

<b>Application Number</b>	21/02332/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	20 <sup>th</sup> May 2021	<b>Officer</b>	Aaron Coe
<b>Target Date</b>	15 <sup>th</sup> July 2021		
<b>Ward</b>	Trumpington		
<b>Site</b>	Anstey Hall Maris Lane		
<b>Proposal</b>	Change of use of Anstey Hall from a wedding venue use Class formerly D2 (now sui generis) with associated guest accommodation (Use Class C1) which is now collectively sui generis, to use as student accommodation (Use Class C2) for Sixth Form students taught at Dukes Education's St Andrews College, Cambridge.		
<b>Applicant</b>	Dukes Education c/o Nichola Traverse-Healy (Turley).		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li>- The proposed use of the site as student accommodation for a residential institution is considered acceptable.</li><li>- The proposed development will not adversely affect the character of the Listed Building and will preserve or enhance the character of the Trumpington Conservation Area.</li><li>- The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers.</li></ul>
RECOMMENDATION	APPROVAL

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site comprises of Anstey Hall, a Grade I Listed Building which is a two storey red brick manor house which was designated in 1972. To the north east of the application site are curtilage listed outbuildings which were historically associated with the Hall but have been converted in more recent years.
- 1.2 The site is located on the southern side of Maris Lane, Trumpington approximately 4km west of Cambridge City Centre. The site is within the Trumpington Conservation Area, the grounds of Anstey Hall are designated as Protected Open Space and the site is within Flood Zone 1.
- 1.3 The site is bordered to the south and the west by the Trumpington Meadows development.
- 1.4 As existing the Anstey Hall building currently operates as a wedding venue with associated guest accommodation and the outbuildings have been converted to ancillary C1 use whilst others have been used for commercial uses.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks planning permission for the change of use from a wedding venue and hotel rooms (sui generis use) to student accommodation for a residential institution with ancillary teaching spaces, social areas and external space (C2 use). No extensions or additions are proposed to the building and no changes to car parking or access arrangements. As originally submitted the proposal involved introducing two sports playing pitches within the protected open space to the south. However, during the course of the application this element of the proposal has been removed.
- 2.2 The student accommodation is proposed to serve sixth form students that will be studying at St Andrew's College located on Regent Street, Cambridge.
- 2.3 The application is accompanied by the following supporting information:
  - Drawings
  - Planning, Design and Access Statement;

- Heritage Statement
- Transport Statement

### **3.0 SITE HISTORY**

C/66/0574 for Post Office Automatic Telephone Exchange PERM

C/02/1160 for Replacement entrance gates adjacent to Anstey Hall annexe retrospective. dated 07.01.2003 PERM

C/02/1090 for Replacement entrance gates adjacent to Anstey Hall Annexe retrospective. APC dated 7.11.2002 APC

C/98/0560 for Internal alterations to Grade I listed building. APC dated 06.01.1999 APC

C/03/1093 for Internal and external works to grade I listed building.

C/03/1092 for Retrospective application for the removal of an internal wall within grade I listed building.

C/03/1090 for Internal and external alterations to building within curtilage of Grade I Listed Building

C/00/0224 for Internal alterations to Anstey Hall and part demolition of outbuildings .APC dated 11.09.2000

C/93/0256 for Two new fire exits and fire escape stair. APC dated 24.06.1993

07/1092/LBC for Form an opening of 6 metres wide with two new brick pillars constructed from the reclaimed bricks, stone plinths and two reclaimed stone balls. PERM dated 14.05.2008

07/1094/FUL for Forming an opening 6 metres wide with two new brick piers in wall on west boundary of Anstey Hall. PERM dated 14.05.2008

07/1354/LBC for New south elevation wall and windows, replacement of floors, partitions and roof. PERM dated 08.09.2008

12/0456/FUL for Request permission to continue use of Marquee for Wedding ceremonies etc for a period of at least 3 years. PERM dated 12.06.2012

12/0504/FUL for Retrospective change of use from B1 (offices) to (D2) wedding venue and associated (C1) hotel and guest use for 12 bedrooms. PERM dated 14.09.2012

15/0101/ADV for External Seating Banners & Stainless Steel Posts, PERM dated 18.03.2015

15/0871/LBC for Form new door opening within bookshelves of the west wall of the library. Install "art nouveau" stained glass screen in passage. PERM dated 21.08.2015

18/1537/FUL Convert existing store rooms into bedrooms with en-suite on ground and first floor loft space, including a roof extension with dormer window on the south elevation. Two new conservation rooflights and internal chimney removed. Perm

18/1538/LBC Convert existing store rooms into bedrooms with en-suite on ground and first floor loft space, including a roof extension with dormer window on the south elevation. Two new conservation rooflights and internal chimney removed. Perm

#### **4.0 PUBLICITY**

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

#### **5.0 POLICY**

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1,3
		31,32,33,35,36

	<p>46,55,56, 61,67,70,71,73,78</p> <p>81,82</p>
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### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework 2021</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
Supplementary Planning Documents	Grafton Area of Major Change - Masterplan and Guidance
Previous Supplementary Planning Documents	<p>Sustainable Design and Construction (Jan 2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Buildings of Local Interest (2005)</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 Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge City Nature Conservation Strategy (2006)</p>
	<p><u>Area Guidelines</u></p> <p>Trumpington Conservation Area Appraisal 2010</p>

## 6.0 CONSULTATIONS

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

#### *As submitted*

- 6.1 Until a Transport Statement is provided it is not possible to determine the nature and scale of any off-site mitigation measures and therefore, the Highway Authority requests that the application be refused in its present format.

#### *As amended*

- 6.2 The transport assessment team will comment on the statement submitted.

### **Environmental Health**

- 6.3 *As Submitted*

It is not possible to comment on the proposed development and the additional information set out below will be required in order to provide comments.

Additional information required:

- Noise assessment to address concern with sports pitches.
- Transport assessment to address air quality concern.
- Contaminated land conditions
- Artificial lighting details.

6.4 *As amended*

- Following the removal of the sports pitches from the proposed development no noise assessment is required.
- Condition required in relation to:  
Contaminated land, construction hours, EV charging and Use class C2 restriction.

**Cambridge City Council Conservation Team**

- 6.5 There are no in principle objections to the use of the building as student accommodation. Use of certain rooms for ancillary Teaching/Training rooms, the addition of any projectors and screens may require listed building consent due to the high status of the listed building and its sensitivity to change.
- 6.6 No external alterations are proposed. There are a number of internal alterations proposed for the outbuildings to create bedrooms with en-suites or separate bathrooms. Details of the ventilation is needed where new shower rooms/en-suites are proposed. Some rooms already have red brick vents in the walls, and this would be the precedent to follow (masonry vents to match the brick) where others are needed. The routes for the services and wastes should also be submitted for written approval to ensure that it is done in a manner that does not unnecessarily disturb the historic fabric of the building.
- 6.7 Details of any windows/rooflights should be submitted for written approval.
- 6.8 Of concern is the proposal to create sports pitches in the grounds to the south of the Hall. The introduction of goalposts marked pitches and other paraphernalia needed for them to operate which could have a negative impact on the setting of

the listed building. Conditions required to enforce and prevent harm to the Listed Building in respect of the following:

- One football and one rugby pitch, each marked out in the traditional way on the existing grassed surface. There will be no illumination
- The goalposts will be inserted into sleeves for easy removal
- The goalposts will be removed at half terms and taken down between May and the end of August each year
- The football goals will have their nets removed when the pitches are not in use
- The football goal and rugby posts will meet the relevant standards

Taking the above into account, I consider that the proposal will not adversely affect the character of the Listed Building.

Taking the above into account, I consider that the proposal will preserve or enhance the character or appearance of the conservation area.

The proposals will comply with Local Plan policy 61.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 195 would apply.

### **Cambridge City Council Arboricultural Officer**

6.9 No comments received.

### **Cambridge City Council Drainage Engineer**

6.10 Acceptable subject to foul water drainage condition due to addition of ensuite.

### **Nature Conservation Officer**

6.11 Recommend a preliminary scoping survey for bat roost potential of the buildings and wider site to inform potential further survey work.



## **Cambridgeshire County Council Transport Assessment Team**

### *As Submitted*

- 6.12 The application as submitted does not include a transport statement or sufficient information to properly determine the highway impact of the proposed development. CCC therefore requests that this application not be determined until such time as the additional information above has been submitted and reviewed.

### *6.13 As Amended*

The Highway Authority do not object to the proposals subject to a Travel Plan condition.

### **Historic England**

- 6.14 No objections in principle to the proposed change of use of Anstey Hall to student accommodation for Sixth Form students who would be taught away from the Hall at Duke's College at Regent Street. We have considered the documentation submitted with the application, including the Planning/Design and Access Statement and Heritage Statement and taken together, the majority of the proposed internal alterations to the Hall would cause a low level of less than substantial harm to the significance of the building. However, this is caveated by my not having been in a position to confirm this on site.
- 6.15 We are of the view that the majority of the application meets the requirements of the NPPF and in particular paragraph numbers 194 and 196. However, this is with the exclusion of the potential equal access lift element of the proposals due to insufficient information, together with the visual intrusion that would be incurred by the sports paraphernalia on the proposed sports pitches.

## **7.0 REPRESENTATIONS**

7.1 Four representations have been received from the addresses listed below. 3 of these were registered as neutral representations and 1 was a letter of support.

- 4 Proctor Drive (Neutral)
- 12 Red Hill Close (Neutral)
- 11 Old Mills Road (Neutral)
- Trumpington Pavilion, King George V Playing Field, Paget Road. (Trumpington Residents Association)- (Support)

The neutral comments made can be summarised as follows:

- Urge that the provision of the physiotherapist and osteopath (Coach House Clinic) facility is retained on site.
- Concerned by the potential impact on wildlife within the protected open space grounds of Anstey Hall.
- Any changes to the boundary treatments between Trumpington Meadows and the site to be carefully considered.
- The proposal is likely to diminish any traffic problems on the assumption only a few students will use cars because of their low age profile.
- Potential for increase in general activity and impact on neighbours due to the proposed occupation. Impact should be addressed by use of conditions.
- Clarification on the extent accommodation at Anstey Hall will be used for educational activity
- Clarification that there will be no access gate between the Trumpington Meadows estate and Anstey Hall.

The comment in support can be summarised as follows:

- Proposed use of Anstey Hall as student accommodation and meeting rooms, etc., for Sixth Form students will be a positive use of the building, which should ensure its long-term care and provide a valuable local facility.
- Reassured that the applicant states that no material internal work will be required to the main Hall
- Preference for the coach house health clinic to remain

- Support the principle of two sports pitches in the parkland to the south
- Any boundary treatments must respect the setting of the grounds

## **8.0 ASSESSMENT**

### **Principle of Development**

- 8.1 The proposed development is for the change of use of a wedding venue (Sui Generis) with some ancillary guest accommodation and small scale business uses (class E) to student accommodation for a residential institution, social areas and teaching rooms (use class C2). The relevant key policies which require assessment in determining the principle of the change of use proposed are policies 3, 46 and 78 of the Cambridge Local Plan 2018.
- 8.2 The site is located within the 'Urban Area' as identified on the Cambridge Policies Map (2018). In accordance with Policy 3 of the Cambridge Local Plan (2018), this application will support the overall development strategy by focusing development within the urban area of Cambridge thereby 'making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally'.
- 8.3 The NPPF (2021) sets out in paragraph 62 the requirement for different types of housing to be provided for different groups in the community, including students.
- 8.4 Policy 46 Of the Cambridge Local Plan 2018 relates to the development of new student accommodation whilst the wording of the policy is generally aimed at purpose-built student accommodation (PBSA), it is still considered relevant in the assessment of this application. This policy states that student accommodation developments will be permitted if they meet identified needs of an existing educational institution to provide housing for students attending full-time courses of one academic year or more. The application will need to:
  - a. Demonstrate there is a proven need for student accommodation to serve the institution

- b. Demonstrate no loss of market or affordable housing as part of the proposal
- c. Be in a location which is appropriate to the institution it serves
- d. Being close to sustainable transport links
- e. Having appropriate management arrangements to prevent students bringing cars into Cambridge
- f. The rooms and facilities being adequate
- g. Where appropriate, being warden controlled to minimize anti-social behavior

8.5 In respect of demonstrating a proven need for student accommodation to serve a particular institution, the applicants have set out that there has been an increase in demand for student accommodation for St Andrew's College which is a co-educational boarding school. The plans for St Andrew's to grow in terms of student numbers was noted in the 'Assessment of Student Housing Demand and Supply for Cambridge City Council' study (2017) and this study also states that St. Andrews intend to accommodate all their students in PBSA that they own but that is not on their main site. The accommodation proposed in this application seeks to serve students aged 15-19. The use of Anstey Hall for student accommodation would allow the college to provide high quality living accommodation for older pupils (aged 15 to 19). The supporting statement submitted with the application sets out that St Andrew's College is experiencing a significant increase in the demand for its courses. The courses offered at St Andrew's include Pre-A-Level, GCSE's and A-Levels, and 11 university foundation courses. The College is seeking to grow to meet this demand and requires a site that can provide high quality living accommodation for the students. As such, officers are satisfied that sufficient evidence has been provided to demonstrate the need for further accommodation to enable St Andrews College to grow and meet the increased demand for boarding school accommodation.

8.6 The existing use of the site does not include any market or affordable housing and therefore there will be no loss of residential accommodation. In respect of being an appropriate location to serve the institution of St Andrews College and served by sustainable transport modes. The teaching would take place in the existing facilities along Regent Street and all of the students attending would be boarders. St Andrews College

is considered to be accessible from the application site, the college is located on one of the principal transport corridors into the centre with immediate access to a range of facilities and services. The public transport services are sufficient to serve the accommodation and there is excellent pedestrian and cycle infrastructure surrounding the site. In relation to management arrangements to prevent students from keeping cars in Cambridge, given the sustainable location of the site and its access to public transport it is considered reasonable and necessary to impose a condition which restricts students from keeping a car in Cambridge.

- 8.7 The room sizes and facilities proposed are considered acceptable. The plans submitted demonstrate that the existing buildings are capable of accommodating 47 student rooms with the provision of good quality bedrooms, bathrooms, en-suites and generous spaces for communal studying, ancillary teaching areas and social activities. The supporting information states that up to six house managers would be resident on site to ensure the safety and well-being of students as well as ensuring appropriate behaviour and day staff at the site would include groundsman, catering and housekeeping. It is considered that the scheme would include appropriate measures to minimise the risk of antisocial behaviour. It is considered appropriate and necessary to impose a management plan condition to secure the final details of the management arrangement for the site to ensure anti-social behaviour is minimised.
- 8.8 In consideration of the above points, it is considered that the proposals meet the requirements set out in the Cambridge Local Plan (2018) Policy 46 and the relevant national policies. The principle of development is therefore considered to be acceptable subject to the material considerations assessed below.
- 8.9 The primary use of the existing Anstey Hall building is a wedding venue with visitor accommodation to serve the wedding use of the site. Policy 78 seeks to prevent the loss of existing visitor accommodation (hotels, guesthouses and hostels to apart hotels and serviced apartments) unless the use is no longer viable. Given that the primary use of the accommodation at the site is to support the wedding venue function (which is a sui generis use that is not protected by other local plan policies) the loss of the ancillary visitor

accommodation use is considered acceptable in this instance. Moreover, as set out in the supporting text of policy 78 the focus of this policy is aimed at protecting visitor accommodation in city centre locations. The application site is considered to be on the edge of the city rather than a city centre site and the key focus is aimed at accommodation for users of the venue rather than tourists visiting Cambridge. Therefore, officers consider the loss of the accommodation to be acceptable in this instance.

- 8.10 Whilst the concerns raised in neighbour representations regarding the loss of the Coach House Clinic (Class E (e)) are noted, it is considered that limited weight can be given to the loss of this use as following the changes to the use class order September 2020 the change of use from a medical or health service use to another use within Class E would not be considered development and therefore would not require a planning application. Hence, it is considered that it would be unreasonable to resist the loss of the physiotherapist/ osteopath use in this instance.

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

- 8.11 The application site is a Grade I listed building within the Trumpington Conservation Area and falls within an area of protected open space. It has a number of outbuildings associated with the main Hall which are curtilage listed, and it has substantial grounds to the south which make a positive contribution to its setting providing an area of openness.
- 8.12 In terms of impact on the Grade I Listed Building and the curtilage listed outbuildings Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 apply. In respect of the impact on the Conservation Area Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Area. Paragraph 194 of the NPPF states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. [ ... ] As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where

necessary.' The statutory objective of preserving the character or appearance of an area is achieved either by a positive contribution to preservation or through development which leaves character or appearance unharmed sufficiently for it to be considered that the character is preserved.

- 8.13 The application does not involve any external alterations or extensions to the listed or curtilage listed buildings. The scheme involves the re use of the rooms within the Grade I Listed Anstey Hall for sixth form students rather than the current use as guest rooms. Larger rooms within the existing hall will be used for ancillary social areas, breakout spaces and teaching areas. At ground floor there is a large kitchen and dining area with two teaching spaces and two student bedrooms and bathrooms. At first floor 5 student bedrooms and a teaching space is proposed. On the second floor 8 student bedrooms are proposed. Each of the student bedrooms have access to a bathroom or en-suite. Whilst the proposal does not involve any internal alterations to the Grade I Listed Hall the conservation officer has made comments in respect of the potential need for equipment such as projectors to be installed to serve the functions of the rooms. An informative will be added to remind the applicant that Listed Building consent will be required for such works.
- 8.14 Building 2 is curtilage listed and located to the north east of the Anstey Hall building. This building is proposed to be converted to create 5 student bedrooms with each room again having access to a bathroom or en-suite. Further to the north of the site is the main coach house (Building 3- curtilage listed), this building was converted to visitor accommodation as part of the consent granted in 2012 (12/0504/FUL). No alterations are proposed to this building and it will provide 11 student bedrooms and 11 bathrooms/ en-suites.
- 8.15 Building 4 is the Maris Lane curtilage listed cottage which is the most prominent building on the site in terms of visibility from the Conservation Area, this building would provide 3 student bedrooms. This building is currently in use as accommodation with a hallway, ground floor bedroom with en-suite and living room and kitchen. These will all be retained as existing. At first floor level, there is currently one large bedroom which it is proposed to subdivide to form two student rooms and lobby space. This will necessitate the repositioning of one radiator.

The new partition will be carefully scribed around any existing skirtings etc. The existing bathroom will remain in its current use.

- 8.16 Building 5 is a single storey building forming the north side of the second courtyard. This building is proposed to provide 4 student bedrooms. Building 6 and 7 (to the east of the second courtyard) are proposed to provide 8 student bedrooms. Building 8 will provide the cycle parking facilities. Building 9 will include repurposed rooms for student bedrooms. Building 10 will provide one student room and one bathroom. The total number of student rooms proposed is 47 student rooms (excluding Building 9 awaiting submission of floor plan).
- 8.17 As originally submitted the proposal also included the use of the protected open space to the south for two sports pitches which both the City Council Conservation team and Historic England raised concerns with initially. However, during the course of the application this element of the proposal was removed. Both consultees also raised concern with the lack of detail proposed in respect of the potential installation of a lift to enable level access within the building. However, this does not form part of this application and any proposal for this form of addition would require a separate application for listed building consent.
- 8.18 Other than the two areas of concern mentioned above (sports pitches and lift installation) the City Council conservation team and Historic England have raised no objections to the proposed scheme subject to conditions securing details of new ventilation from en-suite rooms and details of any windows or rooflights to be installed to serve bedroom 39.
- 8.19 Overall, the proposed development is considered to not adversely impact the character of the Listed Building and will preserve the character of the conservation area in accordance with Cambridge City Local Plan 2018 policy 55 and 61 and the NPPF paragraphs 194 and 195.

## **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.20 The scheme does not involve any extensions or alterations externally (or additional windows) to the existing buildings and



will therefore not involve any further impacts in terms of overlooking, overshadowing or overbearingness.

- 8.21 Given the nature of the proposed use, the extent of the grounds at Anstey Hall and the separating distances it is not considered that there would be any noticeable impact in terms of noise or activity on the residential properties. As mentioned at paragraph 8.7 a management plan condition will be imposed to ensure sufficient staff are on site and anti-social behaviour is minimised.
- 8.22 As originally submitted the proposal involved the addition of sports pitches within the protected open space to the south of the site. Given the proximity of properties along Piper Road and Proctor Drive the City Council Environmental Health team advised that a noise impact assessment should be submitted to demonstrate the scheme will not have an adverse impact in terms of noise on these properties. Since the pitches have been removed from the scheme the Environmental health team have confirmed there is no requirement for a noise impact assessment.
- 8.23 Overall the proposals are considered to respect the amenity of neighbouring properties and are in accordance with Cambridge Local Plan 2018 policies 35, and 55.

#### Amenity for future occupiers of the site

- 8.24 The accommodation proposed is to be used as student accommodation and as a result of this, policy 50 which sets minimum space standards is not relevant as this relates to C3 residential units and not purpose-built student accommodation. The proposed student rooms are considered to provide adequate amenity for the future student users of the site. Notwithstanding that, the proposed rooms would be finished to a high quality, with the development also providing common rooms, teaching spaces, social areas and external amenity areas within the site.
- 8.25 It is considered that the proposal provides a high-quality living environment and an appropriate standard of amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policy 46.

- 8.26 The City Council Environmental Health team have raised comments in respect of contaminated land matters. Land within the site was previously used for 'seed trials'. At that time, a Phase 1 Desktop Study was offered. These current proposals will change the occupancy from short-term (hotel use) to longer term residency. This increases the potential exposure risk to any potential land contamination. Therefore, it is considered reasonable and necessary to impose contaminated land conditions on any consent granted to ensure compliance with Cambridge Local Plan 2018 policy 33.

### **Drainage**

- 8.27 The City Council Sustainable Drainage Engineer has reviewed the proposals and considered the development to be acceptable subject to a foul water drainage condition. The scheme involves the installation of a number of en-suite bathrooms and a foul water drainage condition is considered necessary.
- 8.28 Subject to the imposition of this condition the development is considered to be in accordance with Cambridge Local Plan (2018) policies 31 and 32.

### **Air quality, noise, vibration and dust**

- 8.29 The Environmental Health Officer has reviewed the submission and has no objection to the proposal subject to contaminated land, EV charging and construction hours. The imposition of these conditions are considered necessary by officers.
- 8.30 It is considered that subject to the conditions recommended the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35 and 36.

### **Refuse Arrangements**

- 8.31 No details of waste arrangements have been submitted. A condition will be imposed on any consent granted to ensure appropriate bins and refuse strategy is in place prior to the occupation of the development.

- 8.32 Subject to this condition the scheme is considered to be compliant with Cambridge Local Plan (2018) policy 57.

### **Transport Impacts and Highway Safety**

- 8.33 As submitted the application failed to provide a transport statement. However, during the course of the application a transport statement was submitted and reviewed by the County Council Transport Assessment Team. The details have been considered acceptable subject to a travel plan condition. Subject to the imposition of this condition the proposal is considered compliant with Cambridge Local Plan (2018) policy 81.

### **Car and Cycle Parking**

- 8.34 In terms of car parking provision, 23 car parking spaces inclusive of 4 electric vehicle parking spaces are proposed in total. Given the car parking spaces already exist on site it would not be considered reasonable to require the removal of the spaces. The scheme includes adequate space for coach parking within the site. In terms of cycle parking, 70 covered cycle parking spaces will be provided on-site within the ground floor of building 8 which will be covered, secure and in a convenient location close to the main entrance to the site. The spaces will consist of 56 double stacker spaces and 14 Sheffield stand spaces, this exceeds the minimum cycle parking standards set out in the Cambridge Local Plan (2018). The development is considered to meet the requirements of Cambridge Local Plan 2018 policy 82.

### **Protected Open Space and Arboricultural Impact**

- 8.35 The grounds of Anstey Hall are also designated in the Cambridge Local Plan (2018) as Protected Open Space. These areas of protected open space are considered in the Local Plan to be of environmental or recreational importance. As originally submitted the proposal involved introducing sports pitches and removal of trees within the protected open space to the south of the site. However, the scheme no longer proposes sports pitches or the removal of any trees. Therefore, the proposals are considered acceptable in this regard and comply with policies 67 and 71.

## **Ecology**

- 8.36 The City Council Ecology officer has recommended that a preliminary scoping survey is submitted for bat roost potential of the building and wider site to inform potential further survey works. Given that the proposals no longer involve any external works within the protected open space and the existing buildings are all already in active use for guest rooms and other facilities, it is not considered reasonable to request a bat roosting survey when the proposal now only involves changing the use of these buildings. It is however considered reasonable to impose a condition which secures ecological enhancements.
- 8.37 Subject to this condition the scheme is considered to meet the requirements of Cambridge City Local Plan 2018 policy 70.

## **Planning Obligations (S106)**

- 8.38 A s106 agreement is required to secure the following:
1. Outside of University term times and during the summer months the accommodation shall only be occupied by students studying at educational institutions within Cambridge, conference delegates or others attending such institutions for purposes linked with the educational functions of those institutions.
  2. Car free development:
    - not to allow or permit the keeping of a private motor vehicle in the City of Cambridge by an occupier of the development both during and outside of term times except to the extent that:
      - such occupier has been allocated a parking space within the site;
      - such occupier is (or becomes entitled to be) holder of a disabled person's badge; or
      - such occupier shall require a motor vehicle for the purposes of loading or unloading belongings at the site at the start or end of each academic term.

## 9.0 Third Party Representations

9.1 Responses to third party representations are set out in the table below:

Representation	Response
Urge that the provision of the physiotherapist and osteopath (Coach House Clinic) facility is retained on site.	Addressed at paragraph 8.10.
Concerned by the potential impact on wildlife within the protected open space grounds of Anstey Hall.	Addressed at paragraph 8.36.
Any changes to the boundary treatments between Trumpington Meadows and the site to be carefully considered.	A planning condition has been recommended to secure details of any boundary treatments prior to installation.
The proposal is likely to diminish any traffic problems on the assumption only a few students will use cars because of their low age profile. The scheme results in the potential for increase in general activity and impact on neighbours due to the proposed occupation. Impact should be addressed by use of conditions.	A student management plan planning condition is imposed to prohibit students from being able to keep a car on site and will also secure details of on-site warden/ security arrangements to prevent impacts on nearby properties.
Clarification of the extent the site will be used for teaching.	Whilst it is noted there are teaching rooms shown on the plans submitted from assessing the supporting information it is clear that the teaching is proposed to take place at St Andrews College on Regent Street. Anstey Hall would be mainly living and social accommodation but, to provide students with educational and support facilities, there would be multi-purpose spaces that would be used for seminars, tutorials, group

	work and self-study.
Clarification that there will be no access gate between the Trumpington Meadows estate and Anstey Hall	The scheme does not involve the addition of an access between Trumpington Meadows development and Anstey Hall.

## **10.0 CONCLUSION**

- 10.1 The proposal would preserve and enhance the setting of the Grade I listed building and respect the character of the Trumpington Conservation Area. The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers.

## **11.0 RECOMMENDATION APPROVE**

subject to:

The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 with delegated authority to officers for the purposes of negotiating, settling, and completing the s106 Agreement.

The planning conditions as listed below.

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

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

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

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

3. No development (or phase of), or any investigations required to

assess the contamination of the site, shall commence until a Phase 1 Desk Top Study and a Phase 2 Site Investigation Strategy have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).

4. No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

(a) A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.

(b) A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).

5. The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

Reason: To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

6. The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

7. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
- a) details of the volumes and types of material proposed to be imported or reused on site
  - b) details of the proposed source(s) of the imported or reused material
  - c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
  - d) results of the chemical testing which must show the material is suitable for use on the development
  - e) 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 MMP.

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. No construction or demolition work shall be carried out and no plant or power operated machinery 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, , unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

9. The student rooms hereby permitted shall be occupied, during the academic terms, only by students of St Andrews College, Regent Street who are enrolled in full-time education on a course of at least one academic year. Outside of academic term times, the student rooms shall only be occupied by students studying at educational institutions within Cambridge, conference delegates or others attending such institutions for purposes linked with the educational functions of those



institutions.

Reason: To ensure the site is occupied on the basis of the information assessed as part of the application and to ensure compliance with policy 46 of the Cambridge Local Plan 2018.

10. Prior to the occupation of the development, hereby permitted, or the commencement of the use, a student management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to travel advice; specific stipulations prohibiting the keeping of a car in Cambridge; check-in time slots in order to stage the impact of the check-in process; the organization of the move-in day; site security; the management of deliveries; responsibilities expected of students both inside and outside the site; the management of move-out times; maintenance cover; tenancy checks; waste management; and the external display of contact information for on-site management and emergencies. The scheme shall be managed in accordance with the approved details thereafter.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 46).

11. The premises shall be used for a residential institution and for no other purpose (including any other purpose in Use Class C2; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: For the avoidance of doubt, and because use of the building for any other purpose would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 57, and 81)

12. Prior to the commencement of the use hereby permitted a foul water drainage scheme shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased

flood risk on or off site resulting from the proposed development (Policy 31 and 32 of the Cambridge City Local Plan 2018).

13. No work shall commence on new en-suite rooms, until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:

(a) new ventilation

(b) new waste and service routes

The works shall be carried out in accordance with the agreed details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2018, policy 61)

14. No new, replacement or altered windows or rooflights shall be installed in Bedroom 39, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such features have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

15. Prior to occupation of the development as approved, a dedicated electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide:

(i) Dedicated slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of the approved parking spaces

(ii) At least one Rapid electric vehicle charge point for each 1,000m<sup>2</sup> floorspace or at least one Fast electric vehicle charge point for each 1,000m<sup>2</sup> floorspace should a Rapid charge point not be technically feasible

(iii) The rapid and/or fast electric vehicle charge point parking spaces for to be exclusively reserved for electric vehicle charging.

(iv) 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

The approved scheme shall be fully installed before the use is commenced and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

16. Prior to the commencement of the use hereby permitted details of the biodiversity enhancements shall be submitted to and agreed in writing by the local planning authority. The biodiversity enhancements shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity associated with the development in accordance with the NPPF and policy 70 of the Cambridge Local Plan.

17. Prior to the commencement of the use hereby permitted 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 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 (Cambridge Local Plan 2018 policies 55, 57 and 59)

18. Prior to the commencement of the use hereby permitted a Waste Management Plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The information shall include details of the refuse storage arrangement for the development. The scheme shall be carried out in accordance with the approved details and shall thereafter

be retained.

Reason: In accordance with Cambridge City Local Plan 2018 policy 57.