

Application Number	19/1389/TDAMIN	Agenda Item	
Date Received	8th November 2019	Officer	Mr Aaron Coe
Target Date	13th December 2019		
Ward	Romsey		
Site	Cambridge and Huntingdon Health Authority 18 Vinery Road		
Proposal	Technical details consent for construction of 9 dwellings and means of access, following demolition of redundant Health Authority offices (pursuant to grant of 19/0769/PIP for Permission in Principle for residential development of 9 dwellings).		
Applicant	Mr Oliver Lines C/O agent		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The facility is considered to be no longer required and its loss is considered acceptable. - The principle of 9 residential units on site is considered to be acceptable. - The proposal is well integrated with the character and appearance of the surrounding residential development. - The proposal would provide an acceptable living environment for future occupants. - The proposal would not harm the amenities of neighbouring properties.
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1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site lies on the south eastern side of Vinery Road. Vinery Road is a predominantly residential street to the north of the eastern end of Mill Road. The existing building on site has been vacant since 2014 but was last used as primary care support by the NHS. The existing building is part two storey and part single storey with some car parking around and an access point from Vinery Road.
- 1.2 To the south of the site are three semi-detached houses which are set back from the street with garages to the side and either hard standing or small gardens to the front which are bounded by low walls and fences. A number have hedges and planting to the front. The opposite side of the road is within the Conservation Area. This comprises two storey brick properties with ground floor bay windows. These buildings are only marginally set back from the street with dwarf walls to the front. Further south, the site is bounded by the site of Cambridge Mosque. Part of the Brookfields site is to the north and east of the site.
- 1.3 The site itself is outside of the Conservation Area but the boundary of the Mill Road Conservation Area is the other side of the street so the site will be visible from within the Conservation Area. The site lies within the Mill Road Opportunity Area. There are six TPOs on site. The site is within close proximity to the Mill Road East District Centre.

2.0 THE PROPOSAL

- 2.1 Permission in principle for the residential development of 9 dwellings on the application site was granted permission at Planning Committee on 7th August 2019. This application follows the permission in principle approval.
- 2.2 Permission in principle is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first

stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. This application seeks to secure permission for the technical details approval for the 9 dwellings.

- 2.3 The scheme proposes a mix of terrace and semi-detached properties.

Eastern Block

This block of terrace properties to the east of the site includes 4 units (1x 2 bedroom unit and 3 x 3 bedroom units). This block also includes 3 integrated garages.

North West Block

The block to the north west proposes three terrace properties which are proposed to be set back from the Vinery Road frontage. The proposal involves 3 x 3 bedroom units.

South West Block

The block to the south west proposes a pair of semi-detached properties. Both of the units are proposed to have 3 bedrooms.

- 2.4 The vehicular access to the development is proposed to be situated as existing from Vinery Road.
- 2.5 All of the units are provided with an area of private external amenity space.
- 2.6 The parking proposals within the application are 1 car parking space per unit. Overall, 9 car parking spaces are being provided. The proposals also include 5 electric vehicle charging points.
- 2.7 A total of 36 cycle parking spaces are proposed. It is proposed that each of the units will have a covered cycle store within their rear garden.

3.0 SITE HISTORY

Reference	Description	Outcome
19/0769/PIP	Residential development of 9 dwellings.	PERMITTED
19/0051/PIP	Residential development of 9	WITHDRAWN

dwellings.

4.0 PUBLICITY

4.1 Advertisement: No
Adjoining Owners: Yes
Site Notice Displayed: No

5.0 POLICY

5.1 Cambridge Local Plan 2018

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 24 28 31 32 33 34 35 36 50 51 52 55 56 57 59 61 70 71 73 81 82

5.2 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 from 3 March 2014 onwards Circular 11/95 (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)
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<p>Previous Supplementary Planning Documents</p> <p>(These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)</p>	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
	<p>Mill Road Area Conservation Area Appraisal (2011)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 Acceptable subject to conditions.

Urban Design and Conservation team

6.2 The proposal will preserve or enhance the character or appearance of the Mill Road Conservation Area and will comply with Local Plan policy 61. The proposed development is acceptable subject to conditions.

City Council Environmental Health team

6.3 Acceptable subject to conditions relating to the following:

- Construction hours
- Collection during construction
- Dust
- Vibration/ Piling
- EV charging points
- Land contamination
- Materials management
- Low NOx Boilers

City Council Sustainable Drainage Engineer

As submitted

6.4 The following information is required to determine if the proposals are acceptable.

1. Calculations to support the proposals.
2. Details of the long-term management and maintenance of the system.

As Amended

6.5 Details of the management company to be provided.

City Council Arboricultural officer

6.6 Acceptable subject to conditions.

City Council Landscape officer

6.7 Concerned by the amount of hard landscaping within the rear courtyard.

Recommends conditions in respect of the following:

- Hard and soft landscaping
- Landscape management and maintenance

City Council Nature Conservation officer

6.8 Acceptable subject to conditions.

7.0 REPRESENTATIONS

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

- 17 Romsey Road
- 45 Vinery Road
- Camcycle

7.2 The representations received can be summarised as follows:

- The quality of the development in terms of materials (including brickwork and window types) should be high in order to compliment the surrounding area.
- Loss of on street parking due to an additional drop kerb being required for the development.
- Concerned by the impact of the development during construction. Particularly concerned by the impact of construction vehicles parking on surrounding roads and the addition of debris/ mud on roads.
- Concerned by the loss of trees and the replacement trees not being maintained appropriately.
- Please ensure the cycle parking details are secured via a prior to first occupation condition.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from the inspection of the site and the surroundings, it is considered that the main issues to be assessed are:

1. Context of site, design and external spaces

2. Impact on the Conservation Area
3. Residential amenity
4. Car and cycle parking
5. Arboricultural impact
6. Ecology
7. Refuse Arrangements
8. Third party representations

Context of site, design and external spaces

- 8.2 The key design issue is the design and appearance of the proposed new residential properties in its setting. The immediate surrounding residential character of Vinery Road consists of semi-detached properties directly to the south of the site and a row of traditional terraces adjacent to the west.
- 8.3 The development proposes two blocks of terrace properties and one block of semi-detached properties. Along the Vinery Road frontage a total of 5 properties are proposed, three properties within a row of terraces to the North West of the site and one set of semi-detached properties to the South West. The semi-detached properties would maintain the existing building line with No. 16 Vinery Road and the terrace properties on the north eastern side will be set back approximately 10 metres from the highway. Officers consider the proposed development would have a subservient appearance to surrounding development in terms of its scale, roof form and layout. Therefore, the proposed development would appear to be in accordance with the immediate surrounding character.
- 8.4 The details of materials will be secured through conditions (20, 21 and 24) to ensure that the development is of high quality and in accordance with the character of the site and its immediate context of residential properties.
- 8.5 The Central Mosque on Mill Road abuts the south east of the application site. It is acknowledged that the proposed development will obscure views of the mosque from Vinery Road, however, given that there is an existing building on site which already partly blocks the view of the mosque and also as the key viewpoint of the mosque building is from the Mill Road frontage, the proposed siting of the dwellings on the application site are therefore considered to be acceptable. Overall, it is considered that the design and scale of the proposed

development would sit comfortably within its context and would enhance the character and appearance of the area.

- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 61.

Impact on the Conservation Area

- 8.7 This site is adjacent to the Mill Road Conservation Area. The proposed properties along the Vinery Road frontage (plots 1-5) have been designed to reflect the scale and massing of the adjacent Victorian villas situated on the opposite side of Vinery Road.
- 8.8 The proposed units at the rear of the application site have also been appropriately designed in terms of scale and massing but have introduced a more contemporary approach to the details of the windows and doors. The conservation team has assessed the proposals and considers the development to enhance the character and appearance of the Mill Road conservation area subject to further details being secured via conditions. This view is supported by officers and the proposals are considered to be compliant with Cambridge Local Plan 2018 policy 61.

Residential Amenity

Impact on amenity of neighbouring occupiers:

- 8.9 In respect on residential amenity the property that would most affected by the proposed development is No. 16 Vinery Road. In relation to overlooking and loss of privacy, the elements to be assessed are the windows on the west elevation of plot 9 and the balcony on the south elevation of plot 8.
- 8.10 There are two windows on the first floor, west elevation of plot 9 and these serve a bedroom and an en-suite. A 45 degree test has been conducted from the centre of the proposed window serving bedroom 3 at the first floor level of plot 9. The results of this test reveal that due to the orientation of the proposed dwelling there would only be oblique views into the rear garden space of No 16 Vinery Road and there will not be any direct views into the habitable rooms at the rear of No. 16 Vinery Road. Moreover, there is a distance of approximately 25 metres

from the window of the habitable room and No 16 Vinery Road. Given the distance and orientation the proposal is considered to be acceptable in this regard. In respect of the en-suite window on the west elevation, it will be conditioned (condition no. 34) that this window will be obscure glazed in order to protect the amenity of neighbouring properties and future occupiers.

- 8.11 Juliet balconies are proposed on the south elevation of plot 8, these features are situated directly adjacent to the Mosque to the south east of the application site. The Juliet balconies are both located over 25 metres from the rear elevation of No 16 Vinery Road and neither of these balconies would have direct views into the rear garden or habitable rooms of No 16 and it is therefore considered that the proposals respect the residential amenity of this property.
- 8.12 Overall it is considered that the scheme has been appropriately designed such that opportunities of views into the rear gardens/houses of others are very limited. It is therefore considered that the proposed development is in accordance with Cambridge Local Plan 2018 policies 55 and 56.
- 8.13 A concern that has also been raised relates to the increase in number of vehicles as a result of the development. Undoubtedly, the development involves an intensification in the use of Vinery Road, however, officers consider that the addition of nine vehicles each of which have an allocated private car parking space, will not have a detrimental impact on the amenity of residents. The County Highway Authority has assessed the application and is satisfied by the proposal in terms of impact on the highway. Another concern raised relates to 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 conditions to control construction/ delivery/ collection hours as recommended by the City Council Environmental health team. The proposal is considered to be in accordance with Cambridge Local Plan 2018 policy 35.

Amenity for future occupiers

8.14 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.

8.15 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.

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 (m²)	Proposed size of unit	Difference in size
1	3	6	3	108	132.5	+ 24.5
2	3	6	3	108	132.5	+ 24.5
3	3	6	3	108	132.5	+ 24.5
4	3	6	3	108	132.5	+ 24.5
5	3	6	3	108	132.5	+ 24.5
6	2	3	2	70	76.5	+ 6.5
7	3	4	2	84	100	+ 16
8	3	4	2	84	100	+ 16
9	3	4	2	84	100	+ 16

8.16 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 units are provided with garden spaces of adequate sizes.

8.17 It is considered that the proposal adequately respects the residential amenity of existing neighbouring properties and the amenity of future occupiers. It is considered the proposals are compliant with Cambridge Local Plan Policies 50, 55 and 56.

Car Parking and Cycle Parking

- 8.18 The car parking proposals are 1 space per dwelling which is in accordance with the Cambridge Local Plan policy 82. 1 out of the 9 proposed car parking spaces meet the size and dimension requirements for a disabled car parking space. The proposal involves the addition of a dropped kerb to the frontage of the application site which will result in the loss of one on street car parking space, the impact of the loss of this one space is not considered to be significant and is acceptable.
- 8.19 Each residential unit is proposed to have access to 3 covered cycle parking spaces within their private external amenity space. Each unit is also proposed to have access to a visitor cycle parking space. 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. The full details of both the private and visitor cycle parking provisions will be secured via a condition which requires the details prior to the occupation of the development.
- 8.20 The proposal is considered to be compliant with policy 82 of the Cambridge Local Plan (2018).

Arboricultural Impact

- 8.21 The development proposes the removal of two trees. One is a Category B, early mature hornbeam that is in good condition and the other is Category U downy birch that is in a poor condition. However, a number of trees are proposed to be retained and an additional 5 trees will be planted. The City Council Arboricultural officer has assessed the Arboricultural Impact Assessment submitted to support the application and has considered the proposals to be acceptable subject to conditions. This view is supported by officers and the proposals are considered to be acceptable and in accordance with Cambridge Local Plan policy 71.

Ecology

- 8.22 An ecological survey has been assessed as part of this application by the City Council Nature Conservation officer and the proposals are considered to be in accordance with Cambridge Local Plan 2018 policy 70 subject to a condition

ensuring the boundary treatments are permeable for hedgehogs. This requirement is supported by officers and the details of the boundary treatments are secured via condition.

Refuse Arrangements

- 8.23 The proposals indicate that the residents will have space for refuse storage within their private rear gardens. The refuse collection is approximately 18 metres from the highway and is situated at an acceptable distance from each of the properties.
- 8.24 The proposed location of the bin collection point will not create any noise and disturbance issues for neighbouring properties or the potential future occupiers of the proposed development.
- 8.25 The proposals are considered to be in accordance with the RECAP waste guidelines. It is considered that the proposal is compliant with Cambridge Local Plan (2018) policy 57.

Planning Obligations (s106 Agreement)

- 8.26 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

- 8.27 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.

Third Party Representations

8.28 I will address any matters raised by the third party representations which have not been covered in the body of my report in the table below.

Representation	Response
The quality of the development in terms of materials should be high in order to compliment the surrounding area.	The details of materials will be secured via condition.
Loss of on street parking due to an additional drop kerb being required for the development.	I have assessed this impact at paragraph 8.16.
Concerned by the impact of the development during construction. Particularly concerned by the impact of construction vehicles parking on surrounding roads and the addition of debris/ mud on roads.	I have assessed impact on residential amenity at paragraph 8.11
Concerned by the loss of trees and the replacement trees not being maintained appropriately.	I have assessed impact on residential amenity at paragraph 8.19.
Details of cycle parking	I have assessed impact on residential amenity at paragraph 8.17 and confirm details will be secured via condition.

Conclusion

9.0 The proposed development will fit in with the surrounding residential character along Vinery Road. The application site is in a sustainable location and the proposed design of the scheme will be in keeping with the street scene which will make a positive contribution to the character of the area.

10.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

3. No 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. 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)

5. 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)

6. 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.

7. Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NO_x) combustion boilers, i.e., individual gas fired boilers that meet a dry NO_x emission rating of $\leq 540\text{mg/kWh}$, to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the local planning authority. The details shall include a manufacturers Nitrogen Oxides (NO_x) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standard above.

The scheme details as approved shall be fully installed and operational before first occupation and shall be maintained and retained thereafter.

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 and in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

8. Prior to the installation of any electrical services, a dedicated electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that:

1. One active electric vehicle charge point will be designed and installed on site with a minimum power rating output of 7kW for each residential unit with allocated on site parking

2. 50% provision of active electric vehicle charge points will be designed and installed on site with a minimum power rating output of 7kW to communal/courtyard and on street parking spaces. Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

3. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded.

The electric vehicle charge point scheme as approved shall be fully installed prior to the first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF) paragraph 105, 110, 170 and 181, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and with Cambridge City Council's adopted Air Quality Action Plan (2018).

9. Prior to the commencement of the development (or phase of), and in accordance with Report on Initial Intrusive Investigation by Prior Associates (ref: 14351, dated 15th August 2019), a proposed remediation strategy which includes a specification for gas protection to be incorporated into the building design (to prevent build-up of potentially asphyxiating gases) given the proposed end use of the site, shall be submitted and approved in writing by the local planning authority

The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented. The development shall be carried out in accordance with the approved details.

Reason: in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018, policies 33 and 35).

10. If unexpected land contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the contamination has been fully assessed and a remediation strategy has been submitted to, and approved by, the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

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, policies 33 and 35).

11. Prior to the first occupation of the development or (or each phase of the development where phased) the contamination remediation strategy approved by Condition 9 and Condition 10 shall be fully implemented on site following the agreed schedule of works.

Reason: in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018, policies 33 and 35.

12. 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: in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018, policies 33 and 35).

13. 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 9 and Condition 10, and implemented under Condition 11, 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 (as required by Condition 12) 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: in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018, policies 33 and 35.

14. Prior to completion of the first gas membrane installation on site and for all gas membrane installations on site thereafter the following shall apply:
- (a) Environmental Quality and Growth team officers shall be notified to undertake gas membrane inspections.
 - (b) Environmental Quality and Growth team officers shall be given a minimum of 72 working hours notice, for all gas membrane inspections, to attend the site.
 - (c) Gas membranes shall not be covered before they are inspected without written agreement by the Local Planning Authority.

Reason: in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018, policies 33 and 35.

15. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway .

Reason: in the interests of highway safety (Cambridge Local Plan Policy 81 and 82)

16. The two pedestrian visibility splays of 2m x 2m splays as shown on drawing number 19/03/200 J be maintained, in perpetuity free from obstruction exceeding 0.6m above the level of the adopted public highway.

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

17. The proposed access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018 policy 81).

18. The vehicular access shall be constructed using a bound material for at least the first five metres into the site from the boundary of the adopted public highway to prevent debris spreading onto the adopted public highway.

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

19. Notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification) the hard surfacing of front gardens shall not be carried out.

Reason: In the interests of visual amenity ensuring that front gardens are retained and in the interest of preventing the creation of additional car parking spaces along the Vinery Road frontage (Cambridge Local Plan 2018 policies 55 and 82).

20. 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)

21. 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).

22. All new joinery (window, door 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)

23. No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been 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)

24. Full details, in terms of materials, fixing, surface finish & colour, of all new / altered metalwork [stairs, balustrades, grilles, railings, brackets, window frames, columns, etc.] are to be submitted to and approved in writing by the LPA. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

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

25. No building hereby permitted shall be occupied until the surface water drainage scheme for the site has been completed in accordance with the submitted details. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan (SuDs maintenance plan 2395- MTC engineering) for the lifetime of the development.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with Cambridge Local Plan 2018 policies 32 and 85 and the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

26. 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.

27. 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.

28. 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.

29. 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.

30. Prior to the first occupation the full details of all cycle parking facilities shall be submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and cycle parking provision. (Cambridge Local Plan 2018 policies 55 and 82).

31. 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.

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, policy 29).

32. Hard and soft landscaping: 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 and these works shall be carried out as approved. These details shall include proposed finished levels or contours; boundary treatments; hard surfacing materials; refuse and cycle storage units; proposed and existing functional services above and below ground. 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)

33. Landscape maintenance and management plan: Prior to first occupation or the bringing into use of the development, hereby permitted, 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. 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; Policies 55, 57 and 59)

34. Prior to the occupation of the development, hereby permitted, the window serving the first floor en-suite of plot 9 shall be installed with obscure glazing 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 and 57).

35. 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)

36. Prior to first occupation a plan indicating the positions, design, materials and type of boundary treatments to be erected shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the boundary treatments are permeable for hedgehogs. 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, 59 and 70)

37. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works
38. It is required that a dust management plan should reference and have regard to various national and industry best practical technical guidance such as:
 - o Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
 - o Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)
 - o Control of dust and emissions during construction and demolition -supplementary planning guidance, (Greater London Authority, July 2014).