

SOUTH AREA COMMITTEE MEETING – 11 March 2010

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **09/1129/FUL**

Location: **102 Glebe Road**

Target Date: **29.01.2010**

To Note:

3 Further letters received

267, 269 Hills Road, 81 Holbrook Road

The following comments are made:

- The proposed amended plans address some concerns, to a modest degree.
- The height of the house and garage on the southerly plot 1 is still of concern and its proximity to neighbouring boundaries.
- Plot 1 will directly look down into the private rear garden of number 267.
- The ridge height of the proposed dwelling exceeds that of the current property
- Second floor rear balconies are unsightly and will cause overlooking.
- Trees on the site have been cut down.

Officer Comments

The above issues have in my view been adequately considered in the main Committee report.

Amendments To Text: none

Pre-Committee Amendments to Recommendation: No amendments.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **09/1048/FUL**

Location: **15 Colville Road**

Target Date: **11.01.2010**

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **09/1182/FUL**

Location: **40 Hills Road**

Target Date: **02.03.2010**

To Note: The description of the application now only refers to A3 use and not a mixed A1/A3 use.

Amendments To Text: 2.3 should now read as 2.4.

2.3 The agent has requested that the description be changed from "Change of use to a coffee shop (A1/A3)" to "Change of use to a coffee shop (A3)."

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **09/1115/FUL**

Location: **1A Leete Road**

Target Date: **26.01.2010**

To Note: There has been a change to the recommendation set out below, which is consistent with the report and of which the applicant is aware.

Amendments To Text:

Paragraph 8.13 is too vague. It is correct in so much that if the two houses are not divided there will be no amenity implications for what would remain the existing property. If the two properties were to be subdivided, the proposed extension to the additional property would have overshadowing implications for the new house, 1A, because it is due south of and to the rear of the back of that dwelling. I am however of the view that as it is single storey only the adverse impact would not be so severe as to justify refusal.

Pre-Committee Amendments to Recommendation: The proposal before Committee did not, unfortunately, put forward the split recommendation intended. Refusal of the subdivision; approval of the proposed extension.

The reason for refusal of the subdivision remains unchanged.

The conditions suggested for the extension are:
CO1A Commencement within 3 years; and
CC11 details of materials to be agreed

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **09/1049/OUT**

Location: **The Cottage, Gazeley Road**

Target Date: **25.01.2010**

To Note:

Arboricultural Officer comments: Whilst there are significant trees on site, which should be retained, I see no point in opposing the renewal of outline permission.

The Unilateral Undertaking has been completed and accepted by Legal.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **09/0889/FUL**

Location: **Trumpington Park and Ride**

Target Date: **05.01.2010**

To Note:

Further comments have been received from planning agents, Drivers Jonas, acting on behalf of the owners of Grand Arcade. They have requested that should the application be approved the following conditions be attached;

1. The use as a Car Boot Fair shall be subject to a quarterly review to assess its impact on the park and ride function and in any event will cease within 12 months from the date of this decision, and the land shall be restored to its former condition. Reason: In order that the Local Planning Authority may review the position during and at the end of that period and assess the effect of the proposal on surrounding occupiers and the area generally.
2. Before the use hereby permitted commences, specifications of control over noise issues shall be submitted to and approved in writing by the local planning authority. Reason: To protect the amenity of the surrounding occupiers.
3. 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).
4. The provision of hot food takeaways shall not be permitted on the site. Reason: To protect the amenity of the surrounding occupiers.
5. The provision of entertainment facilities, such as fairground rides, shall not be permitted on the site. Reason: To protect the amenity of the surrounding occupiers.
6. No persons may start setting up the Car Boot Fair on the site before 7am, and the site must be returned to its use as a car park by 2pm each Sunday. Reason: To limit the impact of the Car Boot Fair on the Park and Ride, and on local amenity.

Further to consultation with Mr. Campbell Ross-Bain, the Park and Ride Operations Manager, in order to determine from his experience whether or not a temporary permission should be granted, or a condition which restricts the use to quieter months be attached (i.e. not Christmas) for potentially there may be times when the site is nearing capacity.

He commented as follows;

'There is no problem on a Sunday with capacity issues with the possible exception of the 4 weeks before Christmas. However, we had agreed with the car boot people that it would pretty much run on the same contract as the one they had with the city council at Cowley and that they would not be able to run a car boot sale on these weeks.'

Further to this I do not consider the imposition of all of the conditions as proposed by Driver Jonas as necessary or reasonable. Mindful that the use will also be subject to the permission of the land owners/operator, I suggest that, in addition to the conditions suggested in the report, the imposition of a condition worded as follows will suffice in restricting the use in order to mitigate against any adverse impact upon capacity and to ensure the use remains ancillary to the primary use of the site as a Park and Ride facility;

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

The following additional conditions are suggested to replace those on the agenda paper:

1. The sui generis Car Boot Fair use hereby approved is for the period to the 31 March 2012 only, during which time the car boot fair shall operate on Sundays only, between 0700 and 1300 hours, but specifically excluding all Sundays in December 2010 and December 2011, with the site returned to its use as a car park by no later than 1400 hours on each Sunday that the car boot fair functions.

Reason: To allow the local planning authority to assess the impact of the Car Boot Fair use and its implications for the provision of parking at this Park and Ride site, to ensure that it does not prejudice the wider parking needs of the City during a period of economic change, and to assess what if any implications it has for residents of the surrounding area (Cambridge Local Plan 2006 policies 3/4, 4/13 and 8/2)

2. Prior to the commencement of the use hereby permitted, the on-site storage facilities for waste generated by the development, including waste for recycling and the arrangements for the disposal of waste shall be submitted for the approval of the local planning authority, which is to be given in writing. The agreed provision and arrangements shall be adhered to thereafter, unless agreement to alternative arrangements are first agreed in writing by the local planning authority.

Reason: To protect the amenities of other users of the site and residents of the surrounding area and in the interests of visual amenity (East of England Plan 2008 Policy ENV7 and WM6 and Cambridge Local Plan (2006) policy 4/13.

DECISION:
