

**PLANNING COMMITTEE MEETING – 22<sup>nd</sup> July 2009**

**Pre-Committee Amendment Sheet**

**PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: 1                    APPLICATION REF: 09/0382/FUL

Location: 9-15 Harvest Way

Target Date:

To Note:

1. Following publication of the Committee report, the applicants have proposed the inclusion of one additional affordable unit within the scheme. In my view this amendment can be accepted; such a change ensures that the affordable housing proposed would achieve the 40% threshold. I recommend an amendment to Reason 2 for refusal accordingly, which is indicated below.
2. The applicants have further suggested that paragraphs 8.12 and 8.13 of the Committee report represent a misinterpretation of the Council's Affordable Housing SPD, and that the proposed distribution of affordable units be regarded as acceptable. I accept the applicants' view that in a development of this size it would not be possible to limit the number of affordable units served by a single lift and stairwell to 12 as recommended in the SPD. It remains my view, however, that the distribution of the affordable and market units through the building is at odds with the SPD's aim of securing integration.
3. The applicants have also suggested that Class A3 (restaurant) use should be deleted from the list of uses proposed 'in the alternative'. In my view, this amendment can be accepted; such a change eliminates my concerns about the possible environmental and residential amenity impacts of future A3 use. I recommend the deletion of the relevant reason for refusal, as indicated below.
4. The applicants have further suggested that the air quality concerns indicated in the Committee report could be addressed by condition. It is possible that this might be the case, but the advice I have at present from the Head of Environmental Services (HES) is that air quality considerations merit refusal, and without further discussion of this issue between the applicants' scientific advisers and the HES' team, I cannot be certain that conditions would be sufficient to resolve the issue, nor what those conditions should be. I do not recommend any alteration to this reason for refusal.
5. The applicants have submitted to the Council, and to Cambridgeshire County

Council, an Addendum to their Transport Assessment with the aim of answering the concerns raised by County transport officers. I have no further advice from County Transport at present, but any advice I receive will be reported at the Committee meeting.

Amendments To Text:

All references in the text of the report to the 'Active Communities Department' should refer to the 'Community Development Department'.

Pre-Committee Amendments to Recommendation:

- (a) Delete from Reason for refusal 2, the first 16 words, so that it begins 'Because the distribution...'
- (b) Delete Reason for Refusal 3.

**DECISION:**

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CIRCULATION: First

ITEM: 2                    APPLICATION REF: 09/0179/FUL

Location: Cambridge Regional College, Brunswick Site (rear site)

Target Date: 8<sup>th</sup> June 2009

To Note:

Submission of two applications:

Whilst it is intended to develop the two sites (Front and Rear) comprehensively, two separate planning applications have been submitted. This is largely due to the fact that the Rear site is a re-submission application and the applicant is entitled to a "free go", under the provisions of Circular 04/2008. The Front site is a new site. Brunswick House site was acquired during the interim.

Comments received from the Cambridge Preservation Society who object mainly to the demolition of Brunswick House and the redevelopment proposals.

Their comments are summarised as follows:

Central Conservation Area/Listed Building:

The Society objects to the removal of Brunswick House as the replacement proposal (Block E) does not respect the setting of the streetscape.

*Response from case officer: The Listed Building Consent application has now been*

*withdrawn.*

Height, scale and form and Lighting:

The revision to the proposed buildings are a good improvement and are welcomed by the Society due to the fact that the proposals are now less dominant in view of their setting with Midsummer Common's green space and the River Cam. The Society also welcomes the reduction in height as well as stepping back of the upper floor area. Still concern with glare and light from the pavilion ends onto the Common.

We welcome changes made to the student accommodation and Block C alongside Elizabeth Way.

Sustainability/Biodiversity:

More consideration of wildlife value needed.

Green space provision and play provision:

Internal green spaces/paved areas are welcomed.

More on-site play provision should be provided.

There are opportunities for more trees to be planted on-site to mitigate the development's impact on the Common and to enhance the character of the Conservation Area.

Support for the cycle parking strategy and the café/community facility were also raised.

The above issues have already been addressed within the report.

Amendments To Text:

Paragraph 2.1 – insert “The applicants have subsequently withdrawn the LBC application”

Paragraph 2.2 – should refer to Walnut, not Oak Tree Avenue

Paragraph 2.5 – should clarify the fact that the number of units proposed are to be delivered across the “front” and the “rear” sites.

Section 3 – Site History – under Reference 09/0183/LBC – the decision should refer to the fact that the application has now been withdrawn, following the Secretary of State's decision to de-list Brunswick House.

Paragraph 6.1 – 7<sup>th</sup> line – “is” should be replaced with “if”.

Paragraph 6.9 – The minutes of the Design and Conservation Panel (of 14<sup>th</sup> January

2009) are attached to this amendment sheet.

Paragraph 6.15 – Public Art comments – recent comments are attached as appendix two.

Paragraph 6.20 – first line – “wok” should be replaced with “work”

Paragraph 8.18 – “York House” should be replaced with “Dukes Court”

Paragraph 8.31 – second line – “solid” should be replaced with “site”.

Paragraph 8.31 – last sentence – should be replaced with “The majority of the rest of the site is given over to both public and private amenity space with the car parking proposed at basement level.

Paragraph 8.35 – “Townshouses” should read “Townhouses”

Paragraph 8.53 – The recently submitted Public Art Draft Implementation Plan was presented to the Public Art Panel on 30<sup>th</sup> June 2009. A copy of the Panel minutes cannot be made public as the notes are yet to be agreed by the Chair. Therefore I cannot add to, or expand on, the comments that have already been made on the report.

Recent comments have also been submitted from the Joint Urban Design Team in response to the Draft Implementation Plan which includes comments on the proposed budget of the scheme. The Budget for the scheme suggests a total of £450,000. This figure does not equate to the 1% provision required under Policy 3/7 or the Public Art SPG, but equals 0.6%. The 1% figure should equate to £740,000. The Urban Design Officer, in her recent comments (attached as appendix 2) acknowledges that the proposed amount does not equal 1% referred to in the scheme and does not appear to include the contribution required for the student accommodation block. The Urban Design Team recommends that the budget could be raised to £550,000 (0.75%) because of the quality of the public art proposals and it is acknowledged that this still falls short of the 1% requirement.

The applicant has responded and agreed to provide a scheme which equates to the 1% requirement, details of which shall be secured in the s106.

Paragraph 8.68 – “Principle” should read “Principal”

Paragraph 8.81 – There is a turning head at the end of the Courtyard Entrance to enable large vehicles to turn around and exit the site in a forward gear, however the existing CRC access allows for emergency and service vehicles, for example, to enter via the main access and loop round turning underneath the northern arch way, into the Student Courtyard and exit via the existing access in a forward gear. The closure of this access, therefore, in my view could result in emergency vehicles having to use the turning head to turn around rather than following the route round which in turn would result in far more vehicular movements (over and

above the number of potential vehicle movements if the existing access was closed off) in this part of the site to the detriment of the amenity of the area. I therefore consider that the existing access would serve as a safer route for large vehicles to use and in my view, is acceptable.

Paragraph 8.118 – The County Council and the applicant have agreed to the following arrangement in trigger payments for education contributions:

Lifelong Learning – 100% on first occupation;

20% (of the remaining Pre-School, Primary and Secondary Contributions) payable on first occupation of any of the residential units (excluding students but including all dwelling types) and;

The remaining 80% payable 24 months thereafter.

Pre-Committee Amendments to Recommendation:

Condition 3 – Revised:

Phasing Condition:

Prior to the commencement of development, a Site Wide Phasing Plan and detailed Construction Programme showing individual build stages shall be submitted to and approved by the local planning authority in writing. Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the approved phasing plan.

Reason: To clarify how the site is to be phased in the interests of providing a co-ordinated development (Cambridge Local Plan policy 3/6).

Condition 19 – omitted and replaced by two conditions:

Landscape Management – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, for that part of the development has been submitted to and approved by the local planning authority in writing. The landscape management plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Landscape Management – Student Accommodation:

No development shall commence in relation to the student accommodation hereby approved until landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, for that part of the development has been submitted to and approved by the local planning authority in writing prior to occupation of that phase of the development for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Condition 32 – revised to omit reference to ‘demolition’. Demolition does not constitute ‘development’ and is not part of this application:

Noise and Vibration Control:

Before the development in each individual phase hereby permitted is commenced, a report detailing the construction noise and vibration impact associated with that phase of development shall be submitted to and approved by the local planning authority in writing. The report shall be in accordance with the provisions of BS 5228 – Noise and Vibration Control on Construction and Open Site, especially Part 1: 1997 ‘Code of Practice (COP) for basic information and procedures for noise and vibration control’, Part 2: ‘Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance’ and Part 4: ‘COP for noise and vibration control applicable to piling operations’, (if the construction process is to involve piling operations). The development of each phase shall be carried out in accordance with the approved details for that phase.

Reason: To protect the amenity of occupiers of nearby properties and future residents. (Cambridge Local Plan 2006 policy 4/13)

Condition 36 – revised:

Balconies/Terraces to Elizabeth Way:

Notwithstanding the details shown on the approved plans, unless otherwise agreed in writing by the local planning authority there shall be no balconies or terraces on the Elizabeth Way façade of any approved residential or student accommodation block.

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

Condition 38 – Replaced:

Renewable energy strategy:

Before the development in each individual phase hereby permitted is commenced, a renewable energy strategy detailing the location of proposed renewable energy technologies to be provided within that phase and the timing of that provision in relation to occupation of that phase, shall be submitted to and approved by the local planning authority in writing. The development of each phase shall be carried out in accordance with the approved details for that phase.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

Condition 40 – Amended:

Surface Water drainage – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until a detailed scheme for the provision and implementation of surface water drainage in accordance with the submitted Drainage Strategy and Flood Risk Assessment by WSP dated 20<sup>th</sup> February 2009, reference 11012117 associated with the residential development has been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the residential accommodation hereby approved.

Reason: In order to ensure adequate means of surface water drainage (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 8/18).

Surface Water drainage – Student Accommodation:

No development shall commence in relation to the student accommodation hereby approved until a detailed scheme for the provision and implementation of surface water drainage in accordance with the submitted Drainage Strategy and Flood Risk Assessment by WSP dated 20<sup>th</sup> February 2009, reference 11012117 associated with the student accommodation development has been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the student accommodation hereby approved.

Reason: In order to ensure adequate means of surface water drainage (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 8/18).

Foul water drainage – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until details of the foul water drainage associated with the residential development

have been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the residential accommodation hereby approved.

Reason: In order to ensure adequate means of foul water drainage (Cambridge Local Plan 2006 policy 8/18)

Foul drainage – Student accommodation:

No development shall commence in relation to the student accommodation hereby approved until details of the foul water drainage associated with the student accommodation development have been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the student accommodation hereby approved.

Reason: In order to ensure adequate means of foul water drainage (Cambridge Local Plan 2006 policy 8/18)

Pollution Control – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until a scheme for the provision and implementation of pollution control of the water environment associated with the residential development has been submitted to and approved by the local planning authority in writing. The works shall be constructed in accordance with the approved details prior to the occupation of any part of the residential accommodation hereby approved.

Reason: To prevent the increased risk of pollution to the water environment (Cambridge Local Plan 2006 policy 3/9)

Pollution Control – Student Accommodation:

No development shall commence in relation to the student accommodation hereby approved until a scheme for the provision and implementation of pollution control of the water environment associated with the student accommodation development has been submitted to and approved by the local planning authority in writing. The works shall be constructed in accordance with the approved details prior to the occupation of any part of the student accommodation hereby approved.

Reason: To prevent the increased risk of pollution to the water environment (Cambridge Local Plan 2006 policy 3/9)

Contaminated Land – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until a contaminated land assessment and associated remedial strategy associated

with the residential development, together with a timetable of works, has been submitted to and approved by the local planning authority in writing:

- a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval in writing. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by a desk study. The desk study shall be approved by the local planning authority prior to investigations commencing on the site.
- b) The site investigation including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved by the local planning authority in writing.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority in writing.
- f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the local planning authority in writing. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

#### Contaminated Land – Student Accommodation:

No development shall commence in relation to the student accommodation hereby approved until a contaminated land assessment and associated remedial strategy associated with the student accommodation development, together with a timetable of works, has been submitted to and approved by the local planning authority in

writing:

- f) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval in writing. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by a desk study. The desk study shall be approved by the local planning authority prior to investigations commencing on the site.
- f) The site investigation including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
- f) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved by the local planning authority in writing.
- f) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- f) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority in writing.
- f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the local planning authority in writing. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

**Additional Informative:**

Informative In bringing forward information to discharge condition 17 the applicant is requested to give full consideration to the application of Sustainable Urban Drainage Systems (SUDS) principles. Further advice may be sought from Simon Bunn (City Council SUDS engineer on 01223 457193)

**DECISION:**

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CIRCULATION: First

ITEM: 3                    APPLICATION REF: 09/0181/FUL

Location: Cambridge Regional College, Brunswick Site (front site)

Target Date: 8<sup>th</sup> June 2009

To Note:

The proposal description has been amended and should read:

“Erection on 37 residential units, café or community facility, new vehicular and pedestrian access and associated works”

Amendments To Text:

Paragraph 2.1 – add to last sentence – “and the Listed Building application has now been withdrawn”.

Paragraph 2.2 – “Oak” should be replaced with “Walnut”

Paragraph 2.7 – should state café or community facility.

Section 3 – Site History – under Reference 09/0183/LBC – the decision should refer to the fact that the application has now been withdrawn, following the Secretary of State’s decision to de-list Brunswick House.

Paragraph 6.14 – Public Art – as stated above, on Item 3, under ‘Paragraph 6.15’

Paragraph 8.12 – “noisy” should be replaced with “noise”

Paragraph 8.14 – second sentence – “is” should be removed.

Paragraph 8.30 – As stated above, on item 2, in ‘Paragraph 8.53’

Paragraph 8.93 – As stated above, on item 2, in ‘Paragraph 8.118’

Pre-Committee Amendments to Recommendation:

Condition 4 – amended to remove reference to phased development:

### Sample panel:

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 the 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. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

Condition 6 – amended to remove reference to phased development:

### Non-Masonry walling systems:

No development shall commence until such time as full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

Condition 16 - amended to remove reference to phased development:

### Hard and soft landscaping:

Before the commencement of development, full details of both hard and soft landscape works shall be 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. 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. (Cambridgeshire and Peterborough

Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Condition 19 - amended to remove reference to phased development:

Hard and soft landscaping implementation:

All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of that phase of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Condition 26 - amended to remove reference to phased development:

Contractors arrangements:

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)

Condition 27 - amended to remove reference to phased development

Wheel Washing:

No development shall take place until details of proposed wheel washing and other mitigation measures in relation to dust suppression have been submitted to and

approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

Condition 29 - amended to remove reference to phased development:

External Lighting/Floodlighting:

Before the commencement of any of the uses hereby permitted, full details of any proposed floodlighting or external lighting including the height, type, position and angle of glare and an isolux contours isor shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 2006 policies 3/11 and 4/15)

Condition 31 – revised to omit reference to ‘demolition’. Demolition does not constitute ‘development’ and is not part of this application:

Noise and Vibration Control:

Before the development in each individual phase hereby permitted is commenced, a report detailing the construction noise and vibration impact associated with that phase of development shall be submitted to and approved by the local planning authority in writing. The report shall be in accordance with the provisions of BS 5228 – Noise and Vibration Control on Construction and Open Site, especially Part 1: 1997 ‘Code of Practice (COP) fro basic information and procedures for noise and vibration control’, Part 2: ‘Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance’ and Part 4: ‘COP for noise and vibration control applicable to piling operations’, (if the construction process is to involve piling operations). The development of each phase shall be carried out in accordance with the approved details for that phase.

Reason: To protect the amenity of occupiers of nearby properties and future residents. (Cambridge Local Plan 2006 policy 4/13)

Condition 34 – Amended to remove references to Elizabeth Way and student accommodation:

Noise Insulation – acoustic ventilation:

Before the development hereby permitted is commenced, a noise insulation scheme having regard to the 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 both background and purge/summer cooling 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 from Newmarket Road (dominated by traffic and vehicle noise), be submitted to and approved by the local planning authority in writing. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and noise reduction for buildings – Code of Practice'. The scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

Condition 36 – Replaced:

Renewable energy strategy:

Before the development in each individual phase hereby permitted is commenced, a renewable energy strategy detailing the location of proposed renewable energy technologies to be provided within that phase and the timing of that provision in relation to occupation of that phase, shall be submitted to and approved by the local planning authority in writing. The development of each phase shall be carried out in accordance with the approved details for that phase.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

**Additional Informative:**

Informative In bringing forward information to discharge condition 16 the applicant is requested to give full consideration to the application of Sustainable Urban Drainage Systems (SUDS) principles. Further advice may be sought from Simon Bunn (City Council SUDS engineer on 01223 457193)

**DECISION:**

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CIRCULATION: First

ITEM: 4                      APPLICATION REF: 09/0498/S73

Location: The Varsity, Thompsons Lane

Target Date:

To Note:

1. Following the publication of the Committee report, the applicants have stated that no more than 275m<sup>2</sup> of space (less than a single floor of the building) would be required for any restaurant facility within the hotel. Accordingly, in

order to answer concerns raised about the potential scale of restaurant operation, I recommend an additional condition shown below, limiting any restaurant, café or bar use to this floor area.

2. I have indicated in the Committee report that it would be impossible to site any restaurant within the hotel on the ground floor because to do so would conflict with conditions on existing permissions. However, to avoid any doubt on this matter, I recommend an amendment to recommended Condition 6 to make it clear that the first, second, third and fourth floors of the building are the only floors on which a restaurant facility would be acceptable.
3. I apologise that the applicants' schedule of proposed deliveries was not attached to the agenda as stated in paragraph 8.6 of the committee report. It is attached to this amendment sheet.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

- (a) In Condition 6: insert the words 'on the ground floor or' after the word 'hotel', and add to the end of the reason for Condition 6 ' or drawing in a significant volume of passing customers'.
- (b) Add Condition 10: Restaurant, café or bar facilities created within the hotel shall not, in total, exceed a floor space of 275m<sup>2</sup>. Reason: To protect the residential amenity of neighbours by limiting the scale of any restaurant operation and its attendant activities and movements. (Cambridge Local Plan 2006 policies 3/4 and 4/13).

**DECISION:**

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