat 1 (first floor flat) adjacent to 2 Addenbrooke's Road shall be submitted and approved in writing by Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018, policy 57)

9. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Addenbrooke's Road. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system. The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018, policy 35).

10. Prior to commencement and in accordance with BS5837 2012, a phased Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2018, policy 71).

11. The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with the TPP, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out. If any tree shown to be retained is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

12. No development, including site clearance, shall commence until a presence / absence reptile survey has been undertaken within the appropriate season (April-June/September-October) and, if required, a mitigation strategy submitted to the Local Authority. Approved mitigation to be implemented prior to site clearance.

Reasons: Ecology survey to date has identified potential reptile habitats on site and recommended additional survey to confirm presence or absence and ensure individuals are not harmed during the development. In accordance with Cambridge Local Plan 2018 policy 70.

13. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of bird and bat boxes on the site. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reasons: to provide ecological enhancements for protected species on the site. In accordance with Cambridge Local Plan policy 70.

14. Prior to first occupation for the use hereby permitted, further information on the location and design of the proposed photovoltaic panels shall be submitted to and approved in writing by the local planning authority. The photovoltaic panels shall be installed in accordance with this information and shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted and agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, policy 29).

15. 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 renewable/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 2018 policies 28 and 29).

16. Prior to the occupation of the first dwelling, a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and that the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 policy 27 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

17. Before the development hereby permitted is commenced a traffic management plan shall be submitted to and approved by the local planning authority in writing.

- i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway),
- ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv) The control of dust, mud and debris (please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway)

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: In the interest of highway safety and to protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2018 policy 35)

18. 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 2018 policy 59)

19. No development shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Trees in hard paving or surrounded by hard paved area such as narrow verges or car park islands are expected to include proposals for maximising rooting volume based on tree species, such as through the use of cellular, in-ground tree root products.

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)

20. No development shall commence until such time as the detailed design of the proposed refuse and cycle stores have been submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2018 policies 35 and 57).

21. No development hereby permitted shall be commenced until surface water drainage works have been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and

- b. 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.
- c. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity. (Cambridge Local Plan 2018 policies 32 and 85)

- 22. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

- 23. The development hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

- 24. 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 2018 Policy 33.

25. The noise insulation scheme and mitigation requirements as stated within the Cass Allen noise assessment (RP02 - 16196) dated 18th December 2017 shall be fully implemented, maintained and not altered.

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

26. No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning 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. The development shall be carried out in accordance with the approved details only.

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 2018 policy 35)

27. There shall 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 2018 policy 35)

28. 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 2018 policy 36.

INFORMATIVE: Please be reminded that should planning permission be granted for this development, the future residents of the proposed development will not qualify for Residents Permits within the proposed Permit Parking Schemes that will operate on surrounding streets.

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

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.