

CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning Services

TO: East Area Committee

DATE: 09/02/12

WARD: Petersfield

PLANNING ENFORCEMENT CONTROL ENFORCEMENT NOTICE REPORT

**Land formerly known as the rear of 7 – 9 Mill Road, Cambridge,
now 1a Willis Road, Cambridge**

Failure to implement condition 11 of 09/0487/FUL

1. INTRODUCTION

This report seeks the authority to serve an Enforcement Notice to address a breach of planning control through failure to comply with the requirements of a planning condition.

Site: 1a Willis Road, Cambridge.
See Appendix A for site plan

Breach: Failure to comply with Condition 11 of 09/0487/FUL which states:

“No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.”

Reason: Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

See Appendix B for copy of application decision notice for 09/0487/FUL.

2. PLANNING HISTORY

Reference	Description
C/66/0062	Conversion of part of premises to small paperback bookshop to serve technical College. Application Refused
C/89/0636	Erection of 2 no. one bedroom flats (Outline application). (Amended by drawings received 21/08/89). Application Refused
05/1114/FUL	Erection of 2 and a half storey building to provide 1 x 2 bed and 1 x 3 bed flat. Application Refused
06/0138/FUL	Erection of 2 storey building to provide a single, 2 bed dwelling to the rear of 7-9 Mill Road. Application Permitted
06/0736/FUL	Erection of 2 and half storey building to provide 2 x 2 bed flats at rear of 7 and 9 Mill Road. Application Withdrawn

3. BACKGROUND

3.1 Planning permission reference 09/0487/FUL was granted, subject to conditions, on the 2nd October 2009 to redevelop the site for:

“Erection of a two and a half storey 3 bedroom detached house with ancillary parking.”

Condition 11 of 09/0487/FUL required the submission of details in relation to the boundary treatment for the development.

- 3.2 On 25th February 2011 a complaint was made to the Planning Enforcement Service alleging that works relating to the approved boundary treatment in connection with 09/0487/FUL had not been fully implemented.

The details agreed were those submitted in writing by Neale Associates on 7th October 2009 and shown in drawing reference 08/1236/001d.

Appendix C contains copies of drawing number 08/1236/001d and letters confirming the discharge of condition 11 of 09/0487/FUL.

- 3.3 On 7th April 2011 a site visit was undertaken which confirmed that a dwarf wall to the front boundary of the property was missing.

On 11th April 2011 the Senior Planning Enforcement Officer emailed the Whitfield Group advising them of the need to comply with Condition 11 of 09/0487/FUL and requesting the provision of a timetable for the work to be undertaken within 7 days.

In response to the email from the Senior Planning Enforcement Officer, Mr Dennis Whitfield of Whitfield group queried the process for amending the agreed boundary treatment.

On 31st May 2011 the Senior Planning Enforcement Officer wrote to Mr Whitfield advising him that the case officer for 09/0487/FUL advised that a S73 application would need to be submitted to vary the condition or allow development without meeting the requirements of the condition. The case officer had advised that such an application would be very unlikely to be supported because the character of the area is in part defined by the dwarf walls.

The Senior Planning Enforcement Officer's letter of 31st May required works to be implemented within 28 days.

On 3rd June 2011 Mr Whitfield telephoned the Planning Enforcement Service requesting a site meeting. He was told that on the basis of the earlier advice, a meeting was not considered necessary and that he had been given 28 days to implement the boundary treatment.

On 6th July 2011 a site visit established that the works agreed in relation to boundary treatment had still not been implemented.

- 3.4 On 20th July 2011 a Planning Contravention Notice was served on Dennis Whitfield of the Whitfield Group.

On 15th August 2011 the completed Planning Contravention Notice was returned to Cambridge City Council. Question 4 of the Notice asked 'Do you intend to comply with the approved details relating to boundary treatment for the property and if so by what date?'. The response given on the returned notice was 'Yes we are intending to comply – by the end of 2011'.

The Planning Contravention Notice was served as a pre requisite to the serving of an Enforcement Notice.

- 3.5 On 19th December 2011 the Planning Enforcement Service were advised that retractable wooden fencing had been installed at the development at land to the rear of 7-9 Mill Road. Photographs of the fencing can be found in Appendix D.
- 3.6 Despite repeated requests, the developer has failed comply with the agreed boundary treatment within a reasonable time period.

4. POLICY AND OTHER MATERIAL CONSIDERATIONS:

Planning Policy Guidance 18: Enforcing Planning Control states that a local planning authority may issue an Enforcement Notice where it appears to them that there has been a breach of planning control and it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.

The development is proceeding without complying with the approved condition details, it is therefore considered expedient to issue the notice.

In order to issue an Enforcement Notice there must be sound planning reasons to justify taking such action.

By failing to comply with the full requirement for the boundary treatment, the development does not respond positively to the context of the local character of the conservation area and so is contrary to Policy 3/4 of the Cambridge Local Plan 2006.

Policy 3/11 of the Local Plan states that external spaces and boundary treatments must be designed as an integral part of development proposals. The development was permitted subject to implementation of the boundary treatment which would relate to the character of the surrounding area.

The failure to implement the dwarf wall as agreed and the installation of wooden retractable fencing in its place is contrary Policy 3/12 in that it does not have a positive impact on the setting and landscape.

5. RECOMMENDATIONS

5.1 It is recommended that the Head of Legal Services be authorised to issue enforcement notices under the provisions of S172 of the Town and Country Planning Act 1990 (as amended), for Failure to comply with a condition.

5.2 Steps to Comply:

1. Remove the wooden fencing which has been installed at 1a Willis Road, Cambridge.

2. Implement the approved dwarf wall boundary treatment as outlined by condition 11 of planning application reference 09/0487/FUL and as detailed in drawing 08/1236/001d

5.3 Period for Compliance:

28 days from the date the notice comes into effect.

5.4 Statement of Reasons:

It appears to the Council that the breach of planning control has occurred within the last ten years. The applicant has undertaken development without compliance with planning conditions.

Mindful of the advice contained in DoE Circular 10/97 and Planning Policy Guidance Note 18 and to the development plan policies mentioned above and to all other material considerations, the Council consider it expedient to serve enforcement notices in order to remedy the clear breach of planning control.

Consideration has been given to Human Rights including Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination). It is considered that enforcement notices in this case would be lawful, fair, non-discriminatory, and necessary in the general public interest to achieve the objective of upholding national and local planning policies, which seek to restrict such forms or new residential

development. The time for compliance will be set as to allow a reasonable period for compliance.

6. IMPLICATIONS

- (a) **Financial Implications** - None
- (b) **Staffing Implications** - None
- (c) **Equal Opportunities Implications** - None
- (d) **Environmental Implications** - None
- (e) **Community Safety** - None

BACKGROUND PAPERS:

The following are the background papers that were used in the preparation of this report:

A full copy of Drawing 08/1236/001d will be available to view at the Committee.

APPENDICES

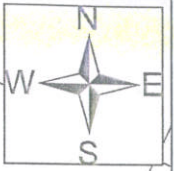
- Appendix A Site plan
- Appendix B Application decision notice reference 09/0487/FUL
- Appendix C Extract of drawing number 08/1236/001d
Letters confirming discharge of condition 11 of
09/0487/FUL
- Appendix D Photographs of boundary treatment installed 19/12/11

To inspect these documents contact Deborah Jeakins on extension 7163

The author and contact officer for queries on the report is Deborah Jeakins on extension 7163.

Report file: N:\Development Control\Planning\Enforcement\Committee reports\Land to the rear of 7-9 Mill Rd 2012.doc

Date originated: 21 Dec 2011 Date of last revision: 25 Jan 2012



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MILL ROAD

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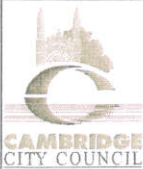
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Land to the rear of 7-9 Mill Road

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Date:	21st December 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:250



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

FULL PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 09/0487/FUL

Neale Associates
The Tram Shed
East Road
Cambridge
CB1 1BG

DECISION		SIG
NOTED IN		DATE
STATUTORY REGISTER		
COUNTY		
RENEWAL DATE ON COMPUTER		

The Council hereby grant full planning permission for

Erection of a two and a half storey 3 bedroom detached house with ancillary parking and storage

at

Land To Rear Of 7-9 Mill Road Cambridge Cambridgeshire CB1 2AB

in accordance with your application received 9th June 2009 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

Simon Payne
Director of Environment & Planning
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457050



INVESTOR IN PEOPLE

3. Before starting any brick or stone work, 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

4. Full details of the roofing materials including the type, source, etc. to be submitted to the Local Planning Authority as samples and approved in writing.

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)

5. Prior to the commencement of development all joinery [window frames, etc.] is to be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the Local Planning Authority.

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)

6. Prior to the commencement of the use hereby permitted visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary/ back of the footway . Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway verge/ footway.

Reason: In the interests of highway safety.

7. 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)

8. Prior to the commencement of the use hereby permitted, the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

9. Part A

Prior to the commencement of refurbishment/ development works a noise report prepared in accordance with the provisions of PPG 24 "Planning and Noise", that considers the impact of noise on the Mill Road façade upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Part B

Following the submission of a PPG 24 noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme having regard to acoustic ventilation detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise as a result of the proximity of the bedrooms/living rooms to the high ambient noise levels on the Mill Road façade (dominated by traffic and vehicle noise), be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice", or latest edition. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

Reason: To protect the amenity of future occupiers. (Planning Policy Guidance 24 (1994), East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/7 and 4/13)

10. 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 2006 policies 3/4 and 3/14)

11. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

12. 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)

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended).

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).

INFORMATIVE: Condition 2: Brickwork is to match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture, etc.

INFORMATIVE: Condition 5: All new joinery is to be of timber and not metal or plastic.

INFORMATIVE: Following implementation of any permission issued by the Local Planning Authority neither the existing residents of the site, nor future residents, will qualify for Residents Permits (other than visitor permits) within the existing Residents' Parking Schemes operating in surrounding streets. This should be brought to the attention of the applicant and an appropriate informative added to any permission that you are minded to issue with regard to this proposal.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

Reasons for Approval

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

East of England plan 2008: SS1, T14, ENV6, ENV7 and WM8

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P8/2

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 4/11, 5/1, 8/2, 8/4, 8/6, 8/10, 8/18 and 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: **LOCATION PLAN, 08/1236:001Rev B**

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.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

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.

For further information please go to www.cambridge.gov.uk/planning to view the 'Your Decision Notice' leaflet. If you require a hard copy please contact Development Control on (01223) 457200.

Dated: 2 October 2009



Guildhall, Cambridge, CB2 3QJ

Director of Environment & Planning

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder planning application that was valid on or after 6th April 2009, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from www.planningportal.gov.uk/pcs

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

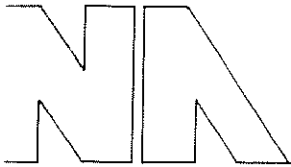
If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

Simon Payne
Director of Environment & Planning
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457050



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NEALE ASSOCIATES
Chartered Architects

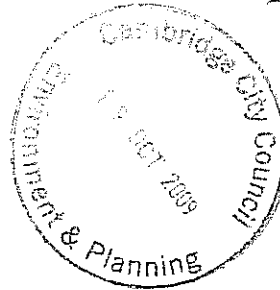
THE TRAM SHED, East Road, Cambridge. CB1 1BG.

Tel: 01223 354477 Fax: 01223 576677
Email: neale@naarchitects.co.uk

1236/TBS/slh

7th October 2009

The Director of Planning
Cambridge City Council
The Guildhall
CAMBRIDGE
CB2 3QJ



- Core Officer
- Core Discharge
- 8 weeks
Fee'd

Dear Sirs

Erection of 2½ storey detached house with ancillary parking & storage on land to the rear 7-9 Mill Rd, Cambridge
Yours Ref: 09/0487/FUL

Further to receipt of the Full Planning Permission in respect of the above please find enclosed our application for Approval of Details Reserved by Condition along with Certificates and our cheque in the sum of £85.00. We comment on Conditions as follows:

1. 3 year commencement – noted
2. A sample of the proposed brick will be delivered to your offices for your approval – Informative 2 is noted.
3. A sample panel of brick will be constructed on site prior to starting any masonry work – informative 2 is noted.
4. A sample of the proposed roofing material – slate will be delivered to your offices for your approval.
5. Details of external timber joinery with frames set back a recess of 75mm from the brick face along with the faced brickwork reveal is indicated on drawing 09/1236/003 – enclosed.
6. Visibility splays (2.0m x 2.0m) will be provided prior to commencement of use – see drawing 09:1236/003 enclosed.
7. Hours of working noted.
8. The arrangement for storage of recycling waste is indicated on 09:1236/003d.
9. Part A – Impact of noise on the Mill Road façade. We respectfully point out that there is no Mill Rd façade. The building is set away from Mill Rd by some 23m and is screened by existing 3 storey building on Mill Rd.
Part B – Submission of Noise Report. We respectfully point out Mill Rd will have no impact on the proposed building which fronts to quiet residential Willis Rd. Neither are there any opening windows on the façade facing back towards

The Director of Planning, Cambridge City Council
The Guildhall, CAMBRIDGE, CB2 3QJ

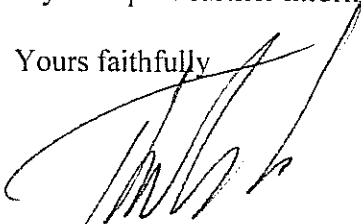
7.10.09

Mill Rd which as stated above is 23m away with existing 3 storey building between Mill Rd and the proposed building - enclosed is a location/site plan indicating this arrangement.

10. Additional windows or dormer windows are not to be constructed - noted.
11. Details of boundary treatment is indicated on drawing 08:1236/001d - enclosed.
12. Please find enclosed marked drawing 09:1236/001d indicating the following:
 - Contractors access arrangements for vehicle, plant & personnel.
 - Contractors site storage area compound.
 - Means of moving, storing and stacking of building materials, plant and equipment around and adjacent to the site.
 - Parking of contractors vehicles and contractors personnel vehicles will not be permitted on site - this is quite normal in an urban situation.

If you require further information please do not hesitate to contact this office.

Yours faithfully

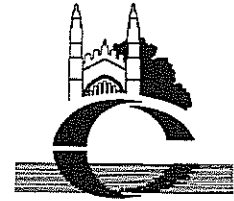


Tom B Stark
for Neale Associates

Enc

CC Keith Bradford - Whitfields

In case of enquiry contact: Amit Patel
Tel: 01223 457147
Fax: 01223 457109
E-Mail: amit.patel@cambridge.gov.uk
Website: www.cambridge.gov.uk



**CAMBRIDGE
CITY COUNCIL**

**Development
Control**

Mr. Tom Stark
Neale Associates
The Tram Shed
East Road
CAMBRIDGE
Cambs
CB1 1BG

29 October 2009

Our Ref: **43504**
Your Ref: 1236/TBS/slh

Dear Mr. Stark,

RE: Erection of a two and a half storey 3 bedroom detached house with ancillary parking and storage – Land To Rear Of 7-9 Mill Road – Planning Reference 09/0487/FUL.

Thank you for your letter of 07/10/2009.

Your correspondence includes information for the discharge of conditions which were imposed on the planning consent granted for the above development. I can confirm the status of these conditions as follows:

Condition 1 – Time Limit

Your comments are noted.

Condition 2 – Material Samples

Your comments are noted.

Condition 3 – Sample Panel

Your comments are noted.

Condition 4 – Roof Sample

Your comments are noted.

Condition 5 – Joinery Details

Simon Payne, Director of Environment and Planning, Cambridge City Council,
The Guildhall, Cambridge, CB2 3QJ,
Telephone 01223 457200.



This condition cannot be fully discharged until I have confirmation on the external finishing of the brickwork 'reveal'.

Condition 6 – Visibility Splays

This condition is discharged. The development must be implemented in accordance with the approved details set out in drawing no. 08/1236 rev.001D titled "contractors arrangements".

Condition 7 – Working Hours

Your comments are noted.

Condition 8 – Trade Waste

This condition is discharged. The development must be implemented in accordance with the approved details set out in drawing no. 08/1236 rev.001D titled "contractors arrangements".

Condition 9 – PPG24 Noise Mitigation

Thank you for your comments. However, I still have concerns on the possible impact the noise generated on Mill Road will have on the new development. Although you state there are barriers and distances, which can possibly have a mitigating impact, I would require this information formally. The data will then help in insulating the development against this noise.

Condition 10 – Permitted Development exclusion

Your comments are noted.

Condition 11 – Boundary Treatment

This condition is discharged. The development must be implemented in accordance with the approved details.

Condition 12 – Contractors Arrangement

This condition cannot be fully discharged until I have received information on the access arrangements on site for vehicle, plant and personnel, how the materials are to be moved around the site and how they are to be stored and where are the contractors going to park.

The discharge of conditions 6, 8 and 11 has been carried out under powers delegated to officers by the Planning Committee.

I look forward to receiving the additional information which I have requested to enable me to discharge conditions 2 to 5, 9 and 12.

The following conditions remain to be discharged 2 to 5, 9 and 12.

If you have any queries please contact me.

Simon Payne, Director of Environment and Planning, Cambridge City Council,
The Guildhall, Cambridge, CB2 3QJ,
Telephone 01223 457200.

Yours sincerely



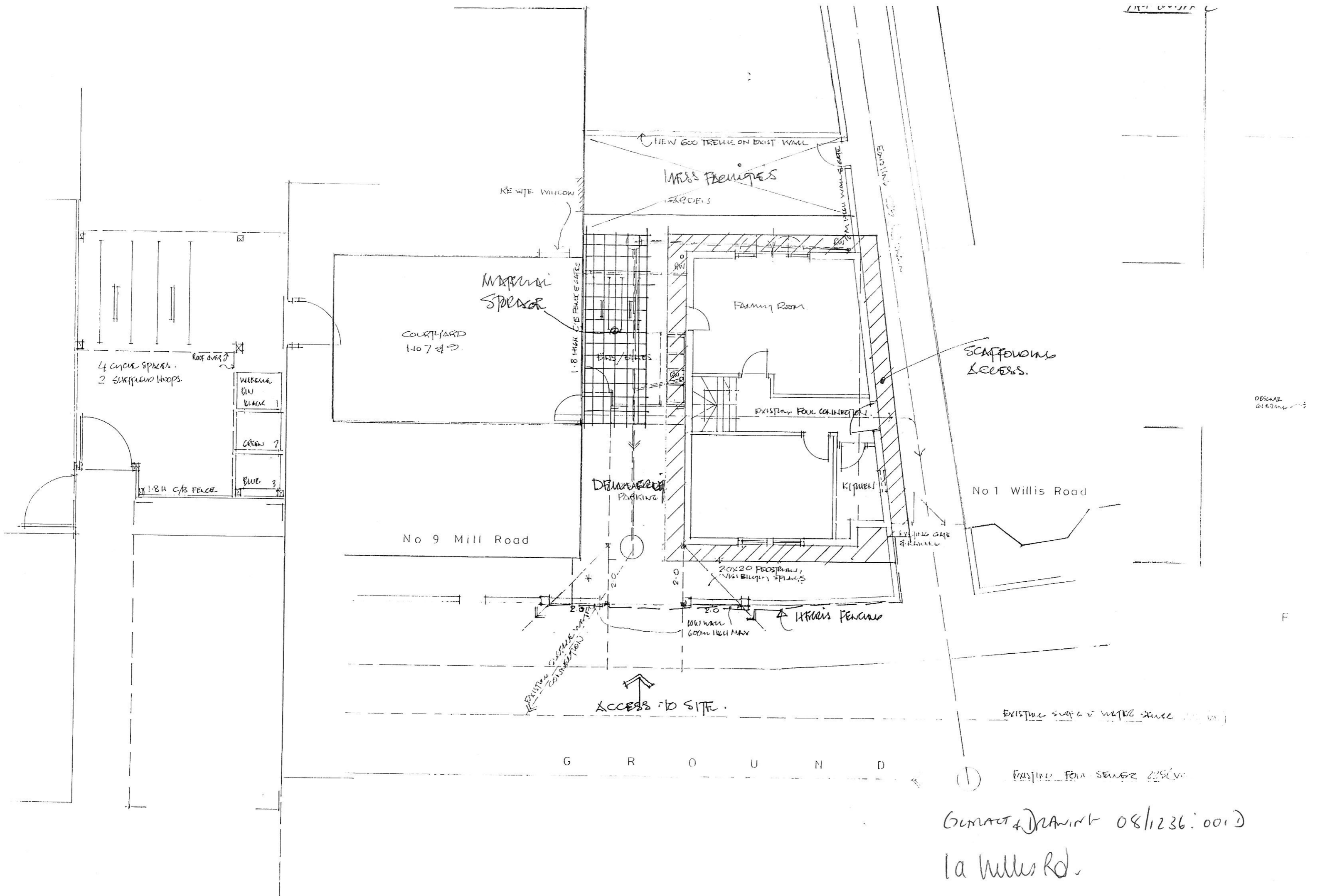
Amit Patel
Planning Officer

Simon Payne, Director of Environment and Planning, Cambridge City Council,
The Guildhall, Cambridge, CB2 3QJ,
Telephone 01223 457200.



2003-2004
Quality of the Built Environment





GUNNARD DRAWING 08/1236:001 D
 La Willis Rd.



11.01.2012 16:10



NO PARKING
ANYTIME

11.01.2012 16:11



19.12.2011 15:53



19.12.2011 15:53



19.12.2011 15:54



MAINTENANCE
DIVISION

0844
257 2577

WHITFIELD
RESIDENTIAL.COM

WHITFIELD
RESIDENTIAL.COM

MAINTENANCE DIVISION

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