

DECISION	NO AND DATE
NOTED IN	
STATUTORY REGISTER	
INDEX CARD	
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COUNTY	



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

FULL PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 06/0544/FUL

S R Ward
6 Hunting Grove
Boxworth
Cambs
CB3 8NE

The Council hereby grant full planning permission for

Erection of one 5-bedroom house.

at

Camflat Roofing Ltd Sandy Lane Cambridge Cambridgeshire CB4 1HZ

in accordance with your application received 22nd May 2006 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 three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

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 (Cambridge Local Plan policy BE2)

Simon Payne
Director of Environment & Planning
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457605



INVESTOR IN PEOPLE

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 (Cambridge Local Plan policy BE2).

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 (Cambridge Local Plan policy E012)

5. 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 (Cambridge Local Plan policy TR27)

6. 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 (Cambridge Local Plan policy BE2)

7. 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 (Cambridge Local Plan policy BE2).

8. 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 (Cambridge Local Plan policy BE2).

9. No works or development shall take place until full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure that suitable soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE7)

10. No development shall take place until full details of hard 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; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures, (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.), proposed and existing functional services above and below ground, (eg. drainage power, communication cables, pipelines etc). indicating lines, manholes, supports etc. retained historic landscape features and proposals for restoration, where relevant.]

Reason: In the interests of visual amenity and to ensure that suitable hard landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE7)

11. 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 (Cambridge Local Plan policy NE16)

12. 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 (Cambridge Local Plan policy BE2).

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 (Cambridge Local Plan policy BE2).

14. No development shall commence until a revised plan has been submitted to and approved in writing by the local planning authority showing a scheme for the covered secure parking of cycles. The approved facilities shall be provided prior to the occupation of the dwelling and be thereafter retained for no other use.

Reason: To ensure adequate cycle storage (Cambridge Local Plan 1996 policy TR18)

15. 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 (Cambridge Local Plan policy BE2).

16. 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 free standing buildings 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 (Cambridge Local Plan policy BE2).

17. 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 (Cambridge Local Plan policy BE2).

18. Before the development is commenced, details of all external flues and ventilation pipes shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity (Cambridge Local Plan policy BE2)

19. No development approved by this permission shall commence until a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted to and approved in writing by the local planning authority. The contaminated land assessment shall include:

- (a) a desk study detailing the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

- (b) a site investigation, including relevant soil, soil gas, surface and groundwater sampling, carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

- (c) a site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy.

No site investigation or remedial works shall be undertaken unless in accordance with the approved details. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing by the local planning authority.

Upon completion of the works a closure report shall be submitted to the local planning authority. The closure report shall be approved in writing by the local planning authority prior to the occupation of any buildings or use of the land for the permitted purposes. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation (Cambridge Local Plan 2006 policy 4/13).

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.

INFORMATIVE: In submitting details for the discharge of condition 14 the Applicant is reminded that it will also be necessary to discharge condition 12 of planning approval reference C/03/1241FP in respect of amended arrangements for cycle parking.

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, 8/1, 6/1, 8/2, 8/3, 9/8, 9/9.

Cambridge Local Plan (1996): BE1, BE2, BE4, BE15, BE25, BE26, H01, H04, TR17, TR18, TR22, TR27, H07, CS3, CS9, RL3, RL4.

Cambridge Redeposit Draft Local Plan (2004 as amended): 3/1, 3/4, 3/7, 3/12, 5/1, 8/2, 8/6, 8/10, 3/7, 3/8, 5/5, 5/14, 10/1.

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: **SLC111-01 and SLC111-02**

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.


Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for

a permit. The City Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please check with us, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.



Dated: 24 November 2006

Guildhall, Cambridge, CB2 3QJ

Director of Environment & Planning 

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