

Application Number	19/0560/FUL	Agenda Item	
Date Received	2nd May 2019	Officer	Mairead O'Sullivan
Target Date	27th June 2019		
Ward	Market		
Site	Land r/o 5-17 New Square		
Proposal	Demolition of existing garages, relocation of existing sub-station within the site, and redevelopment to provide 8no. residential dwellings (Use Class C3) with associated infrastructure and landscaping.		
Applicant	Jesus College c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal is considered to enhance the character and appearance of the Conservation Area and the setting of the Listed Buildings. - The proposal would not have any significant adverse impact on the amenity of surrounding residents - The proposal would not have any significant adverse impacts on highway safety.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is land to the rear of no's 5-17 New Square. The site fronts onto Elm Street and is currently occupied by garages, which are rented out privately by Jesus College, and some garden land associated with the residential properties on

New Square. The existing garages are flat roof single storey structures which are sited both perpendicular to and parallel to the road. These are surrounded by some hedges and planting. There is a large birch tree on site. There is a substation located towards the southern end of the site. The site lies within the Kite Conservation Area.

- 1.2 The buildings on New Square as well as the adjacent buildings on Elm Street are Grade II Listed Buildings. There are three residential dwellings to the east of the site close to the junction with Jesus Terrace. These were until recently two detached dwellings but an infill house has been built to create a terrace of three two storey dwellings. No 10 Elm Street which lies on the corner with Jesus Terrace is Grade II Listed. The properties on the south side of Elm Street are 1.5 storeys in scale; the first floor accommodation is in the roof and is only served by windows at first floor in dormers facing onto Elm Street. These properties are bounded by brick walls on Elm Street which include regular and symmetrical pitched elements.
- 1.3 The site lies within the controlled parking zone and within the designated city centre. The site lies in close proximity to two large areas of Protected open space; Christ's Pieces to the west and New Square park to the north. A narrow pavement runs along the northern side of Elm Street.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of the existing garages and the construction of 8 residential dwellings. The existing substation is proposed to be repositioned as part of the proposal.
- 2.2 The proposed dwellings are predominantly single storey but units P7 and P8 partially rise to 2 storeys at the eastern end of the site adjacent to no 9 Elm Street. The existing Birch tree is proposed to be retained as part of the development. The buildings are proposed to be finished in buff brick with stone window surrounds, zinc rainwater roofs and rainwater goods. The boundary walls are also shown to be buff brick with metal louvred gates. The buildings are proposed to have chimneys which are part of the ventilation system for the development. All of the units have some private external space. A number of the units manage their own bins within their curtilage whilst others

utilise bin stores which are shared with the New Square properties. Secure gated access to the rear of the existing New Square properties is retained for cycle parking.

- 2.3 The applicant was subject to a Development Control Forum (DCF). The applicant has submitted a response to points raised at the DCF and made minor amendments to the plans. The applicant has increased the proposed cycle parking provision so that there is one space per bed-space, provided some visitor cycle parking and introduced some rooflights to provide more light into some of the properties. The applicant's response to other issues, such as the provision of a wider pavement and the provision of a layby (passing place) are explored in more detail in the officer assessment. The County Highways Engineer has provided in para. 6.2 below, additional comment regarding the request for a lay-by.

3.0 SITE HISTORY

Reference	Description	Outcome
11/1297/LBC	Phased installation of secondary glazing to existing sash and casement windows of properties 1-48 New Square (excluding properties 26, 35, 43 and 44).	Permitted
15/1191/FUL	Refurbishment and single storey rear extension of dwelling including internal alterations and updating of services.	Permitted
15/1192/LBC	Refurbishment and single storey rear extension of dwelling including internal alterations and updating of services.	Permitted

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 Local Plan 2018	1 3 10 28 31 32 33 35 36 50 51 52 55 56 57 59 61 70 71 81 82

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

Central Government Guidance	<p>National Planning Policy Framework 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
Previous Supplementary Planning Documents	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning</p>

	Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008) Arboricultural Strategy (2004) Cambridge and Milton Surface Water Management Plan (2011) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Cambridge City Council Waste and Recycling Guide: For Developers. Cambridgeshire County Council Transport Assessment Guidelines (2017) Contaminated Land in Cambridge - Developers Guide (2009) Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Kite Area Conservation Area Appraisal (2014)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: An informative should be included to inform the applicant that future residents will not be eligible for residents parking permits other than visitor permits. A demolition/construction traffic management plan is also recommended to be conditioned. A condition is recommended

to ensure that the courtyards are designed in a way which will not drain onto the public highway.

- 6.2 Further comments have been provided in response to points raised at the Development Control Forum. The Highway Engineer confirms it would not be reasonable to require a passing place to be provided as part of the development as the proposal will improve the existing situation as it removes car parking. The narrow footways are existing and the proposal would result in fewer pedestrian movements on average than the existing garages. The proposal will reduce the number of car movements on site by removing the garages which will result in there being less potential conflicts with taxis who may use the street as a cut through. A further condition is requested requiring that the existing dropped kerb and motor vehicle access points be removed and the footway be returned to having a full face kerb.
- 6.3 The Parking Projects Coordinator has confirmed that the limit on Residents' Parking Scheme Visitors Vouchers are set out within the Parking Policy and have been approved by the Highways Infrastructure Committee following discussions with local members. Changes to the permit limit would require a change in the policy itself. A request to change the Parking Policy could only be carried out through request of the Local County Councillor to the Highways Infrastructure Committee, the best point of contact to request such a review would be the County Councillor for the area.

Environmental Health

First comment

- 6.4 Objection: The proposed development involves the relocation of the existing substation. A substation noise assessment has been submitted which concluded that noise from the relocated substation will not impact adversely on future occupants of the development. Further information is needed to demonstrate this will be the case.

Second comment

- 6.5 No objection: The findings of the updated substation noise report are considered acceptable. Conditions are recommended to cover the following:

- Construction hours
- Collections during construction
- Piling
- Dust
- Contaminated land (all 6 conditions)

Informatives are recommended in relation to the following:

- Contaminated land x4
- Low NOx boilers
- Dust

Refuse and Recycling

6.6 No comments received.

Urban Design and Conservation Team

6.7 No objection: The existing buildings have no obvious architectural or historic merit. They do not contribute to the Conservation Area or the setting of the Listed Buildings and their demolition would remove a visual intrusion. The buildings are modest in scale and do not attempt to create an over-designed 'terrace' or other formal layout. The retention of the existing tree is welcome. The gable end onto the lane reflects the nearby examples but is not overly repetitious and this helps form the little courtyards that give some amenity space to the dwellings. The taller units do not appear to be overbearing and are located at the end of the lane where existing two-storey houses already occur and should not look out of character with the rest of the Conservation Area. The overall feel is of outbuilding-like scale and slightly varied format and detailing which suits the back-lane character of the area. Caution should be exercised in not giving the lane a florid or garden-like appearance by having too much soft landscaping. Materials and detailing will be important in giving a contrast to the formality of New Square and maintaining the lesser nature of Elm Street in this locale. Whilst some measure of decorative brickwork is welcome, it should not be overdone or be allowed to give the dwellings a degree of notability that detracts from the importance of the Listed Buildings. Conditions are recommended requiring details of brickwork, roofs, joinery, flues, sills, copings, decorative panels and landscaping/boundary treatment.

Head of Streets and Open Spaces (Tree Team)

- 6.8 No objection: The layout retains the Birch. Conditions are recommended in relation to tree protection and requiring replacement tree planting should any trees proposed fail within 5 years.

Head of Streets and Open Spaces (Landscape Team)

- 6.9 No objection: Cycle storage has not been integrated into the development very well based on the placement of cycles within the courtyards without regard for windows or cover. It is considered this can be adequately addressed through condition. It is recommended that a very low water landscape scheme is produced for the Elm Street frontage. Utilising some vernacular species as well as ornamental ones which can cope with difficult street edge locations and narrow beds. Conditions are recommended in relation to hard and soft landscape, boundary treatments, cycle storage and landscape management.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.10 No objection: The proposals provide an indicative surface water drainage strategy, however, the detail needs to be secured to ensure it can be delivered as intended. A condition requiring the detailed design of the drainage scheme is recommended.
- 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:

- Cheffins (on behalf of 9 Elm Street)
- 8 Elm Street x2
- 9A Elm Street
- 10 Jesus Terrace
- 3 Orchard Street
- 4 Orchard Street
- 7 Orchard Street

- 10 Orchard Street
- 13 Orchard Street
- 21 Orchard Street
- 23 Orchard Street
- 31 Orchard Street
- 38 Orchard Street x2
- Cambridge Past Present and Future

7.2 The representations can be summarised as follows:

- Concerned about the height and design of the chimneys which are a pastiche
- The poor quality design and height of buildings will harm the conservation area and surrounding 35 listed buildings.
- Loss of garden space to existing dwellings
- No space for any meaningful landscape to soften the new buildings
- Concerned about viability of retention of the birch tree which may be damaged during construction
- Unit 8 will enclose, overshadow and overlook 9 Elm Street; in particular the garden will be impacted.
- Units 7 and 8 will overlook properties on Elm Street
- Units 7 and 8 will have an overbearing impact on the street due to their height and proximity to the footway
- The increase in the number of occupiers of the site will result in an unacceptable increase to noise and disturbance to surrounding occupiers
- Many of the units only just meet the minimum internal space standards
- The street is very narrow and CGIs which show a person pushing a buggy are disingenuous. The road is only 3.7m wide which does not seem wide enough for 2 cars to pass safely.
- The stretch of road is a 'rat run' for taxis and traffic calming should be incorporated
- Bins will block the road on collection day. Unclear where New Square bins will be stored.
- Due to the proximity to the pavement the buildings will impact on visibility
- How will off-street parking availability be improved as part of the development
- Residents of these dwellings would be eligible for 100 days of parking per year per resident using visitor permits.

- Loss of 20 garages; 8 of which are occupied by local residents. 13 garages have already been lost as a result of the previous New Square development
- The garages are not only used for storage; many are used for parking cars
- Increased demand for on-street parking
- Inadequate cycle parking
- Concerned about the impact of the relocated substation on surrounding residents in terms of noise and electro-magnetic outputs
- Concerned about damage to listed building from large lorries at construction stage
- Concerned about access to parking space
- Mud and dust from construction needs to be addressed at the end of each day
- Concerned about early morning noise from construction and request weekly updates of likely disturbances
- Plans and information submitted are complex and difficult to understand
- No clear evidence to demonstrate that there is a need for this type of accommodation in this location
- The buildings are likely to be used as short term lets
- Only immediate residents were consulted

7.3 A petition for a Development Control Forum (DCF) was received on 17 June. The lead petitioner was 13 Orchard Street and the petition was supported by 27 signatories objecting to the proposal. The petitioners' grounds for requesting the DCF can be summarised as:

- Loss of amenity due to decrease in number of off-street car parking space with an increased demand for parking
- The height of the development will result in overlooking
- Small units will discourage long leases
- Lack of provision for bikes and bins
- A lay by should be provided so that two cars can pass on the street
- Gates to alleys need to be lockable to discourage ant-social behaviour
- Concerns were raised about the number of visitor permits which would be available for future occupiers

7.4 The DCF was held on 26 September. A copy of minutes is attached as an appendix to this report. A response to the

petitioners' grounds above is provided in the 'Third Party' section of the officer assessment below.

- 7.5 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

- 8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, officers consider the main issues to be:

1. Principle of development
2. Context of site, design and external spaces and impact on heritage assets
3. Carbon reduction and sustainable design
4. Water management and flood risk
5. Noise, vibration, air quality, odour and dust
6. Inclusive access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations

Principle of Development

- 8.2 The site lies in a predominantly residential area surrounded by residential uses so the principle of the use of the site for residential use is acceptable. The site involves the subdivision of the rear gardens of 5-17 New Square and as a result policy 53 is relevant. This policy states that subdivision of an existing residential plot will only be permitted where a) the form, height and layout is appropriate to the surrounding character, b) there is sufficient garden space for the proposed and retained dwellings and any important trees are retained, c) the privacy of the new and neighbouring dwellings are respected, d) adequate amenity space, vehicular access and parking arrangements are available for the new and retained dwellings and e) there is no detrimental effect on the potential comprehensive development of the wider area. Criteria a-d will be assessed under the relevant headings below. Criterion e is not considered relevant.

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

- 8.3 The existing garages are of no architectural merit and their demolition is supported by the Conservation Officer. The proposed buildings are single storey to the west of the site with the two most easterly units (7 and 8) which form an 'H' footprint, rising in part to 2 storeys at their southern extents providing an additional bedroom at first floor for each unit. The buildings are sited close to the pavement edge, staggering further away from the pavement edge the further east across the site one travels. Pockets of low-level planting are provided for defensible space together with recessed gardens and access paths. The single storey elements take their design cues from the boundary walls with pitched elements on the adjacent listed buildings. The majority of the buildings have an outbuilding-like feeling and scale. The taller units are at the eastern end of the street adjacent to the existing two storey dwellings adjacent and as a result they would not appear dominant or out of place. The scheme naturally staggers in building form and height up towards Jesus Terrace and is well handled in terms of scale and visual articulation. The Conservation Officer is satisfied that the scale and design of the proposals would not adversely impact the setting of the surrounding listed buildings or the appearance of the Conservation Area and officers agree with this assessment.
- 8.4 The fenestration of the proposed buildings is varied with some dwellings having a casement window with a louvred panel adjacent to the street and others having angled projecting bay windows. The single storey buildings are all fitted with zinc chimney flues on a brick and stone breast. The Conservation Officer welcomes the varied design which reflects the back lane setting. He advises caution against too much soft landscape which would be more suburban rather than reflective of the urban setting. Details of hard and soft landscape and boundary treatments are recommended to be provided by condition.
- 8.5 A number of the representations raise concerns about the proposed chimneys. The Conservation Officer is supportive of these as a design feature. They add variety to the buildings which adds to the feeling of a back lane which has developed over time and is in keeping with the urban setting. The

chimneys are part of the ventilation system and are not simply a design feature with no use.

- 8.6 The Tree Officer has reviewed the proposal and is satisfied that in tree terms the proposal is acceptable. Her advice is that the birch tree is important in the street scene. This is proposed to be retained and as a result the Tree Officer has no objection to the proposal subject to condition.
- 8.7 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 60 and 71.

Carbon reduction and sustainable design

- 8.8 The standard carbon reduction and water efficiency conditions are recommended in line with policies 28 and 31 of the local plan.
- 8.9 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2018) policies 28 and 31 and the Sustainable Design and Construction SPD 2007.

Integrated water management and flood risk

- 8.10 The applicant has provided a drainage strategy as part of the application. The Council's Sustainable Drainage Engineer has confirmed that this is acceptable in principle. The detailed design of the drainage is recommended to be dealt with by condition.
- 8.11 The applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Noise, vibration and dust

- 8.12 The Environmental Health Officer has no objection to the proposal subject to conditions in relation to construction hours, collections during construction, piling, dust and contaminated land. All of the Environmental Health suggested conditions are recommended.

- 8.13 Subject to the recommended conditions, the applicants have suitably addressed the issues of noise, vibration and dust and the proposal is in accordance with Cambridge Local Plan (2018) policies 33 35 and 36.

Inclusive access

- 8.14 A condition is recommended to require all units to comply with part M4(2) of Building Regulations in line with the requirements of policy 51.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.15 A number of the representations raise concerns that the two storey units (7 and 8), will impact on the privacy of the adjacent properties on Orchard Street. The dwellings on Orchard Street backing onto Elm Street are all listed buildings and are designed as such that they have windows at ground and first floors looking directly towards Elm Street and the proposed buildings. They typically have small single storey extensions leading onto small rear courtyard gardens. The proposal for units 7 and 8 shows three above ground windows facing south towards the Orchard Street properties; two of these windows are proposed to be louvered and would only serve stairwells whilst the other serves a living room and is positioned centrally with an oriel window which angles views west down Elm Street rather than straight across to the adjacent dwellings on Orchard Street. Subject to a condition to secure the design of the louvres to ensure they are spaced and angled so that they do not allow for overlooking (only views looking upward), the proposal would not result in any significant loss of privacy to the adjacent occupiers of 10 and 11 Orchard Street.
- 8.16 A number of representations raise concerns about the loss of garden space to the existing dwellings on New Square. The majority of the buildings on New Square would retain a good size garden. No 8 New Square has a substantial rear extension and as a result would only be left with a small garden space. Whilst this is not ideal, the relationship is acceptable in considering the scheme benefits. There are small first floor windows proposed to the rear of units 7 and 8. The associated rear facades of New Square properties to the north would be

some 25m from these windows. Given the high-density nature of the surroundings, officers do not consider the minimal overlooking from these windows that would arise would be sufficiently harmful to warrant a refusal of planning permission. No objection from the occupiers of New Square have been raised in this regard.

- 8.17 Unit 8 is proposed to be sited adjacent to no 9 Elm Street. The two storey part of unit 8 would sit broadly in line with no 9's two storey gable element towards the front of the plot. There is a single storey element to the rear of proposed unit 8 which would run adjacent to a substantial proportion of the western side of the small (8m x 5m) rear garden of 9 Elm Street which the objector states receives sunlight in the evenings from the west. The proposed single storey element would have an asymmetrical shallow pitched roof with a low height of 2.5m on the boundary and the highest part of the roof (3.5m) set well away from the garden boundary no.9; as opposed to the measurements of 4.35m to the ridge and 2.9m to the eaves as stated in the representation from no.9. The single storey element would result in some additional enclosure to the garden of no 9 but given the height on the boundary would only be 30cm greater than a fence which could be constructed under permitted development; any impact would be minimal. Whilst the neighbour at no.9 argues harm from enclosure, officers are of the view that any impact in terms of enclosure or loss of sunlight / daylight (to ground floor and first floor rooms and external spaces) arising from the scheme as a whole is likely to be minimal and certainly not sufficient to warrant a refusal of planning permission. A sunlight / daylight study does not accompany the application in this respect and officers consider it unnecessary in order to reach a conclusion on the merits of the impact on no. 9 from unit 8. With regard to overlooking, there is one first floor window on the rear of unit 8 which would allow an oblique view towards the garden of no 9 and would be perceptible from the first floor west facing master bedroom in no.9. Given the orientation, size and positioning of unit 8's first floor rear window close to the gable of no.9 Elm Street, overlooking into the rear garden of no. 9 and towards the master bedroom is likely to be minimal but to safeguard amenity, a vertical projecting privacy screen extending out from the window perpendicular to the wall to obscure any overlooking is proposed to be secured via condition 40. Whilst the view from no.9's master-bedroom window looking westwards would be

altered, this is an attractive private view and the impact in terms of outlook, light and privacy would not be significantly harmful.

- 8.18 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and it is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

- 8.19 All of the proposed dwellings meet the internal space standards. All of the units have access to an area of private external amenity space. The external space for units 1 and 2 are small but these are single occupancy units and the site lies adjacent to large areas of public open space at Christ's Piece and New Square. The dwellings are considered to provide a good standard of amenity to future occupiers.

The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	1	1	37	37	0
2	1	1	1	37	37	0
3	2	3	1	61	62	+1
4	1	1	1	37	37	0
5	2	3	1	61	62	+1
6	2	3	1	61	63	+2
7	2	3	2	70	74.5	+4.5
8	2	4	2	79	87.3	+8.3

Size of external amenity space:

Unit no.	Size of external space (m ²)
1	15
2	11.5
3	20.8
4	15.7
5	41
6	30
7	28
8	40

- 8.20 The proposal provides a high-quality and accessible living environment and an appropriate standard of residential amenity for future occupiers, and in this respect it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 52.

Refuse Arrangements

- 8.21 Units 1, 2, 7 and 8 are proposed to have bin stores within their respective courtyards. The remainder of the units would share communal bin stores with the existing dwellings on New Square. Two communal bin stores are proposed, one of which is in between units 4 and 5 and the other is to the rear of unit 6. The communal bins would be picked up and returned to their storage area on bin collection day meaning that the only bins which would need to be left out for collection are the 4 units which accommodate their own bins on plot. The applicant has confirmed that the alleys leading to the bin stores and rear gardens of 5-17 new Square will be lockable to prevent anti-social behaviour.
- 8.22 The proposal is compliant with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.23 The Highway Authority has no objection to the proposed development subject to two conditions requiring: a construction traffic management plan; drainage arrangements to ensure

surface water does not flow onto the public highway. In response to comments raised at the DCF, the Highway Engineer has confirmed that the proposal will reduce the number of car movements on site by removing the garages which will result in there being less potential conflict with other users of the street. The narrow footway is an existing situation and access along the street for pedestrians would not be worsened by the proposal. The applicant states that the provision of a lay-by within the site would be to the detriment of the scheme and significantly reduce the amount of the amenity space that could be afforded to residents. Officers agree with this analysis, the suggestion for this revision would appear to be borne more out of an existing issue rather than arise as a result of the proposal. The entirety of the land within the site could at present be fenced off to preclude any such unauthorized use of the land for passing purposes. It is noted that the existing carriageway is not to be altered but that the kerb is to be reinstated along the street. This is proposed to be secured via condition 36. At the DCF, there was a suggestion that visitor parking permit numbers could be limited for future occupiers of the site. The County Council has confirmed that this would need to be done as part of a review of the parking scheme policy which would need to be requested by a local County Councilor. This would need to be undertaken outside of the planning process and is a matter that is not in the control of the applicants.

- 8.24 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.25 The application proposes to remove the existing 20 garages on site and replace them with 8 residential units which are not proposed to be provided with any off-street car parking. The site lies within the Controlled Parking Zone and as a result the car free nature of the scheme can be realistically enforced in line with policy 82 of the Local Plan. The representations and petition raise concern that occupiers of these dwellings would be eligible for visitor permits for up to 100 days of parking per resident and request that this is limited. The limit of visitor permits within the resident's parking scheme are set out in the County Council's Parking Policy and any changes to the availability of visitor permits would need to be done through a

change to the policy. This can only be done at the request of a county councilor to the Highway Infrastructure Committee. If local residents wish to pursue change to the parking policy this will need to be done outside of the scope of this planning application.

8.26 The applicant has increased cycle parking to provide one space per bed space which is beyond the local plan standards which only seeks one space per bedroom. 4 visitor cycle parking spaces are also proposed adjacent to the substation. Cycle parking access is wide enough for New Square properties to continue to gain access through the site to their rear gardens. This would be secure gated access as shown on the plans.

8.27 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

8.28 Any issues which have not been addressed in the body of the report will be covered in the below table.

Representation	Response
Concerned about the height and design of the chimneys which are a pastiche	See paragraph 8.3- 8.5
The poor quality design and height of buildings will harm the conservation area and surrounding 35 listed buildings.	See paragraph 8.3-8.5
Loss of garden space to existing dwellings	See paragraph 8.16
No space for any meaningful landscape to soften the new buildings	Some soft landscape will be provided as defensible space to the front of a number of the units. See paragraph 8.3-8.4
Concerned about viability of retention of the birch tree which may be damaged during construction	The Tree Officer is satisfied that the birch can be retained as part of the development. See paragraph 8.6

Unit 8 will enclose, overshadow and overlook 9 Elm Street; in particular the garden will be impacted.	See paragraph 8.17
<p>Units 7 and 8 will overlook properties on Elm Street</p> <p>Velux windows would cause light pollution and impact on amenity / privacy</p>	<p>See paragraph 8.15</p> <p>Some vertical light spillage is a natural consequence arising from the installation of velux windows but is not – particularly in a city centre location – considered significantly harmful. The velux are not a natural point of outlook for residents, they are proposed to increase natural daylight into the proposed room (rear facing rooms in unit 8 have vertical windows for outlook) and officers do not consider that significant privacy issues arise.</p>
Units 7 and 8 will have an overbearing impact on the street due to their height and proximity to the footway	See paragraph 8.3
The increase in the number of occupiers of the site will result in an unacceptable increase to noise and disturbance to surrounding occupiers	The replacement of 20 garages with 8 dwellings will not give rise to a significant increase to noise and disturbance in the area.
Many of the units only just meet the minimum internal space standards	All of the units meet with the minimum internal space standards and have some private external space provision in line with policy 50. See paragraph 8.19
The street is very narrow and	The width of the road is noted

CGIs which show person pushing a buggy are disingenuous. The road is only 3.7m wide which does not seem wide enough for 2 cars to pass safely.	but this is an existing situation which would not be worsened by the development. The applicant has acknowledged the narrowness of the width which is parts will not be wide enough for a buggy.
The stretch of road is a 'rat run' for taxis and traffic calming should be incorporated	Noted but this is an existing issue and would not be made any worse by the development so traffic calming measures cannot be required to be provided by the developer.
Bins will block the road on collection day. Unclear where New Square bins will be stored.	See paragraph 8.21. The majority of the bins will be collected from their storage area and will not need to be left out on collection days.
Due to the proximity to the pavement the buildings will impact on visibility	The Highway Authority does not have any concerns about visibility as a result of the development.
How will off-street parking availability be improved as part of the development	Off street parking availability will be reduced as a result of the proposal.
Residents of these dwellings would be eligible for 100 days of parking per year per resident using visitor permits.	Noted.
Loss of 20 garages; 8 of which are occupied by local residents. 13 garages have already been lost as a result of the previous New Square development	The local use of the garages is noted however the garages are privately rented from the college who could at any time choose to remove the users. This is not an issue which is of public interest.
The garages are not only used	Noted but the garages are not

for storage; many are used for parking cars	protected. They are privately rented from Jesus College who could at any time chose to take back the garages for their own use.
Increased demand for on-street parking	The site lies within the controlled parking zone and as a result the car free nature of the scheme is supported.
Inadequate cycle parking	The cycle parking proposed exceeds the policy minimum requirement.
Concerned about the impact of the relocated substation on surrounding residents in terms of noise and electro-magnetic outputs	The Environmental Health Officer is satisfied that the relocation of the substation would not adversely impact on the amenity of surrounding residents.
Concerned about damage to listed building from large lorries at construction stage	This is a civil matter.
Concerned about access to parking space	This is a civil matter.
Mud and dust from construction needs to be addressed at the end of each day	Conditions are recommended to deal with dust and construction traffic (conditions 12 and 37)
Concerned about early morning noise from construction and request weekly updates of likely disturbances	A standards construction hours condition is recommended (condition 9)
Plans and information submitted are complex and difficult to understand	The plans and accompanying information are considered adequate.

No clear evidence to demonstrate that there is a need for this type of accommodation in this location	The area is predominantly in residential use and the principle of additional residential dwellings in the area is considered acceptable.
The buildings are likely to be used as short term lets	Regular use for an Air B&B type use would require a change of use which would need to be considered through a further planning application.
Only immediate residents were consulted	Adequate consultation took place as part of the application.
Loss of amenity due to decrease in number of off-street car parking space with an increased demand for parking	The local use of the garages is noted however the garages are privately rented from the college who could at any time choose to remove the users. This is not an issue which is of public interest.
The height of the development will result in overlooking	See paragraph 8.15.
Small units will discourage long leases	There is no evidence to suggest that the smaller units would not be attractive for longer leases.
Lack of provision for bikes and bins	Bike and bin provision is considered acceptable. See paragraphs 8.21 and 8.26.
A lay by should be provided so that two cars can pass on the street	This is not required to make the proposal acceptable and would have a harmful impact on the street scene. See paragraph 8.23.
Gates to alleys need to be lockable to discourage anti-social behaviour	See paragraph 8.21.
Concerns were raised about the number of visitor permits which would be available for	See paragraph 8.25.

9.0 CONCLUSION

- 9.1 The proposal has been subject to pre-application engagement with residents and the Council and has been amended since it was submitted in order to address – where reasonable – concerns that have been raised. This is a sensitive scheme which will deliver an interesting and varied form of development befitting the Conservation Area and respecting the setting of the surrounding listed buildings. The proposal would not have any significant adverse impact on the residential amenity of surrounding occupiers, subject to conditions. The proposal would not give rise to any adverse impacts on highway safety. The development would provide a quality living environment for future occupiers.
- 9.2 Officers note the wider scheme changes to the highway and management of the visitor parking permits which are sought, but these are beyond what are considered necessary in order to grant planning permission and outside the control of the applicant. Turning over a significant proportion of the site to provide additional highway land for 8 units including for a passing-bay would be disproportionate and unreasonable given that the scheme is not proposing any vehicular parking. The regeneration of this land will substantially improve its appearance and introduce a sustainable form of housing into a central Cambridge Area close to shops and services.

10.0 RECOMMENDATION

APPROVE subject to completion of 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. 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 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 2018 Policy 33.

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 2018 Policy 33.

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 2018 Policy 33.

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 2018 Policy 33.

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 2018 Policy 33.

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 2018 Policy 33.

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 2018 policy 35)

10. 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)

11. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

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 2018 policy 36.

13. Prior to first occupation of the dwelling hereby permitted, carbon reduction measures shall be implemented in accordance with a Carbon Reduction Statement that has been submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that the dwelling shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
 - A) Levels of carbon reduction achieved at each stage of the energy hierarchy;
 - B) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;Where on-site renewable or low carbon technologies are proposed, the statement shall also include:
 - C) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and
 - D) Details of any mitigation measures required to maintain amenity and prevent nuisance.

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 and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

14. Prior to the occupation of the dwelling hereby permitted, water efficiency measures shall be implemented in accordance with a specification based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) that has been submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that the dwelling is able to achieve a design standard of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28).

15. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment 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 the National Planning Policy 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 + an allowance for climate change. The submitted details shall include the following:

1) 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;

2) 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 for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

16. Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)

17. Prior to the occupation of the development, hereby permitted, the windows identified as having obscured glass on the approved plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57/58).

18. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

19. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The 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); 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.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

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)

20. No development above ground level, other than demolition, shall commence 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 in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

21. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscaped areas shall thereafter be managed in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is maintained as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

22. Prior to the occupation of the development, details of the cycle parking arrangements for the new dwellings shall be submitted to an approved in writing by the Local Planning Authority. The cycle stores shall be installed in accordance with the approved plans prior to occupation of the development and retained thereafter.

Reason: To ensure adequate cycle parking for the future residents of the site (Cambridge Local Plan 2018 policy 82)

23. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an 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: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

24. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

25. The approved tree protection methodology 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 approved tree protection plans, 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.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

26. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, 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: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

27. 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 2018 policies 57 and 61)

28. 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 2018, policy 61)

29. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the Local Planning Authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

30. Prior to the installation of any joinery, full details of all exterior joinery [doors, windows, etc.] including materials, finishes, furniture 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 avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

31. No external boiler flues, soil pipes, waste pipes or air extract trunking, etc. shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Flues, pipes and trunking, etc. shall be installed thereafter only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

32. Prior to the installation of any windows/sills, large scale drawings of details of new external sills, lintels, jambs, transoms, mullions, thresholds, etc. to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

33. Prior to the installation of any wall copings, full details of all wall copings, including type, design [cross-sectional drawings may be appropriate], fixings and materials, to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

34. Prior to the installation of any decorative panel, full details of all decorative external panels in walling, including type, design and materials, etc. to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

35. Notwithstanding the approved plans, the dwelling, 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)

36. Prior to the occupation of the development, the existing dropped kerbs shall be returned to a full face kerbed footway.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)

37. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

38. The courtyards to the dwellings hereby approved shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the courtyards shall thereafter be retained as such.

Reason: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

39. Prior to the occupation of unit 7 or 8, details of the louvres to the front elevation, showing size, material and how these will be spaced and angled to obscure views into the adjacent properties on Orchard Street, shall be submitted to and approved in writing by the Local Planning Authority. The louvres shall thereafter be installed in accordance with the approved details prior to the occupation of unit 7 or 8 and shall be retained in perpetuity.

Reason: To protect the privacy of 10 and 11 Orchard Street (Cambridge local Plan 2-18 policies 55, 56 and 57)

40. Prior to the occupation of unit 8, details of a projecting privacy screen to angle views away from the garden of no 9 Elm Street, shall be submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be installed in accordance with the approved details prior to the occupation of no 8 and shall be retained in perpetuity.

Reason: to protect the amenity of the garden of no 9 Elm Street (Cambridge Local Plan 2018 policies 55, 56 and 59)

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: Cambridge City Council recommends the use of low NO_x boilers i.e. appliances that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan 2018 and in accordance with with Cambridge City Councils adopted Air Quality Action Plan (2018)

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

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

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

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

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

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

INFORMATIVE: Electricity substations are known to emit electromagnetic fields. The Public Health England (PHE) Radiation Protection Service has set standards for the release of such fields in relation to the nearest premises. The applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.

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

Appendix 1: Development Control Forum (DCF) minutes

DEVELOPMENT CONTROL FORUM 26 September 2019

10.00 - 11.30 am

Present

Planning Committee Members: Councillors Baigent, Green, Lord, Porrer, Smart and Thornburrow

Other Councillors: Bick

Officers:

Area Planning Manager: Toby Williams

Senior Planner: Mairead O'Sullivan

Committee Manager: James Goddard

For Applicant:

Peter McKeown (Agent)

Mark Tavaré (Architect)

Chris Senior (Architect)

For Petitioners:

Resident of Orchard Street

19/18/DCF Declarations of Interest

Opening Remarks by Chair

The Chair outlined the role and purpose of the Development Control Forum. He stated no decisions would be taken at the meeting.

Apologies

Apologies were received from Councillors Herbert, McQueen, Page-Croft, Sargeant and Tunnacliffe.

Declarations of Interest

Name	Item	Interest
Councillor Baigent	19/19/DCF	Personal: Member of Cambridge Cycling Campaign

Application and Petition Details

Application No: 19/0560/FUL

Site Address: Land Rear Of 5-17 New Square Cambridge
Cambridgeshire CB1 1EY

Description: Demolition of existing garages, relocation of existing sub-station within the site, and redevelopment to provide 8no. residential dwellings (Use Class C3) with associated infrastructure and landscaping.

Applicant: Jesus College

Agent: Mr Perpertia In Perpetuum Ltd

Lead Petitioner: Resident of Orchard Street

Case Officer: Mairead O'Sullivan

Text of Petition: Concerns raised regarding:

i) **Loss of amenity:** Further decrease in number of off-street parking spaces against increased demand.

ii) **Sustainability:** Overdevelopment height/ elevation – single storey garages replaced with some double height buildings, concerns of overlooking. Small units discourage long term leases and opportunity to become part of a rich and varied community.

iii) **Visual impact:** No provision for cycles, storage of waste bins. Orchard St/Elm St are visited by tourists and visitors. It is vitally important that bicycles and bins are safely and securely stored.

Case by Agent

Mark Tavare made the following points:

1) Described the site location.

2) Design process timeline:

i. 09.03.18 Pre-application meeting at Guildhall

ii. 13.06.18 Pre-application email response

iii. 19.07.18 Public Consultation Exhibition at Jesus College

iv. 17.08.18 Pre-application meeting at Guildhall

v. 30.08.18 Progress meeting with Ward Councillors

3) Public Consultation:

- i. 10 dwellings was thought to be overdevelopment.
 - ii. Arrangement for storage/collection of bins needed.
 - iii. Preference for soft landscaping in front of dwellings.
 - iv. Concerns about noise pollution.
 - v. Concerns of impact on existing resident residential amenity
 - vi. Garages were let to local people.
- 4) Described the final submission site plan.

Peter McKeown made the following points:

5) The application was subject to pre-application discussions with city council officers. A public consultation event occurred in July.

6) The principle of development was acceptable and the proposals were compliant with Policies 3 and 52 of the Cambridge Local Plan 2018.

7) The proposals would result in the loss of 21 single garages, all in the ownership of the applicant. These were rented out on short term leases and not protected in Policy terms.

8) The site was located entirely within the Controlled Parking Zone (CPZ). Existing residents had permits and were entitled to park on the surrounding streets. New residents of the development would not be entitled to parking permits.

9) Consultee responses were all positive (the Tree Officer responded the day before this meeting).

10) Grounds for requesting a DCF:

- i. Loss of amenity – reduction in off street parking spaces.
- ii. Overdevelopment – overlooking from two storey elements.
- iii. Visual impact– no provision for cycles or storage of waste bins.

11) Changes that could be made:

- i. Create more residents parking spaces to compensate for the loss of 21 garages.
- ii. Revisit allocation of visitor parking permits for the new dwellings.
- iii. Explore opportunities for fewer dwellings.

12) Bin and cycle storage:

- i. Policy compliant cycle parking was provided for the 8 new dwellings.

- ii. There was no requirement for the scheme to provide cycle parking for adjoining properties.
- iii. Four of the units had bin storage provided on plot. Communal bins were provided for the other four units and the properties on New Square to the rear.

Case by Petitioners

The Petitioner spoke on behalf of local residents. He made the following points:

13) Residents wanted a development that enhanced the character of the area. They were not against the developing the area, but took issue with the specific details in this application.

14) Concerns of Local Residents:

- i. Lack of consultation. Invitations were limited to properties immediately backing onto proposed development – one side of Orchard Street cottages and one side of New Square.
- ii. This was the fourth development in the area by the developer.
- iii. Overdevelopment of site.

iv. Safety:

Creating a narrow street with walls either side. Two cars could not pass due to a lack of room along the entire (narrow) length of Elm Street. The road was used as a cut through for other parts of the city. The application would exacerbate the current situation.

o New property building windows would open onto the street.

Solution: Push back the whole development by 2 metres into New Square back-gardens and create a pavement and / or create a passing place at the mid-point.

v. Height of two storey buildings. Overshadowing, overbearing and overlooking.

Solution: Change to single storey. Create the desired second bedroom within the stairwell space of current design.

vi. The chimneys on the proposed plan serve no function and interfere with the tree line making the view one of 'prison bars'. They are present in some drawings, but not all, so design details were inconsistent.

Solution: Remove the chimneys.

vii. The Highways report was useful but the comments made were based mainly on a flawed theoretical assessment of the geography of the street and that resident traffic is the main volume of traffic. There was no empirical data to back up the report.

Solution: A more robust survey to be made which puts the traffic flow of the street in the wider context of traffic movement in the Kite.

viii. Queried if Councillors were happy with an electricity sub-station being located between two houses.

Case Officer's Comments:

15) Details regarding the application were sent to neighbouring properties.

16) Subsequent to this, fifteen representations were received from local residents. Key issues:

- a. Loss of garages.
- b. Parking.
- c. Application design.
- d. Visibility in narrow street.
- e. Neighbours' amenity.

17) Statutory consultees raised no objections, subject to planning conditions.

Case by Ward Councillors

Councillor Porrer spoke as a Ward Councillor on behalf of local residents. She made the following points:

18) Had no objection to the development, just wanted to ensure it was appropriate.

19) Bins:

- i. It was unclear on plans if back alleys (used to access bins) were lockable to avoid anti-social behaviour.
- ii. Queried if Waste Operatives would have access to collect bins, or if they would be left on pavements and block the street.
- iii. It was unclear on plans if recycling (green) bins were provided.

20) Amenity space. Queried if there was sufficient:

- i. Private amenity space for residents, or if this would be taken up by bike/bin storage.
- ii. Space allocated for bike storage and different types of bikes eg cargo bikes.

21) A tree (that was not protected) was being lost. Queried what compensation measures would be put in place for loss of gardens and biodiversity as a result of this application.

Councillor Bick spoke as a Ward Councillor on behalf of local residents. He made the following points:

22) The Applicant and Petitioners wanted a high quality application on the site.

23) Concern: The application would exacerbate parking issues in the area by removing off-street parking and forcing cars on-street, which would increase demand in the area.

24) Concern: Width of the road.

i. The road was used as a cut through by commuters.

ii. Elm Street was a narrow road which raised safety concerns.

iii. Requested officers obtained more data from the Highways Authority to get a better idea of road usage to confirm if there would be issues or not.

Members' Questions and Comments:

Peter McKeown answered as follows in response to Members' questions and comments:

25) Locked gates would be provided for the bin stores. Was happy to accept a condition requiring this.

26) All New Square properties would have access to bin stores. All bin types would be provided ie black and green. This was policy compliant.

27) New Square bins would be collected from Elm Street. So communal bins may be introduced for New Square.

28) All units were expected to have adequate private amenity space.

29) Cycle parking was policy compliant with one space per bedroom. The Applicant could look at providing more including space for cargo bikes.

30) Would check bike storage arrangements on New Square.

31) The tree near no. 97 would be removed. Bird and bat boxes would be provided, as would pockets of green space along Elm Street. It would be reviewed if fruit trees would be located in larger gardens.

32) Visitor permits were controlled by the County Council.

33) Would clarify with the Applicant on the number of visitor permits that could be issued. Residents were entitled to 100 days parking per year.

34) Would leave it to the Highways Agency to comment on parking issues. The application was policy compliant.

35) There was a discrepancy in submitted plans, 2 cars could not pass each other on Elm Street.

36) Will liaise with College if garage provision could be offered on another part of the College estate. The College owned land around the site.

37) Alleys in the site would remain communal in perpetuity. The College (as land owner) would ensure communal areas were not sold off with houses as part of permitted development.

38) The application would not alter the pavement width on Elm Street, but drop kerbs would be removed.

39) The accommodation was C3 class for Fellows and private residents, not students.

40) The application was compliant with Policy 51.

41) No laybys were planned for delivery vehicles.

42) A traffic management plan requirement was expected as part of planning conditions.

43) The Conservation Officer supported including chimneys as part of a building ventilation system.

Chris Senior answered as follows in response to Members' questions and comments:

44) Details on the planting scheme could be submitted as part of the submission to demonstrate what would be practicable.

Summing up by the Applicant's Agent

45) The proposed development was high quality, sustainable and complied with national planning policy. It had been designed to have no negative impact on residential amenity.

46) Consultation had been undertaken.

47) Undertook to review issues raised in the DCF. Would discuss the provision of a layby in Elm Street with the Applicant. Also Councillor Porrer's request for clarification on how the level of amenity space provided was policy compliant.

48) The application should reduce the number of vehicle movements in Elm Street.

Summing up by the Petitioners

49) The Kite Area was tightly packed, it was hard to fit in anymore growth.

50) Reiterated concerns:

i. Garages (to be removed) were used to store cars. Their loss was a concern.

ii. Overlooking and overdevelopment of site.

iii. Safety concern due to narrowness of road and lack of passing space. Queried accuracy of drawings showing two cars could pass.

51) Asked for two storey building height to be reduced.

52) Queried if visitors to the area were prioritised over residents.

Final Comments of the Chair

53) The Chair observed the following:

- Notes of the Development Control Forum would be made available to relevant parties.
- Application to be considered at a future Planning Committee.

The meeting ended at 11.30 am