

<b>Application Number</b>	20/0010/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	27th January 2020	<b>Officer</b>	Mary Collins
<b>Target Date</b>	23rd March 2020		
<b>Ward</b>	Petersfield		
<b>Site</b>	Anglia Ruskin University East Road Cambridge Cambridgeshire CB1 1PT		
<b>Proposal</b>	Installation of lockers adjacent to Michael Ashcroft Building (off Broad Street).		
<b>Applicant</b>	A.R.U.(Anglian Ruskin University Anglia Ruskin University East Road Cambridge Cambridgeshire CB1 1PT		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li>- The proposed development would respect the character and appearance of the surrounding area.</li><li>- The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.</li></ul>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is situated at Anglia Ruskin University on the southern side of Broad Street and opposite the St. Matthews Primary School. Broad Street is a no through road situated off the eastern side of East Road which leads to the residential properties and to private parking for Flower Street residents.

1.2 The application site is in close proximity to the city centre and primary shopping area of The Grafton Centre and Burleigh Street and Fitzroy Street to the north west.

1.3 The application site does not all within a conservation area but is in close proximity to the Mill Road Conservation Area to the north and east and the Kite Conservation Area to the west.

## **2.0 THE PROPOSAL**

2.1 Planning permission is sought for the installation of lockers adjacent to Michael Ashcroft Building.

2.2 These would be Amazon Drop Off Lockers and one bank is proposed, 2.7 metres wide by 0.60 metres deep and 2.10 metres high. A 2.7 width equates to 65 slots.

2.3 The lockers would be sited to the western elevation of the building facing along Broad Street towards the junction with East Road, in close proximity to the entrance to the building and existing bicycle stands.

2.4 The lockers will be primarily for students, however that is not exclusive and the public will have access to them. The lockers would be accessible to the public 24 hours a day.

2.5 The proposed location would enable Amazon to park on the application site away from the residential end of Broad Street.

2.6 The application is accompanied by the following supporting information:

1. Drawings

## **3.0 SITE HISTORY**

None relevant

## **4.0 PUBLICITY**

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

## 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 12 31 32 35 36 55 56 58 59 61 81

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Practice Guidance 2014 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Greater Cambridge Planning (2020) – Sustainable Design and Construction
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## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Control)**

6.1 No comment on the behalf of the Highway Authority.

#### **Urban Design and Conservation team**

6.2 It is considered that there are no material Conservation issues with this proposal.

#### **Environmental Health**

6.3 No comments or recommended conditions to make regarding this application.

6.4 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 Councillor Richard Robertson has commented on this application.

Object to this application for Amazon lockers to be installed on Broad St outside the ARU.

These lockers provide a service for people who cannot be at home to receive parcels, but their location needs to be carefully thought through. Those in the Grafton Centre and at Parkside Pool are not in places where additional traffic will be added to a narrow and already congested road.

The lockers would be available for anyone to use and not just students and ARU staff, so they would attract additional traffic to Broad St. Despite its name, the road is narrow and as it leads nowhere, all traffic has to turn around to leave. I was able to have No Through Road signs erected by the county council last year as some drivers appeared to think the road went somewhere.

There is still too much traffic entering it and unfortunately there is no adequate turning head at the end. The low walls in the front gardens at this point of the street suffer from repeated damage by vehicles carrying out 3 point turns and the absence of a kerb to the pavement means that pedestrians are at risk as well as the walls. Broad St is heavily used as a throughway to and from Norfolk St by many pedestrians and cyclists. In view of these problems the applicant should be required to provide a Traffic Management report.

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

- 29 Broad Street, Cambridge
- 10 Flower Street, Cambridge
- 11 Flower Street, Cambridge

### 7.3 The representations can be summarised as follows:

- Increase the volume of traffic entering and turning at the end of Broad Street significantly. Cars constantly turn outside house and wait in the layby, often with music playing at full volume.
- Increase in noise pollution and litter problem.
- If the University really feels its students need this sort of resource, the Lockers could be placed in an internal campus location that would alleviate the impact on the local residents.
- Broad Street already has a large amount of university-driven vehicle traffic at all times. This includes large goods lorries making deliveries to the university and local school and mostly students trying to find parking in the area.
- St. Matthews Primary School children to move through the area without walking in the street which is dangerous. Students park on the sidewalks especially on Broad street right at East Road. Even though this is allowed during certain hours students and taxis do this at all times of the day. This is not safe for children or pedestrians or cyclists and makes it extremely difficult to access East Road. Often causing backup on East as drivers manoeuvre around the parked cars and cars trying to exit Broad street. This parking difficulty will only be made worse with the addition of the lockers.
- Will be sited where overspill bikes are left. No allocation for the addition of extra bike parking.
- Increase in foot and vehicle traffic, rubbish issues, and noise at all hours that the Lockers will bring, particularly without any planned addition of rubbish and recycle bins, bike parking, or car park access, will exacerbate all of this.
- There are already two sets of Amazon Lockers nearby - at Next, in the Grafton, and at Parkside Pools – so an additional set in this already high-traffic area seems unnecessary.

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

## **8.0 ASSESSMENT**

### **Context of site, design and external spaces, impact on the Conservation Area**

- 8.1 The lockers would be located to the western elevation of the building facing along Broad Street towards its junction with East Road.
- 8.2 The proposed lockers are to be situated outside the entrance and under the overhang of this section of the building. This is in close proximity to the existing cycle parking area in this undercroft.
- 8.3 Given the set back from the Broad Street elevation and tucked under the existing building, the siting of the lockers is not considered to be detrimental to the character and appearance of the conservation area.
- 8.4 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 61.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.5 There are residential properties at the far end of Broad Street and Flower Street which is situated off Broad Street.
- 8.6 The proposed lockers are situated at a distance from these residential properties and a detrimental loss of amenity through disturbance through comings and goings and from people using the lockers to collect parcels is not considered to arise as a result of their siting.
- 8.7 Given the proximity to the Grafton Centre, Fitzroy and Burleigh Street shopping areas and the city centre, it is considered that the introduction of the lockers in this location is acceptable.
- 8.8 In relation to noise and disturbance from increased use of Broad Street from cars used by customers to collect parcels, given the modest scale of the proposed development it is considered unlikely that the proposal would result in a significant level of noise and disturbance to adjoining residents. As regards to

turning, given this is a public road but a no through road, cars will inevitably either need to turn at the end of the road or, in quieter periods, in the bell mouth serving ARU.

- 8.9 Officers are of the opinion, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 56, 58 and 35.

### **Highway Safety**

- 8.10 Highways Officers have not raised any objections and as such the proposal is considered compliant with Cambridge Local Plan (2018) policy 81. However the concerns raised by Councillor Robertson have been forwarded to Highways for their comments and Officers are awaiting their response and these will be reported to the committee on the amendment sheet.

## **9.0 THIRD PARTY REPRESENTATIONS**

- 9.1 Neighbours have expressed concern regarding the impact of the University on the amenity of residents in Broad Street. The problems of litter, apparent drug use and dealing, parking of cars, vehicles, bikes and students clogging the pavements for prams/buggies etc have been highlighted and there is concern that the siting of the lockers would exacerbate these problems. The concerns raised by surrounding residential occupiers are noted however these issues are existing and are considered out of the scope of this planning application.

## **10.0 CONCLUSION**

- 10.1 In the opinion of Officers, the proposed development would not have an adverse impact upon appearance of the area and would not be detrimental to the amenities of nearby neighbouring properties.

## **11.0 RECOMMENDATION**

**APPROVE** subject to the following conditions:

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

Reason: In accordance with the requirements of Section 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.