

Application Number	07/0811/FUL	Agenda Item	3.3
Date Received	17th September 2007	Officer	Mrs Angela Briggs
Target Date	12th November 2007		
Ward	Romsey		
Site	163 - 167 Mill Road Cambridge Cambridgeshire CB1 3AN		
Proposal	Erection of single storey rear extension and installation of plant.		
Applicant	Tesco Stores Ltd C/O Agent		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 163-167 Mill Road is a two-storey building on the north side of Mill Road, a little east of the junction with Sedgwick Street. The site is situated within the Mill Road Local Centre (East), as identified in the Cambridge Local Plan (2006). It has until recently been occupied by a shop (a Class A1 use) on the ground floor (a use that remains), with offices (a Class A2 use) at first floor level. To the rear of the site is a car parking area, access to which is from Sedgwick Street, a one-way street along which motor vehicles may only travel north to south, to its junction with Mill Road; the parking spaces are allocated and serve the property the subject of this application, and the offices that occupy the first floor of the building.
- 1.2 The ground floor of 163-167 was last occupied by Wilco Motorists Discount Store, but is now vacant. The existing signs have been removed and the property currently has an unkempt appearance in the street scene. To the front of the property is a wide pedestrian footway, known as The Broadway, with concrete bollards along the frontage.

- 1.3 The immediate locality has a mix of uses, including Class A1, A2, A3 (cafes) and A5 (take-aways) – some with residential uses above - on the Mill Road frontage, with predominantly Class C3 (dwellings) use in the tight-knit residential streets to the north and south of Mill Road.
- 1.4 The site does not fall within the Conservation Area and there are no Listed Buildings adjacent.

2.0 THE PROPOSAL

- 2.1 This full application seeks permission to erect a flat roof, single storey extension to the rear of the property, spanning the width of the site, and creating an additional floor space of approximately 87m² for storage and plant purposes (to include a bulk store area, a chiller and freezer area, a bake off, a cash office, a WC, a bin store and a Staff Room). To the outside of the extension 3no. wall mounted air conditioning units are also proposed. A condenser compound would be situated to the rear of the extension, which would be enclosed by 2.5m high panel fencing.
- 2.2 The application is accompanied by the following supporting information:
 1. Planning, Design and Access Statement
 2. Acoustic Report
- 2.3 In addition to this application, an advertisement consent application has been submitted for the installation of one double sided internally illuminated projecting sign and one internally illuminated fascia sign, and a full application made for a new shopfront which would include the installation of an ATM unit (Refs: 07/0809/ADV and 07/0810/FUL respectively).

3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
C/63/0007	Conversion of ground floor for use as butcher's shop. 163 Mill Road	A/C
C/64/0448	Change of use of ground floor from residential to shop. 167 Mill Road	A/C
C/68/0726	Supermarket with stores and office or living accommodation. 163/165 & 167 Mill Road	A/C
C/68/0276	Supermarket with stores and office over. 161-165 Mill Road	A/C
C/69/0337	Erection of five shops with office space above. 163-169 Mill Road	A/C
C/70/0405	Erection of shop, office and flat. 163-169 Mill Road	A/C
C/71/0826	Erection of 3 lock-up shops at ground level with offices over. 163/167 Mill Road.	A/C
C/73/0583	Erection of shop front. 163-167 Mill Road	A/C
07/0809/ADV	Installation of one double sided internally illuminated projecting sign and one internally illuminated fascia sign	Decision Pending
07/0810/FUL	New shopfront and installation of an ATM unit	Decision Pending

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No
	Public Meeting/Exhibition (meeting of):	No
	DC Forum (meeting of):	No
	(Cancelled)	

5.0 POLICY

5.1 Central Government Advice

5.2 **PPS1 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 **PPS6 Planning for Town Centres (2005):**

States that the key objective for town centres is to promote their vitality and viability by planning for growth and development of existing centres, promoting and enhancing existing centres by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all. The statement seeks to enhance consumer choice to meet community needs and ensure new development is well served by a choice of means of transport.

5.4 **PPG13 Transport (2001):**

This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.5 **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.

5.6 Cambridgeshire and Peterborough Structure Plan 2003

P1/3 Sustainable development in built development

P8/1 Sustainable development – links between land use and transport

5.7 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/14 Extending buildings

6/8 Convenience shopping

8/2 Transport impact

8/6 Cycle parking

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No objections raised to the proposed rear extension to the property. The Highway Authority would have no objection to the store being serviced from the rear yard. This will require the amendment of the existing Traffic Regulation Order to permit two-way traffic for a short distance along Sedgwick Street. Those already in place along Mill Road prevent deliveries during peak hours. Outside that time a significant number of businesses are serviced from the street. The location of the corner in relationship to the premises will be the same no matter what type of A1 business occupied the premises; it could not, in my opinion, be demonstrated that a specific named occupier would be better or worse than any other. The proposal is not of sufficient size to warrant a Traffic Assessment. To vary our basis of assessment to address a single named user would be inconsistent and unjustifiable.

Head of Environmental Services

- 6.2 No objection subject to conditions relating to demolition and construction hours; hours of operation limited to 0700 hrs – 2300 hrs Monday to Friday and 0700 hrs – 2200 hrs on Saturdays, Sundays and Bank or Public Holidays; Details of contractors operations; Noise insulation.

Planning Policy Manager

- 6.2 The key issue in considering this application is whether the extension is acceptable in design/amenity terms. If it is and the overall store floorspace is still below 1400m² then I do not see how the LPA could successfully refuse the application solely in respect of part b) of Policy 6/8 whereby the extension leads to the addition of more than 10% of the net floorspace. I take the reference to net floorspace to be a reference to the part of the gross retail floorspace used for sales purposes, *excluding related functions such as storage or staff facilities*.
- 6.3 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:

98	Brampton Rd
20	Argyle St
58	Hemingford Rd
3	Catharine St
35	Catharine St
9	City Rd
9	Brookfields
121	Mawson Rd
11	Barnwell Rd
15	Guest Rd
25	Suez Rd
4	Sedgwick St
25	Ditchburn Place
62	St Barnabas Rd
28	Upherds Lane
130	Catharine St
20	The Paddocks
77	Cavendish Avenue
5	Cromwell Rd
57	Greville Rd
33	St Barnabas Rd

42	Brampton Rd
18	Glisson Rd
30	Charles St
56	Thoday St
19	Sedgwick St
104	Seymour St
109	Coleridge Rd
2	Willis Rd
120	Ross St
96	Catharine St
143	Church End
13	St Barnabas Rd
12	Paget Close
104	Way Lane, Waterbeach
72	Sedgwick St
14	Trinity Close, Haslingfield
FFI, Jupiter House Floor 4	Station Rd
19	High St, Little Eversden
25	Cockburn St
Arjuna Clinic, 12a	Mill Rd
49	Gwydir St
49	Gwydir St
15	Shelly Garden
18a	Covent Garden
54	Long Reach Rd
BBC Vision Studios, Room 4562 BBC White City, 201	Wood Lane
	Downing College
2	Argyle St
7	Glebe Rd
8	St Philips Rd
36	Lyndewoode Rd
24	Amwell Rd
15	St Barnabas Rd
165	Gwydir St
143	Ross St
15	Cockburn St
8	Emery St
60	Lichfield Rd
165	Gwydir St
Demeter House	Station Rd
19	Ainsworth Place

Cambridge Friends of the Earth, Room 101, 23	King St
85	Sturton St
65	Argyle St
112	Suez Rd
115	Catharine St
23	Wycliffe Rd
27	Cliveden Close
34	Lichfield Rd
30	Hobart Rd
24	Madras Rd
Rustat House, 32	Rustat Rd
55	Hemingford Rd
75	Cavendish Rd
9	Emery St
88	Cavendish Rd
15	Cockburn St
5	Great Eastern St
1	Sedgwick St
30	Thoday St
2	Ashtead Court, Mill Rd
66	Hemingford Rd
42	Sedgwick St
123	Ditton Walk
61	Ravensworth Gardens
256	Mill Rd
16	Colwyn Close
61	Coleridge Rd
23	Hope St
25	Cockburn St
3	David St
3	David St
34	Cavendish Rd
67	Cavendish Avenue
The Black House	Fen Rd
121	Mawson Rd
Tyndale House, 36	Selwyn Gardens
9	Mackenzie Rd
10	Hartington Grove
141	Hobart Rd
Narrowboat Lee	Midsummer Common
11	Barnwell Rd

Studio 24 Ltd, Hope St Yard	Hope St
Studio 24 Ltd, Hope St Yard	Hope St
42	Great Eastern St
27	Cliveden Close
71	Wycliffe Rd
23	Cockburn St
MRC Laboratory of Molecular	
Biology	Hills Rd
50	Great Eastern St
120	Brampton Rd
80b	York St
42	Devonshire Rd
86	Sedgwick St
31	Corrie Rd
2	Cavendish Rd
115	Thornton Rd, Girton
9	Cockburn St
10	Hartington Grove
96	Harvey Goodwin Court, French's Rd
219	Mill Rd
76	Thoday St
Master's Secretary	St Catherine's College
99	Vinery Rd
14	Cavendish Rd
16	Ditton Lane
109	Coleridge Rd
77	Hills Rd
26	Cockburn St
116	York St
124	Foster Rd, Trumpington
134	Tenison Rd
26a Bailey House	Rustat Rd
10	Rustat Rd
33	Argyle St
33	Argyle St
32	Cowper Rd
3	Tom Amey Court
57	Greville Rd
3	Cavendish Rd
7	Sturton St
25	William Smith Close
5	Fitzwilliam Rd

94	Argyle St
5	Fen Rd, Chesterton
65	St Philips Rd
30	Searle St
34	Cavendish Rd
61	Sedgwick St
43	Marshall Rd
	Rassbeigring 7 (GERMANY)
	Steph-Pelli-Str. 6 (GERMANY)
22	Argyle St
24	Manhattan Drive
1	Thorpe Way
16	Coleridge Rd
Down House	Primrose Lane, Waterbeach
3	Auckland Rd
67	West St, Isleham
4	Bill Briggs Court, Ross ST
115	Hemingford Rd
31	Greville Rd
17	Malta Rd
13	Malta Rd
25	Devonshire Rd
27	Madras Rd
85	Hemingford Rd
41	Rosemary Rd
88	Thoday St
74	Keynes Rd
87	Ramsden Square
51	St Philips Rd
88	Tenison Rd
6	Great Eastern St
12	Blossom St
35	Brampton Rd
35	Brampton Rd
70	Radegund Rd
95	Burnside
106	Gwydir St
18	Romsey Rd
18	Romsey Rd
Maxon House, 129	Hemingford Rd
7	Glebe Rd
55	Hemingford Rd

63	Warren Close, The Triangle
13	Sedgwick St
82	Queen Ediths way
256	Mill Rd
25	Sturton St
129	Hemingford Rd
20	Perowne St
137	Coleridge Rd
36	Greville Rd
25	Thoday St
37	Argyle St
42B	George Pateman Court, Tenison Rd
12	Rustat RD
2	Romsey Rd
17	Christchurch St
12	Hemingford Rd
134	Thoday St
134	Thoday St
59	Mawson Rd
158	Gwydir St
56	Ross St
45	Hemingford Rd
27	Belgrave Rd
79	Great Eastern St
129	Hemingford Rd
175	Gwydir St
126	Sedgwick Street
57c	St Philip's Rd
172	Gwydir St
155	Gwydir St
146	Sedgwick Street
81	Catherine St
63	Warren Close, The Triangle
218-220	Mill Rd
11	Greville Rd
19	Ainsworth Place
30	Station Rd, Whittlesford
104	Suez Rd
124	Thoday St
14	Sedgwick Street
148	Cromwell Rd
34	Gwydir St

122	Gwydir St
114/6	Mill Rd
118	Tenison Rd
92	Brampton Rd
171	Gwydir St
The Shadowhouse, 71	Cromwell Rd
36	Cromwell Rd
Vicar	St Pauls
35	Mill Rd
28 School Court	Thoday St
35	Norfolk St

General anti-Tesco objections have also been received from the following addresses:

12	High St, Chesterton
24	Strangeways Rd
15	Great Eastern St
MRC Laboratory of Molecular Biology	Hills Rd
33	Cavendish Place
74	Thornton Close, Girton
70	Gwydir St
154	Tenison Rd
2B	Sedgewick St
57	St Philip's Rd
Relationships Foundation, Jubilee House, 3	Hooper St
52	Cromwell Rd
39	St Philip's Rd
Reference Dept., University Library	West Rd
15	Perowne Rd
18	Perowne Rd
87	Brampton Rd
12	Mill St
Building 61, Fox Studios Australia,	Driver Avenue, Moore Park
64	Sturton St
252	Mill Rd
251	Hills Rd

142	Brampton Rd
52	Birdwood Rd
12	West Rd
19	Ainsworth Place
1	Upper Gwydir St
25	Malta Rd
161a	Mill Rd
38	Glisson Rd
2a	Argyle St
276	Cherry Hinton Rd
52	Gwydir St
Dept. of Clinical Biochemistry, Box 232, Addenbrookes Hospital	
	Hills Rd
58	St Barnabas Rd
58	St Barnabas Rd
29	Argyle St
Anglia Ruskin Student Union	
	East Rd
44	Leys Avenue
11	Heron's Close
40	Newton Rd
102	Mawson Rd
4	Sedgewick St
15	St Barnabas Rd
61	Coleridge Rd
The Old Chemist Antique Centre	
	Mill Rd
Heylock	
	Caxton End, Eltisley
1	Newnham Walk
Thomas Coram Research Unit, Institute of Education	
	University of London, 27/28 Woburn Square
2	Belgrave Rd
Cambridge University Press	
10	Shaftesbury Rd
	Romsey Terrace
12	Great Eastern St
32	Romsey Rd
40	Radegund RD
21	Rustat Rd
47	Nicholson Way
22	Leys Avenue
85	Sturton St
162	Gwydir St

9	Malta Rd
Mortimer Wheeler House, 46	Eagle Wharf Rd
92	Ravensworth Gardens
24	Vinery Way
11	St Bede's Crescent
340	Mill Rd
37	Great Eastern St
22	Leys Avenue
16	High St

In addition the following addresses have objected to all 3 applications:

106	Brampton Rd
113	Gwydir St
154A	Gwydir St
43	Brampton Rd
5	Sedgewick St
5	Derby Rd
77	Great Eastern St
72	Catherine St
9	Brookfields
31	Brampton Rd
11	Flower St
61	St Philips Rd
113	Gwydir St
81	Sedgewick St
3	Milford St
25	Ditchburn Place
13	Ross St
18	Perowne St
119	Mawson Rd
	Queens' College
54	St Barnabas Rd
5	Sedgewick St
161	Thoday St
79	Tenison Rd
103	Thoday St
41	Greville Rd
65	Glisson Rd
82	Suez Rd
117	Mawson Rd

25	St Barnabas Rd
96	Catherine St
155	Gwydir St
30	Stourbridge Grove
65	Brampton Rd
45	Paget Rd
92	Coleridge Rd
87	Vinery Rd
136	Sleaford St
62	Kimberley Rd
24	Romsey Rd
Britten Sinfonia, 13	Sturton St
30 Vinery Park,	Vinery Rd
6	Emery St
107	Sedgewick St
Britten Sinfonia, 13	Sturton St
68	Sedgewick St
55	Great Eastern St
141	Sturton St
62	Hemingford Rd
15	Radegund Rd
68	St Barnabas Rd
27	Marlow Rd
90	Tenison Rd
Britten Sinfonia, 13	Sturton St
35	Riverside
146	Blinco Grove
59	Panton St
42	Sedgewick St
44	Great Eastern St
59	Great Eastern St
137	Gwydir St
8	Brampton Rd
6	Hobart Rd
27	Perowne St
19	Uphall Rd
24	Catherine St
33	Cavendish Place
33	Brampton Rd
35	St Barnabas Rd
38	Belgrave Rd
23	Mawson Rd

77	Great Eastern St
12	Romsey Rd
83	St Philips Rd
14	Seymour St
34	Cantelupe Rd, Haslingfield
59	Great Eastern St
26	Ross St
108	Gwydir St
125	Catherine St
66	Hemingford Rd
86	St Philips Rd
2	Gunhild Close
127	Hemingford Rd
121	Thoday St
130	Sedgewick St
15	Collier Rd
138	Sedgewick St
7	Mulberry Close
21	Covent Garden
68	Brampton Rd
149	Ross St
54	Catherine St
149	Ross St
86	Catherine St
58	Kingston St
	Emmanuel College
22	Ramsden Square
117	Sedgewick St
6	Willow Walk
4	York Cottages, North End
24	Mawson Rd
46	Gwydir St
36	Glisson Rd
153	Gwydir St
The Harambee Centre, Emmanuel St	Trumpington St
76	Tenison Rd
41	Greville Rd
75	Kingston St
49	Stourbridge Grove
Anglia Ruskin University	East Rd
57	Ravensworth Gardens

42	Devonshire Rd
64	Hemingford Rd
27	Hope St
12	Cyprus Rd
46	Kingston St
1	Fletchers Terrace
53	St Barnabas Rd
15	Lyndewode Rd
25	St Philips Rd
29	Catherine St
Garden Flat, 2a	Cockburn St
16	Rustat Rd
16	Stockwell St
252	Mill Rd
66	Great Eastern St
69	Harlton Rd, Little Eversden
15	Cyprus Rd
5	Charles St
45	West Rd
58	Hemingford Rd
73	Great Eastern St
62	Greville Rd
44	Perne Avenue
34	Suez Rd
11	Marmora Rd
32	Romsey Rd
6	Sedgewick St
15	Malta Rd
66	Ross St
132	Thoday St
44	Fairfax Rd
59	Kingston St
131	Gwydir St
8	York Terrace
30	Argyle St
1	Fairfax Rd
17	Romsey Rd
81	Sedgewick St
27	St Philips Rd
105	Cavendish Rd
12	Cavendish Place, Cavendish Rd
5	Stockwell St

96	Ainsworth St
14	Hooper St
CUP, The Edinburgh Building	Shaftesbury Rd
6	Edward St
31	Greville Rd
63	Cavendish Rd
20	Stockwell St
8	Argyle St
134	Thoday St
151	Hobart Rd
24	Devonshire Rd
27	Hemingford Rd
8	Belgrave Rd
8	Hazelwood Close
1	The Old School, Norfolk St
134	Thoday St
113	Hemingford Rd
Unit 1c, 23-25	Gwydir St
9	Tenison Avenue
71	Great Eastern St
28	Cockburn St
7	Sedgwick St
79	Tenison Rd
88	Sedgwick St
9	Adams Rd

A petition with over 4000 signatures has also been submitted to the Local Planning Authority from the 'No Tesco on Mill Road' Campaign. A separate smaller petition of 131 signatures was also submitted by the City of Cambridge Residents Trust.

7.2 The representations can be summarised as follows:

- Impact on highway safety;
- Impact on pedestrian and cyclist safety;
- Impact on the vitality and viability of Mill Road;

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. Residential amenity
3. Refuse arrangements
4. Highway safety
5. Car and cycle parking
6. Third party representations

Principle of Development

8.2 163-167 Mill Road is an existing retail unit in a District Centre, Mill Road (East), which is identified in the Cambridge Local Plan (2006). It is currently vacant, but has been in retail use for many years, since the 1970's. The application seeks to extend the floor area of the retail use by adding some 87sqm at the rear of the premises. The 2006 Local Plan policy specifically addressing Shopping Development and Change of Use in District and Local Centres is Policy 6/7, which advises that:

“Additional development within Classes A1, A2, A3, A4 and A5 will be permitted in District and Local Centres if it will serve the local community and is of an appropriate nature and scale to the centre....”

The supporting lower case text explains that;

District and Local Centres serve an important function, providing the ability to shop close to where people live and work. They help to meet day-to-day needs, thus reducing the need to travel and dependence upon the private car. Additional development in these Centres should cater mostly for current users and other local people, increasing the viability of the local centre. It should not be of a scale to significantly increase traffic or have any detrimental impact on the vitality and viability of the Local Centre.

8.3 The extension to the property would result in the building being increased by an additional third of the existing floor space. The extension is not intended to increase the retail floor space and

is solely for plant, storage and office use which would serve as an ancillary use to the main shop. The proposed extension would be single storey rising to 3m. In my opinion, it would be difficult to argue that the height of the proposed extension would be out character with the area or would be over-bearing to the adjacent buildings or to the occupiers of nearby dwellings.

Residential Amenity

- 8.4 The proposed extension is of a modest scale and is considered to be proportionate to the main building. The proposed rear extension projects towards the residential quarters at Sedgwick Street, however its modest scale means that, in my view, it would be difficult to argue that the extension would have a significant impact on the reasonable residential amenities of the occupiers of Sedgwick Street or indeed the adjacent properties, 161 and 169 Mill Road.
- 8.5 In terms of the condenser and air conditioning units which are proposed on the rear elevation of the proposed extension, an acoustic report was submitted with the application detailing the technicalities of the plant equipment etc. The Environmental Health Officer did not object to the report but advised that the report was inconclusive and did not sufficiently specify the plant equipment. It was therefore advised that conditions relating to noise insulation should be appended to any planning permission.
- 8.6 In my opinion the proposal adequately respects the residential amenity of its neighbours and constraints of the site and as such consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.7 This matter will be explained in further detail on the Amendment Sheet.

Highway Safety

- 8.8 This matter will be explained in further detail on the Amendment Sheet.

Car and Cycle Parking

- 8.9 This matter will be explained in further detail on the Amendment Sheet.

Third Party Representations

- 8.10 This matter will be explained in further detail on the Amendment Sheet.

9.0 CONCLUSION

- 9.1 To conclude the proposed extension is considered to comply with the aims and objectives of the Policies in the Cambridge Local Plan and is therefore recommended for approval subject to conditions.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

1. 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. 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)

3. Except with the prior agreement of the Local Planning Authority in writing, there shall 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 shall be no collections or deliveries on Sundays or Bank or Public Holidays.

Reason: To protect the amenity of nearby residential properties (Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/3 and Cambridge Local Plan 2006 Policies 3/4, 3/14)

4. Except with the prior agreement of the local planning authority in writing, there shall be no collections or deliveries to the store outside the hours of 0700 hrs and 2300 hrs Monday - Friday and 0700 and 2200 hrs on Saturdays, Sundays and Bank or Public Holidays.

Reason: To protect the amenity of nearby residential properties. (Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/3 and Cambridge Local Plan 2006 Policies 3/4 and 3/14)

5. 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)

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

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

7. Prior to the commencement of development, full details of the on-site storage facilities for trade 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, paladins 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 occupation of the property and 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 interest of visual amenity (Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/3 and Cambridge Local Plan 2006 Policy 3/12)

INFORMATIVE: In the event that it is proposed to replace the approved system of parking control, the replacement scheme of parking control must be submitted to and be approved in writing by the local planning authority before the approved system is discontinued and the replacement is introduced.

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:

Cambridgeshire and Peterborough Structure Plan 2003: P1/3, 8/1;

Cambridge Local Plan (2006): 3/1, 3/4, 3/12, 3/14, 6/8, 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.

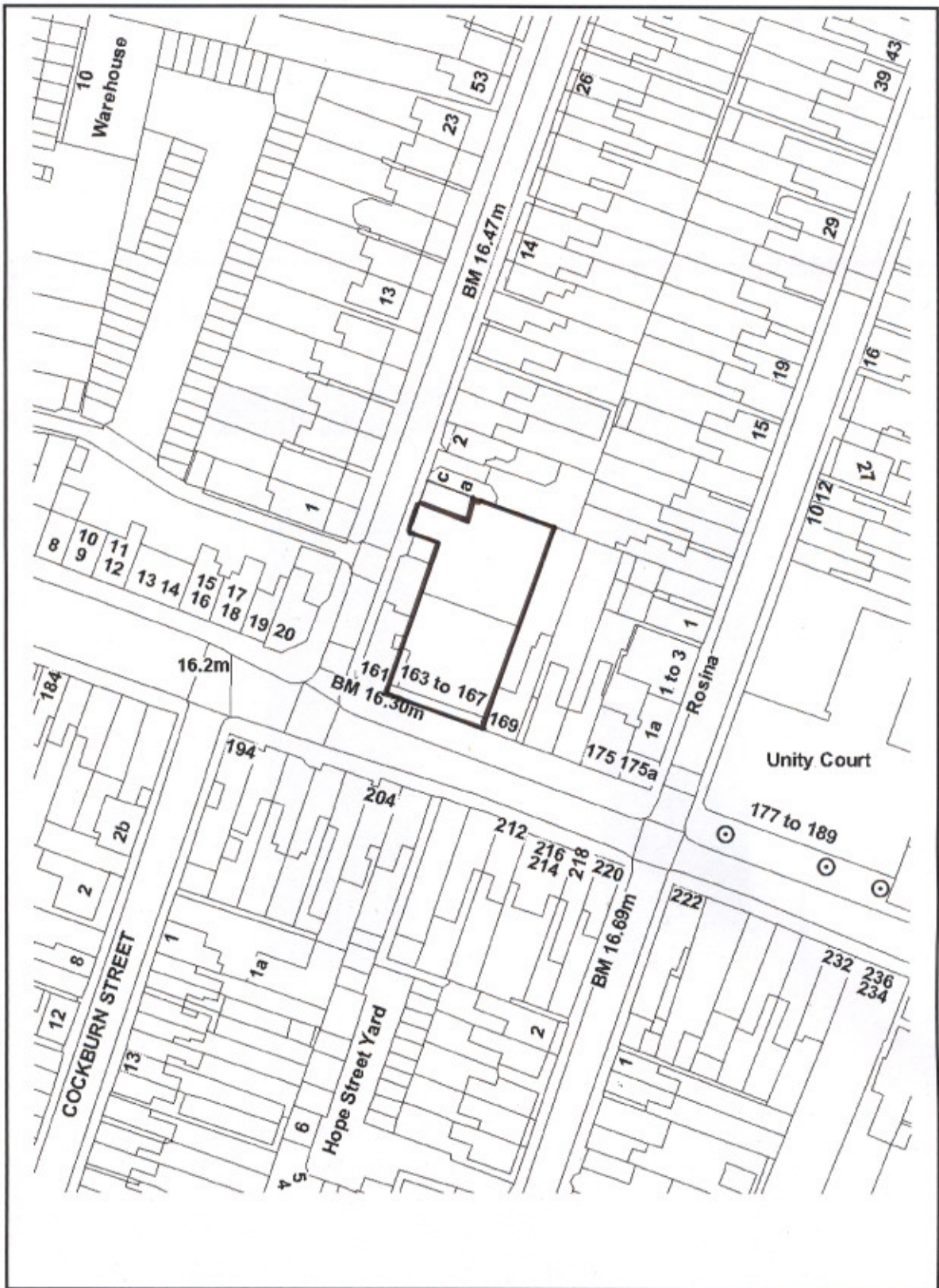
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

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.



07/0811/FUL

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