

Application Number	11/0872/FUL	Agenda Item	
Date Received	25th July 2011	Officer	Mr John Evans
Target Date	19th September 2011		
Ward	Romsey		
Site	292 Mill Road Cambridge Cambridgeshire CB1 3NL		
Proposal	Erection of 5 houses and conversion/extension to provide student accommodation (sixteen units).		
Applicant	C/o 6 New Street Square New Fetter Lane London EC4A 3BF		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a broadly rectangular shaped plot situated at the junction of Mill Road and Malta Road, occupied by the former Royal Standard Public House.
- 1.2 The existing building was previously occupied by an Indo-Thai restaurant but is currently vacant. To the rear is the former car park for the restaurant which is accessed from Malta Road and forms part of the application site.
- 1.3 The area is predominantly residential in character, with terraced houses along the length of Malta Road and Cyprus Road. There are some other uses such as retail and a community centre on Mill Road, close to the site.
- 1.4 The site falls within the Central Conservation Area. There is 1 significant tree on the site, a Malus tree in the north west corner, which is protected from felling by reason of being within a Conservation Area. The site is not within a Local or District Centre.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the erection of a terrace of 5 houses, and the conversion and extension of the existing restaurant to provide 16 student units.
- 2.2 The proposed extensions to the former Royal Standard provide 2 new wings projecting 11.2m to the south and 8.5m to the west, containing 3 levels of accommodation.
- 2.3 The proposed terraces have an eaves height of 5.2m and an overall ridge height of 9m. They contain 5 pitched roof front dormer windows within each roof plane.
- 2.4 The materials of construction for the extensions to the former Royal Standard are to match the existing building. The terraces are to be constructed with a buff brick with a slate roof.
- 2.5 The application is accompanied by the following supporting information:
1. Design and Access Statement

Amended Plans

Since the original submission amended plans have been received making minor alterations to the detailed design of the development. These changes were not so significant as to justify further consultation. The changes are as follows:

- Provision of downpipes to divide each property vertically.
- Retention of 'Royal Standard' lettering and lamps to the front elevation.
- Details of proposed public art to the south west elevation of the extended student accommodation.

3.0 SITE HISTORY

Reference	Description	Outcome
C/95/0812	Single storey side extension to provide new bar extension and toilets, at existing Public House	Approved
07/1285/FUL	Single storey side extension.	Approved

09/0946/FUL Partial change of use of an existing restaurant car park to a use to operate a daytime car washing Refused

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children,

single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

5.4 **Planning Policy Statement 3: Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed.

5.5 **Planning Policy Statement 5: Planning for the Historic Environment (2010)**: sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information. Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)

5.6 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.7 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.8 **Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

5.9 **East of England Plan 2008**

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

5.10 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.11 **Cambridge Local Plan 2006**

3/4 Responding to context

3/7 Creating successful places

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

4/4 Trees

4/11 Conservation Areas
4/12 Buildings of Local Interest
5/1 Housing provision
5/2 Conversion of large properties
5/7 Supported Housing/ Housing in Multiple Occupation
8/2 Transport impact
8/6 Cycle parking

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
3/12 The Design of New Buildings (*waste and recycling*)
10/1 Infrastructure improvements (*public open space, recreational and community facilities, waste recycling*)

5.12 **Supplementary Planning Documents**

Cambridge City Council (March 2010) – Planning Obligation Strategy

5.13 **Material Considerations**

Central Government Guidance Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development.

Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

6.0 CONSULTATIONS

Historic Environment Manager

6.1 The Mill Road area is characterised by its densely built properties with very few gaps. The Royal Standard car park is not an important gap and the proposed development of this area is in keeping with the character and appearance of the conservation area. This application is supported.

Cambridgeshire County Council (Transport)

- 6.2 Whilst the car parking spaces on Malta Road are close to the junction, they are outside the 10 metres minimum that the Highway Authority would normally require, and so no objection is raised to the proposal on these grounds.

Similarly the frontage access has removed the bollard obstruction and has thus addressed the Highway Authority's concern.

The proposal provides parking spaces at less than one space per dwelling, which has potential to increase parking demand on the surrounding residential streets in direct competition with existing residential uses.

The area suffers intense competition for on-street parking and this proposal would exacerbate the situation.

Head of Environmental Services

- 6.3 No objections regarding noise and contaminated land, subject to appropriate conditions.

Waste: Drawing P-1084-02, shows a proposed bin store, but as the number of bins needed is not known it cannot be determined if this will be adequate.

There is insufficient information in the application to show that the waste and recycling provision will be adequate. Inadequate waste and recycling provision will harm the amenity, through litter, vermin and odours.

Arboriculture

- 6.4 The tree on the north boundary is a Pear. It is only protected by its Conservation Area location as there is no TPO on the tree. I would not describe it as being in poor health but do not consider it to be of sufficient value to be a significant constraint to, an other acceptable, development.

Providing adequate provision is made, therefore, for the tree's replacement, I have no formal objection to the proposal.

Design and Conservation Panel (Meeting of 26 October 2011)

- 6.5 The erection of 5 houses and conversion/extension to provide student accommodation (16 units). Presentation by Philip Kratz of Birketts LLP.

The site is within the newly extended Mill Road & St Matthews Conservation Area, which now includes Malta Road. The scheme proposes the retention of the former Royal Standard Public House (designated as a Building of Local Interest). It was noted that the concerns expressed previously by the Senior Conservation & Design Officer had been addressed by the applicants.

Carolin Gohler declared an interest as Cambridge PPF have submitted a letter of objection.

The Panel's comments are as follows:

- The presentation of the scheme was marred by the limited use and reference made to drawn material.
- The Panel regard the BLI's Malta Road and Mill Road elevations to be of equal importance. The chimneystacks currently visible are an example of late Victorian high quality design and should not be obscured.
- The Panel expressed doubt as to whether the Malta Road/Mill Road corner should be developed at all, as a landscaped space would be appropriate to both the setting of the BLI and make a positive contribution to the amenity of the area. The Panel noted the assertion made by the presenter that the proposed extension onto the corner plot had 'marginal viability'. The creation of a landscaped area at this corner location would also provide scope to re-position the proposed southern extension to the BLI towards Malta Road and thereby provide more generous space at its eastern boundary.
- Faux Dutch gables. The Panel would urge caution here, as pastiche has to be of the highest quality in order to be successful.
- Terraced accommodation (along Malta Road). These were seen as acceptable in general terms although the detailing would need to be precise e.g. flushed bonds and snapped headers etc. Although not a requirement, solar panels on the

south facing roofs should be explored, as they would not impact adversely on the Conservation Area.

'Secure by Design.' The gates providing access from /to Malta Road and Mill Road should be brought forward to be in line with best practice.

Visitor cycle parking. The Panel questioned the adequacy of the provision.

Conclusion.

The proposal suggests an upstaging of the Royal Standard PH by the perceived dominance of the proposed extensions. The opportunity to provide landscaped open space on the corner plot should be thoroughly examined for the reasons stated.

VERDICT – RED (1), AMBER (6) with 1 abstention.

Cambridge City Council Access Officer

6.6 All toilet/bathroom doors to open outwards.

Good colour contrast required.

Cambridgeshire County Council Archaeology

6.7 Our records indicate that the site lies in an area of high archaeological potential. The plot is situated within an area of known Roman occupation, with contemporary findspots to the south and north (such as Historic Environment No.s MCB5886 & MCB5582), a possible Roman military camp to the west (HER No. MCB6256), and the Roman road Via Devana to the sites south-west (HER No. MCB9602). It is suspected that remains from this period onwards will be found within the bounds of the new application area.

We therefore consider that the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95.

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

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations: 7 Montreal Road, 6a, 9, 11, 13, 17, 28, 39, 47 Malta Road, 6, 10 Cyprus Road, 17, 18 Romsey Road, 273 Mill Road, 80 Bracklyn Road, 13 Sedgwick Street,

7.2 The representations can be summarised as follows:

Objections in Principle

- Object in the strongest possible terms.
- Overdevelopment of the site.
- Demand for student accommodation is decreasing in the area.
- The loss of the pub is detrimental to the area. There is no reason why the pub should not be viable.
- The beer garden around the pub is an important green space and part of the setting of the Royal Standard. As an amenity and a visual highlight it should be preserved.
- There is nowhere in Malta Road for young children to play.
- The loss of the open space around the pub is of great concern.
- The site should be used as a community area.
- Numerous beautiful old trees have been removed from the site.
- The building and land should be put to community use.
- The Localism Bill is to give people greater say in what is wanted in an area.

Design comments

- The poor quality additions will detract from the character of the Royal Standard.
- The proposal would change the standalone character of the former Royal Standard.

Amenity Concerns

- Students have no consideration for other residents.

- Student residents will generate music and noise at night.
- The overturn of student accommodation is short term which is ruining the community.
- Noise pollution for number 10 Cyprus Road.
- Further student housing will bring more management and rubbish problems.
- The houses are too high and will overlook and block light to number 6 Cyprus Road.
- There is little landscaping and open space for the students.
- Concerns regarding rear lighting of the student accommodation.
- Concerns regarding noise and safety during the works.

Parking concerns

- All of the proposed new occupants will bring cars which will make car parking more difficult.

Campaign for Real Ale (CAMRA)

- Although the premises is a restaurant, it was used as a pub for many years.
- There is no obvious reason why it could not be restored as a pub.
- Bringing the Royal Standard back into a pub would give local people an increased choice of places to meet and socialise.

Mill Road Society

- The proposal is clearly contrary to Council policy regarding buildings in Conservation Areas and buildings of Local Interest.
- The extensions would damage the appearance of the Royal Standard.
- Significant overdevelopment of the site.
- Failure to provide sufficient car parking would generate a negative impact upon surrounding streets.

SUSTRANS

- Cycle parking for 4 of the houses is very inconvenient.
- Cycle parking should be improved on the scheme.
- The student block should be served with more cycle parking.

Cambridge Past Present and Future

- Strongly object.
- Object to the loss of green space.
- CPPF believe that in the right hands the pub could be a successful business.
- The building should be retained for community use.
- The extensions are an overdevelopment of the site.
- The garden for the new flats is too small.

A petition has been received by 152 local residents who wish to see the open space on the Royal Standard site preserved or improved.

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

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Disabled access
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

8.2 The provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in

more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

- 8.3 This site is a former pub beer garden, rather than a domestic dwelling, so the site should not in my view be considered as 'garden land'. The proposal nevertheless involves the subdivision of an existing plot for residential purposes, whereby the criteria of policy 3/10 is relevant.
- 8.4 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is a significant adverse impact on the amenities of neighbouring properties, through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance; b) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part. The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f). The character and amenity sections of policy 3/10 are considered in the relevant subsections below.
- 8.5 The criteria of Local Plan policy 5/2, Conversion of large properties, is also a material consideration, many of the principles of which closely relate to policy 3/10. Local Plan policy 5/7 permits the development of supported housing and houses of multiple occupation subject to; the potential impact upon residential amenity; the suitability of the building or site; and the proximity of bus stop cycle routes and other services. The site is in relatively close proximity to ARU East Road campus and bus connections and is therefore in a suitable location. An analysis of the design and amenity issues associated with this form of housing is considered in the relevant subsections below.

- 8.6 Some concerns have been raised regarding the potential loss of the building as an A4 Use, drinking establishments. The premises was however last used as an Indo-Thai restaurant falling within Use Class A3. Local Plan policy 5/11 does not offer protection to A3 uses because they are not defined as 'community facilities'. I also do not consider the existing restaurant to fall within the scope of a 'leisure facility' which are protected under Local Plan policy 6/1.
- 8.7 Local Plan policy 7/10 states that the development of speculative purpose-built student hostels will only be permitted if there are occupancy conditions restricting the facility to The University of Cambridge or Anglia Ruskin students. In addition, that there are suitable management arrangements in place to ensure students do not keep cars. The proposed student accommodation will be formerly linked by condition to ARU in accordance with policy 7/10.
- 8.8 There is no policy justification for preserving this previous pub beer garden for community use. In my opinion, the principle of the development is acceptable and in accordance with policies 5/1, 5/2, 5/7 and 7/10.

Context of site, design and external spaces

- 8.9 The key design issue relates to the detailed design and appearance of the proposed extensions to the former Royal Standard, a Building of Local interest, and the design of the new terraces within their setting.

Extensions to the former Royal Standard

- 8.10 New buildings should have a positive impact upon their setting in terms of height, scale, form, materials, detailing and wider townscape views, in accordance with Local Plan policy 3/12. New developments should also demonstrate that they have drawn positive inspiration from their setting in accordance with Local Plan policy 3/4. In addition, development within Conservation Areas should preserve or enhance its setting by faithfully reflecting its context or providing a successful contrast within it. In my view the proposed 2 storey rear extension to the former Royal Standard will not detract from the character and appearance of the original building. The gap in the street scene between the existing former Royal Standard and the existing

terraces of Malta Road is not considered so important as to justify refusal. The 2 storey extension is set back from Malta Road by 9m and would not therefore be unduly intrusive in the street scene. The gables and roof form would reflect the existing building which I consider a positive design response.

- 8.11 The proposed side extension to the former Royal Standard has been designed as a subservient addition. The eaves level and overall ridge height is subordinate in size and scale to the former Royal Standard. I note concerns from the Council's Design and Conservation Panel regarding the obscuring of the late Victorian chimney stacks. On balance, I do not feel that significant harm would result to the character and appearance of the Locally Listed Building. The proposed extensions incorporate chimneys which will break up the roofline and make a positive contribution. I recognise the symmetry of the former Royal Standard would be altered as a result of these proposals, but I do not consider this to be unduly harmful.
- 8.12 Internally, the scheme is subdivided in a logical fashion. The 3 wings of the extended Royal Standard would have 3 separate entrances, 2 of which are accessed from Malta Road. This arrangement results in no more than 3 flats being accessed off each landing, avoiding an overly institutional layout, to the benefit of the living accommodation of future occupiers in accordance with Local Plan policy 5/2.
- 8.13 In terms of detailed design, materials are intended to match the existing building which can be ensured through the imposition of a suitable planning condition. The amended plans retain the lettering and lamps on the main elevation of the former Royal Standard as requested by the Council's Conservation Officer. The amended plans also indicate proposed public art positioned on the south west elevation of the extended Royal Standard. Public art is not a formal requirement of 'minor' applications; the proposal would nevertheless make a positive contribution to the development.
- 8.14 The development will involve the loss of the Malus tree to the north west corner of the site. The tree contributes to the amenity of the street scene but it should not constrain development of the site. I consider its replacement acceptable, which can be ensured through the imposition of a suitable planning condition.

The proposed terrace

- 8.15 The proposed new terrace is a logical extension of the existing residential terraces along Malta Road. Their siting and layout abutting the pavement edge is in my opinion the correct approach, as compared with the adjacent terraces on the west side of Malta Road, which provide off street car parking.
- 8.16 Their design and appearance, with modest traditionally designed front dormer windows is similar to houses approved in 2001 at the southern end of Malta Road. In my view they will make a positive contribution to the character and appearance of the Conservation Area. The loss of open space from the existing car park would not in my view be harmful to character of the street scene.
- 8.17 The Council's Conservation Officer has some concerns with the detailed design of the terrace. Amended plans have been received detailing the drainpipes to 'divide' the properties so that they read as separate dwellings within the street scene. The small canopy over each front door has also been removed because it is considered unnecessary clutter to the front elevation.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

Extensions to the former Royal Standard

- 8.19 The proposed extensions will have some visual impact and will create some overshadowing on the rear garden of the flats at number 292 Mill Road, and number 2 Cyprus Road to the east of the site. I do not however consider the proportions of the new rear extension to be so unneighbourly as to justify refusal.
- 8.20 Numerous concerns have been raised regarding the increase in general noise and disturbance from the use of the extended building for student accommodation. The proposed student accommodation will be a managed facility by ARU and in my

view the potential noise from coming and goings of future occupants is not so significant as to justify refusal of the application.

The proposed new Terrace

- 8.21 The rear projecting wing of the southern end of terrace property will not in my view create a harmful visual impact for the occupants of number 5 Malta Road. Given number 5 is to the south of the new terrace, there will not be any overshadowing created. I consider this relationship acceptable.
- 8.22 The rear wing of the proposed southern most end of terrace will also create some overlooking upon number 10 Cyprus Road to the east. However, given the distances involved, which total 22m between the rear outlook of each property, and roughly 17m to the centre of the rear garden of number 10 Cyprus Road, I do not consider the harm to be so great as to justify refusal.
- 8.23 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/10, 3/12 and 5/2.

Amenity for future occupiers of the site

- 8.24 The proposed student accommodation offers a satisfactory level of amenity for further occupiers. The development provides 2 communal garden areas of adequate size.
- 8.25 The proposed new terraced houses are served with useable rear garden areas and provide appropriate levels of floorspace
- 8.26 In my opinion the proposal provides appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.27 The proposed student accommodation provides refuse storage in 2 separate outbuildings to the east and west and of the site. While I note concerns from the Council's Waste Officer that the

application does not contain waste capacity calculations, this can be adequately controlled through the imposition of a suitable planning condition. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.28 The County Council has considered the scheme and do consider any significant adverse impact on highway safety to result. The parking spaces are outside the minimum 10m distance to the junction. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.29 The development provides 1 off street disabled car parking space to serve the student accommodation, and 3 off street car parking spaces for the new terraced houses. Two of the new terraced properties will not therefore have any off street car parking. On street car parking on Malta Road is in high demand, so this proposal would exacerbate competition with existing residents. However, the site is located in close proximity to public transport links and local shops and services. As such, I consider a scheme with a reduced car parking provision acceptable in this location.

8.30 The proposed student accommodation provides 2 separate bicycle stores, providing parking for 20 cycles. This is in accordance with the Council's adopted standards.

8.31 The proposed terraced houses have adequate space within their rear garden to accommodate a shed outbuilding for bicycles. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Disabled access

8.32 The Council's Access Officer has commented on internal fixtures and fittings which has been brought to the attention of the applicant. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Third Party Representations

8.33 The issues raised in the representations received have been discussed in the above report.

Planning Obligation Strategy

Planning Obligations

8.34 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for community infrastructure and I will set out the details of this on the Amendment Sheet.

9.0 CONCLUSION

9.1 The proposed development would not in my view be harmful to either the character and appearance of the former Royal Standard or the wider Conservation Area. I do not consider there to be significant adverse harm to the amenities of neighbour residential properties. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of section 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Except with the prior written agreement of the local planning authority in writing 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 2006 policy 4/13)

4. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

5. Prior to occupation of the development, full details of all proposed replacement tree planting (to replace the pear tree), and the proposed times of planting, to be submitted to and approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory implementation of tree planting in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

6. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

7. Prior to occupation of the development hereby approved, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: In the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 3/12.

8. 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,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) 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 2006 policy 4/13)

- 9. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
- 10. Details of any proposed external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of neighbouring residents, Cambridge Local Plan 2006 policy 3/4.

- 11. The change of use and extended former Royal Standard hereby permitted shall be used only as a hostel for the provision of residential accommodation for students attending full-time courses of education at Anglia Ruskin University.

Reason: Inadequate off-street parking provision is available on the site to meet the car parking standards of the City Council for any use other than a sui generis hostel use, the occupation of which is restricted to students who are subject to a system of parking control administered by the Anglia Ruskin University. (Cambridge Local Plan 2006 policy 8/10).

12. Prior to occupation of the approved student accommodation, full details of both hard and soft 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); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. 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).

Reasons for Approval

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

East of England plan 2008: ENV6, ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8

Cambridge Local Plan (2006): 3/4, 3/7, 3/10, 3/11, 3/12, 4/4, 4/11, 4/12, 5/1, 5/2, 5/7, 8/2, 8/6

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 details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

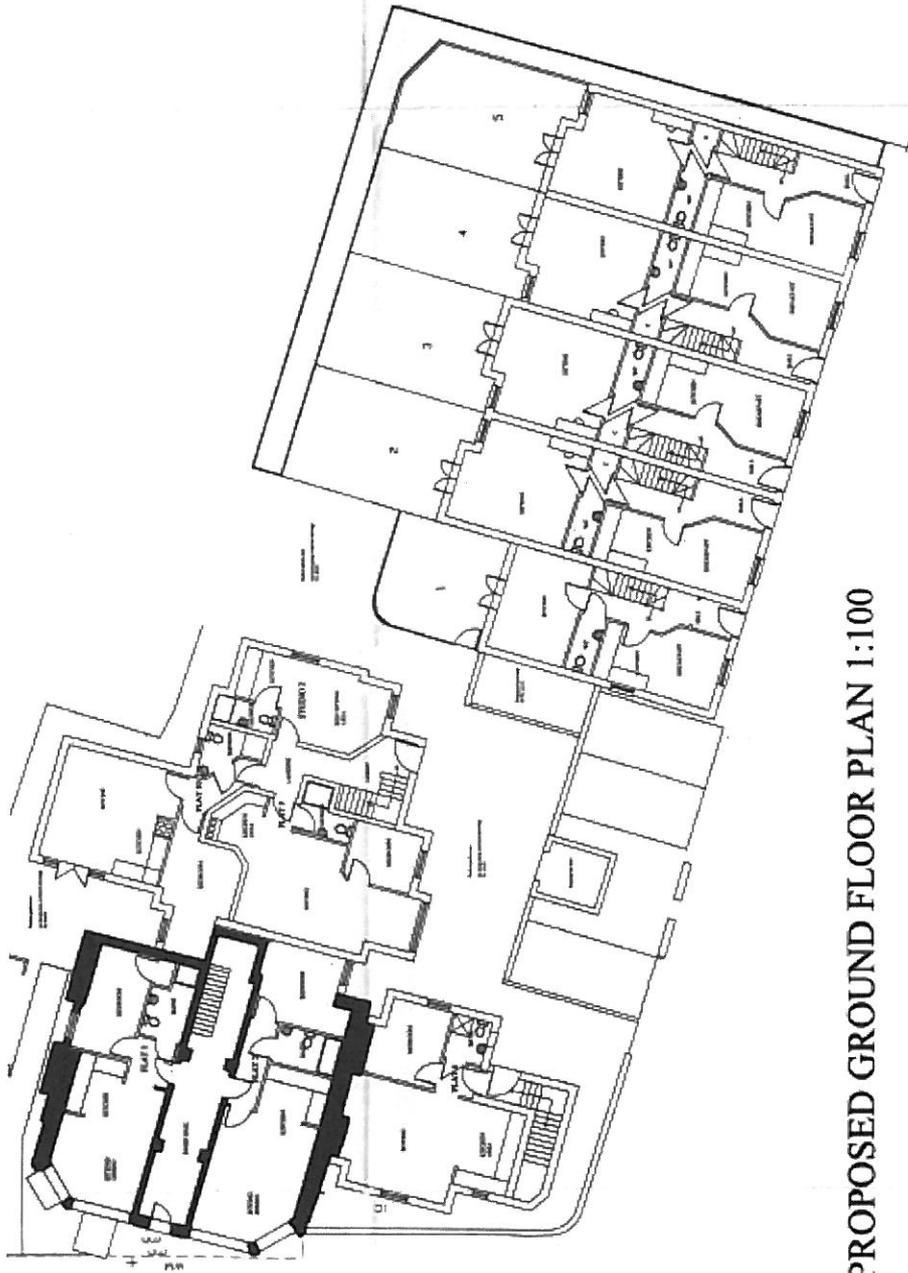
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”

5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



PROPOSED GROUND FLOOR PLAN 1:100

REVISION	Proposed re-development of the former Stagers Mill, 115, Mill Lane, Cambridge
DESCRIPTION	Proposed Ground floor plans
CLIENT	Beechwood Estates/Development Ltd
DAT/	SCALE 1/100
April 2011	
The Charles Spohn Partnership Architects & Planners Limited Linschamps Arts Centre Horsehill Road, Harsheath	