



Planning Committee Date	13 June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04718/FUL
Site	34 Cherry Hinton Road
Ward	Coleridge
Proposal	Change of use of garage to laundry facility and associated store room together with minor external changes to the unit.
Applicant	St Andrew's College
Presenting Officer	Phoebe Carter
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Location of Laundry Facility
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks the change of use of a garage building to laundry facility (Sui Generis) and associated store room to be used by St Andrews College, with minor external alterations to the unit. The application is being brought to the Planning Committee due to neighbour comments which cannot be conditioned.
- 1.2 Officers consider that the proposal is acceptable as additional information regarding noise impact which has been assessed by the Environmental Health Officers.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

None-relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site is a single storey detached garage, with a floor area of approx. 40 sq metres, which is situated to the rear (south) of 34 Cherry Hinton Road, a large scale House of Multiple Occupation. The existing boundary treatment for the HMO does not enclose the garage and the car parking space. The application site is accessed off a shared private driveway, to the south of the site, between number 34 and 36 Cherry Hinton Road, which leads to rear site and access to 34A Cherry Hinton Road and the rear amenity areas of Cherry Hinton Road and Rathmore Road. Access to 34A Cherry Hinton Road and beyond is separated by a gate. Whilst Cherry Hinton Road is comprised of a combination of residential and commercial properties, the surrounding properties to the garage are residential. There are no constraints on the site.
- 2.2 A single storey bungalow is sited to the south of the garage. To the west and east of the site are rear gardens of residential dwellings.

3.0 The Proposal

3.1 The application seeks planning permission for the change of use of garage to laundry facility and associated store room together with minor external changes to the unit.

3.2 The application has been amended to include additional information regarding the noise and mitigation, further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
17/1112/FUL	Proposed change of use from 14 bedroom large HMO (sui generis) to 15 bedroom student HMO (sui generis) with housekeepers flat. Rendering of side and rear elevations, increase in height of single-storey lean-to, alterations to fenestration and landscaping works	Permitted
15/0960/FUL	Retrospective change of use of property from a Guest House (Use Class C1) to a large House in Multiple Occupation (Sui Generis)	Permitted
06/0049/FUL	Installation of 2 velux roof lights to loft storage area, south side of bungalow - amendment to consent C/01/0086/FP	Permitted
C/01/0086	Erection of one 2 bedroom bungalow.	Permitted

4.1 The single storey bungalow, now known as No. 34A Cherry Hinton Road, approved in 2001 has been built out and is located to the south of the garage and application site. The bungalow is accessed via the same access.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 40: Development and expansion of business space

Policy 50: Residential Space Standards

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 53: Flat Conversions

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing New Buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing Landscape and the Public Realm

Policy 69: Protection of sites of Biodiversity and Geodiversity

Policy 70: Protection of priority species and habitats

Policy 74: Educational Facilities

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6.0 **Consultations**

6.1 **County Highways Development Management – No Objection**

6.2 No objections subject to the proposed laundry being operated as per the Management Plan.

6.3 **Environmental Health – No Objection**

6.4 Original Comments: Further information is required concerning the extraction unit type and the proposed noise levels to ensure local amenity is protected.

- 6.5 Steam generated from the use of the tumble dryers is also a concern due to the close proximity of nearby receptors, especially 34A Cherry Hinton Road located directly behind the proposed laundry. Due to the reasonable amount of washing / drying required for the proposed number of beds, it is likely that significant amounts of steam would be produced. Steam from tumble dryers / condenser boilers has been known to cause statutory nuisance and therefore requires careful consideration.
- 6.6 Revised Comments on Amendment: The proposed development is acceptable subject to conditions regarding compliance with the plant, noise insulation and mitigation

7.0 Third Party Representations

7.1 6 representations have been received.

7.2 Those in objection have raised the following issues:

- Lane is private and for residents and visitors only
- Lane is closed one day annually to remain private
- Lane is maintained by Cherry Hinton and Rathmore Roads Residents Association (CHRRRA)
- Increase in volume of traffic.
- Impact of expansion
- Inappropriate development for the site within a residential area
- Steam, noise and odour impacts
- Fire Hazard
- Measures to ensure they meet the requirements of the use and hours of opening

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Principle of Development

8.2 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.

8.3 Policy 74 (Educational Facilities) of the Local Plan states that new or enhanced education facilities will be permitted if they meet the criteria. The proposed change of use, whilst not directly an educational facility, would improve the schools management and ensure the washing of the laundry associated with the boarding houses. The scale of the proposal is considered acceptable for the overall use of the educational college and is

located in the area that they are expected to serve. The proposal is considered to mitigate the impact on residential development which is set out below in the assessment. Officers are therefore satisfied that the proposal is in accordance with Policy 74 of the Local Plan 2018.

8.4 Design, Layout, Scale and Landscaping

8.5 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.6 The application site is a garage to the rear garden of 34 Cherry Hinton Road, a large scale House of Multiple Occupation (HMO) (Use Class Sui Generis). The existing garage is not functional as a garage due to the configuration of the access, on the north elevation fronting the HMO, and existing boundary treatments to the rear of the HMO. The application proposes removing the existing garage door and replacement with a patio door and the installation of a wall ventilation extract on the front elevation. The proposed external works are considered to be acceptable and would not harm the character or appearance of the building within the wider streetscene. No alterations are proposed to the existing boundary treatments of the HMO.

8.7 Whilst the laundry is proposed to be located in a predominantly residential area the use is limited to St Andrews College, which is linked to the HMO on site. Details have been provided as to the proposed machines in use which will be residential grade machines and not those of a Laundromat. Officers are therefore satisfied that whilst a public commercial laundry would be unacceptable in this location due to increase of movement to and from the site, and noise impact, the proposed scale and use in connection with St Andrews College is acceptable and a condition will be attached to any permission granted to ensure this is maintained.

8.8 Overall, the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and the NPPF.

8.9 Biodiversity

8.10 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

- 8.11 Subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).
- 8.12 **Highway Safety and Transport Impacts**
- 8.13 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.14 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.15 The application is supported by a Management Plan.
- 8.16 Access to the site would be via a shared private access road to the east of No. 34 Cherry Hinton Road. The access track leads to the existing garage, 34A Cherry Hinton Road and the rear amenity areas of Cherry Hinton Road and Rathmore Road. Access to 34A Cherry Hinton and beyond can be separated by an existing gate. From comments received this gate is occasionally shut to ensure this remains private.
- 8.17 The Local Highways Authority have reviewed the application and have raised no objection to the proposal. The Management Plan states that no additional parking to be provided other than a drop off point to both collect and drop off laundry from the boarding houses to the proposed laundry. An additional car parking space also falls within the curtilage of the proposal. Deliveries would be approximately 3 times a week with a transit van. The transit van that will be used is an existing van that the College uses, and which already moves between the College boarding houses, in connection with the day to day running and management of the boarding house. The transit van is proposed to collect the laundry from the boarding house, whose laundry is being washed and deliver it to the laundry facility which will avoid multiple trips.
- 8.18 Given the low level of single vehicle movements that the proposal is likely to generate, the effect of the proposed development upon the public highway should be mitigated subject to a condition ensuring the proposed laundry shall be operated as per the Management Plan and any changes agreed by the LPA.
- 8.19 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions setting out the details within the Management plan.

- 8.20 Subject to conditions, the proposal accords with the objectives of policy 81 of the Local Plan and is compliant with NPPF advice.
- 8.21 **Cycle and Car Parking Provision**
- 8.22 Cycle Parking
- 8.23 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision.
- 8.24 Car parking
- 8.25 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Appendix L sets out that 1 space is required per 50sq metres of Gross Floor Area.
- 8.26 The proposal requires no additional parking to be provided to meet the requirements of Appendix L. A drop off point is provided for the van which would both collect and drop off laundry from the boarding houses to the proposed laundry. An existing car parking space falls within the curtilage of the proposal which will be retained. Appendix L sets out that outside controlled parking zone 1 space for every 50sq m Gross Floor Area, including disabled car parking, for Non-food retail use. However, given that this is proposed for use solely for the use of St Andrew's College the car parking arrangements are considered satisfactory.
- 8.27 Officers note the comments submitted in regard to the access and use. The existing building is a garage and the applicants have existing access and parking to the rear of the site. The access over the shared driveway would still be in use for the College and the owners of No. 34 Cherry Hinton Road. Given the Management Plan submitted Officers are satisfied that the proposal would not significantly increase movements to and from the site that the garage and parking space could provide.
- 8.28 No cycle parking is proposed within the plan as the use requires the van to drop off and return the laundry to the different sites and therefore limited cycle parking is necessary. However, for the laundry for the 34 Cherry Hinton Road Officers consider that the van would not necessarily be required and cycle parking should be available. Therefore, a condition will be imposed to ensure covered secure cycle parking should be conditioned in accordance with Appendix L.
- 8.29 The proposal is compliant with Cambridge City Local Plan (2018) policy 82 and Appendix L.

8.30 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging which sets out 1 per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.

8.31 Officers therefore consider that the introduction of EV charging point necessary. Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.32 **Amenity**

8.33 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

8.34 Neighbouring Properties

8.35 The application proposes minor external alterations to the existing building by changing the existing garage doors to solid doors. Therefore, the proposal would not impact adjacent properties in regards to overbearing impact, loss of light or loss of privacy.

8.36 The rear amenity area of the HMO is to be unchanged. The garage area sits outside of the existing boundary of the HMO which provides an amenity area and cycle parking for the HMO. Officers are therefore satisfied that the proposal would not alter the existing arrangement.

8.37 Construction and Environmental Impacts

8.38 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.39 The Council's Environmental Health team have assessed the application and initially the proposed change of use from a garage to a laundry could give rise to a harmful impact on the surrounding residential properties in regard to the extraction unit type and proposed noise levels to ensure local amenity it protected. In response to the initial comments provided by the Environmental Health Officers, details of the proposed acoustic plasterboard will be installed within the application building to minimise noise transmission.

8.40 Stream generated from the use of the tumble dryers is also a concern due to the close proximity of nearby receptors, especially 34A Cherry Hinton

Road, located directly behind the proposed laundry. Steam from tumble dryers/condenser boilers has been known to cause a statutory nuisance and therefore requires consideration. Following the recommendation from the Environmental Health Officers, condensing dryers are to be installed. Specification details have been included detailing the condenser dryers.

- 8.41 The additional information provided has addressed the Environmental Health Officers concerns. Officers are therefore satisfied that subject to the imposition of conditions, regarding the submitted mitigation, are implemented to ensure that the amenity of the neighbouring properties is protected.
- 8.42 The proposed opening hours, as set out on the form and management plan, are 09:00 to 17:00 Monday to Friday. The proposed opening hours are considered to be reasonable in a residential area and would not give rise to harm. A condition will be imposed to ensure that the hours are implemented.
- 8.43 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.
- 8.44 Summary
- 8.45 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58#.
- 8.46 **Third Party Representations**
- 8.47 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Expansion of Laundry	Comments have been submitted in regard to the expansion of the laundry. Conditions will be imposed on any application permitted to ensure that any expansion to the site and opening hours would require a further planning permission to be submitted.
Fire Risk	Concerns have been raised regarding an increased fire risk. A planning permission does not override the requirement for Building Regulations to be obtained which help ensure works are safe, structurally sound, water and fire protected. The representations are noted, but it is not for the local planning authority to determine such matters

Ownership	No conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. The applicant(s) have confirmed that the correct certificate of ownership has been served.
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8.48 **Other Matters**

8.49 Bins

8.50 Policy 57 requires refuse and recycling to be successfully integrated into proposals. Whilst it is noted that limited waste will be generated by the proposal a bin store will be required to be provided. Officers consider that the proposal can accommodate a bin store on site and therefore a condition will be imposed to ensure waste storage is sufficient.

8.51 **Planning Balance**

8.52 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

9.0 Recommendation

9.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

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. The operational hours of the laundry unit shall be the following hours: 0800 hours and 1700 hours on Monday to Friday 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 58 of the South Cambridgeshire Local Plan 2018.

4. The proposed laundry shall be operated as per the Management Plan, by DWD Property and Planning reference 16404, submitted by the applicant and that any changes thereto must be agreed in writing with the Planning Authority.

Reason: To maintain the low level of use of the access in the interests of highway safety.

5. Prior to use as a laundry the acoustic plaster board, washing machines and tumble dryers, as detailed in the email dated 07 March 2023 and specification sheet Miele PDR 308 HP (EL) and PRIMUS FX range shall be fully installed and operational before final occupation and shall be retained thereafter.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

6. The use, hereby permitted, shall be carried on only so long as the residential HMO property 34 Cherry Hinton Road is occupied by St Andrew's College.

Reason: To protect the residential amenities enjoyed by the occupiers of 34 Cherry Hinton Road and adjacent property due to the proximity of that property to the application premises (Cambridge Local Plan 2018 policy 35).

7. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
 - i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
 - iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate. The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

8. The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in

accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).