

CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

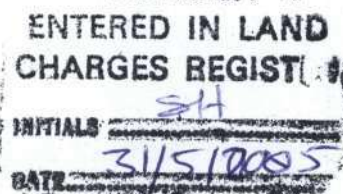
FULL PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: **C/03/1241/FP**

Paul Herney Associates
22 Hills Road
Cambridge

CB21JP



The Council hereby grant full planning permission for

Erection of five dwelling houses following demolition of existing industrial buildings.

at
Former Builders Yard Sandy Lane Cambridge

in accordance with your application received 17th November 2003 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

Reason: To ensure that the appearance of the external surfaces is appropriate.

3. Before starting any brick or stonework, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development.

4. Prior to the commencement of the development an intrusive site investigation shall be carried out to establish the level of contamination and any necessary remedial measures. The investigation and proposed remedial measures shall be submitted to and approved by the local planning authority prior to the commencement of any development. The agreed measures shall then be fully implemented prior to the commencement of the development.

Reason: To ensure that any contamination of the site is adequately dealt with.

5. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out, or plant operated other than between the following hours: 0800 hours to 1800 hours 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.

6. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors' access arrangements for vehicles, plant and personnel,
- ii) contractors' site storage area/compound,
- ii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iii) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

Reason: To protect the amenity of the adjoining properties during the construction period.

7. Prior to the commencement of the development including demolition full details of wheel washing facilities shall be submitted to and approved by the local planning authority. The agreed facilities shall then be fully installed before the commencement of demolition.

Reason: To prevent the deposit of mud on the road.

8. Before the development/use hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties.

9. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties.

10. No development shall commence until full details of the construction of surfacing, lighting footpath and other improvements to Sandy Lane have been submitted to and approved by the local planning authority. The improvements shall be fully carried out in accordance with an agreed timetable with the local planning authority and no dwelling shall be occupied until the local planning authority have confirmed in writing that the improvements have been carried out in accordance with the approved details.

Reason: To ensure that the means of access to the site is made up to an acceptable standard.

11. The buildings shall not be occupied until the area identified on the approved plans for car parking has been drained and surfaced in accordance with details submitted to and approved by the local planning authority in writing and that area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience.

12. The dwellings shall not be occupied until the area identified for the covered secure parking of cycles has been provided in accordance with the approved details. The approved facilities shall thereafter be retained.

Reason: To ensure that the means of access to the site is made up to an acceptable standard.

13. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity.

14. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design.

15. The boundary treatment hereby approved shall be fully implemented prior to the occupation of the dwellings.

Reason: To ensure that the boundary treatment is fully implemented.

16. Details of any proposed floodlighting or external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity.

17. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval before any equipment, machinery or materials are brought onto the site for the purpose of development. The agreed means of protection shall also be implemented in accordance with the approved scheme before any equipment, machinery or materials are brought onto the site for the purpose of development, and 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 this condition, 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.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site.

18. Prior to the commencement of any development including demolition works full details of the lighting of the site during construction, facilities for stone crushing during construction, and dust suppression facilities during construction shall be submitted to and approved by the local planning authority.

Reason: To ensure that noise and disturbance is kept to a minimum during the construction process.

19. No commercial deliveries during the construction process shall take place under the hours of 0700 - 2300 Monday to Saturday and not at all on Sundays.

Reason: To protect the amenities of nearby residential properties.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties.

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s106 of the Town and Country Planning Act 1990 (as amended), dated as this decision notice.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passersby. As a result the City Council runs a 'Considerate Contractor Scheme', aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from the Considerate Contractor Project Officer in the Planning Department (Tel 01223 457121).

INFORMATIVE: The applicant is advised to contact Environmental Health & Waste Strategy's Housing Standards Service regarding natural lighting, Building Control regarding ventilation to the car park, Anglian Water about drainage, Cambridge City Council's Recycling Officer regarding recycling, Head of Waste and Fleet regarding refuse collection and Health and Safety Executive regarding demolition and asbestos removal.

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P1/3, P5/3, P5/4, P9/2

Cambridge Local Plan (1996): E01, E012, NE16, NE18, BE1, BE2, BE4, BE7, BE13, BE15, BE40, HO4, HO5, HO7, CS2, CS3, CS8, CS9, RL1, RL3, RL4, TR1, TR2, TR3, TR4, TR15, TR17, TR18, TR21, TR22, TR24, TR27, TR41.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

This decision notice relates to the following drawings

0152/A/5/1 Rev A, 0152/A/5/2 Rev A, 0152/A/5/3 Rev A, 0131/A/5/4, 152/A/5/5 Rev A and 152/A/5/6.

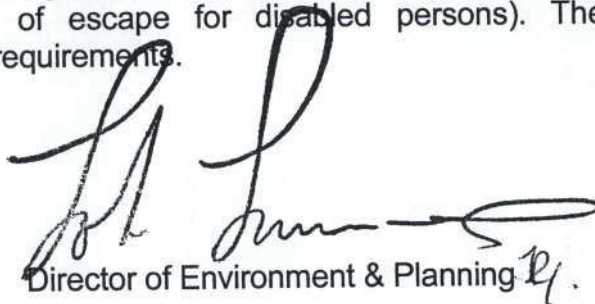
It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

Dated: 20 May 2005

Guildhall, Cambridge, CB2 3QJ


Director of Environment & Planning P.P.

SEE NOTES OVERLEAF