

## PLANNING COMMITTEE MEETING – 5th OCTOBER 2016

### Amendment/De-brief Sheet

#### MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 16/0641/FUL

Location: 68 - 80 Perne Road

Target Date: 11.07.2016

To Note:

The description of development as it relates to the apartment block has been amended from:

‘5 x 1 bedroom apartments and 1 x 2 bedroom apartments’

to:

‘4 x 1 bedroom apartments and 2 x 2 bedroom apartments’.

This is to reflect changes made to the mix of units within the apartment building following revision 1.

The change to the description was not brought to the attention of residents as part of the public consultation on the amended scheme but they were advised of changes in the layout of the flats. The change in description in itself does not change the impact of the development on residential amenity and does not affect my recommendation.

The S106 contributions have been recalculated.

The public consultation on revision 2 ended on 23 September. All third parties who submitted representations had already commented on the proposal and are listed in my report, therefore I not relisted the addresses here. I have not re-stated comments that have already been made on the earlier proposals as these are summarised within the report. The representations on the specific changes made on revision 2 and any additional issues raised can be summarised as follows:

- Respect that some amendments have been made, however these do not address issues raised by residents including overdevelopment and overlooking.
- Amendments to rear elevation windows do not eliminate the issue of overlooking from the Chalmers Road properties. Oriel windows mean diagonal windows now look into gardens.
- Respect the windows on the rear elevation have been reduced from full length which is more appropriate.
- No replacement planting screen proposed along the boundary with Chalmers Road which would provide privacy and security and would help with drainage.
- Moving the proposed properties further away has not been considered or imposed.
- Drainage assessment should consider impact of garden patios.
- Drawing PL15/E lists the incorrect distances to the Chalmers Road properties.
- A detailed study of the traffic situation on Perne Road before the proposal is considered. A new assessment of traffic along Perne Road is required following the opening of the Co-op on Perne Road/Radegund Road.
- The behaviour patterns of school children should be investigated following the start of a new bus route along Perne Road before approving a re-siting of the bus stop and a break in the continuous pavement.

The owner/occupier of No. 82 Perne Road has also commented that the rear part of their garden is not used as a 'compost heap and vegetables' in paragraph 1.3 but is 'mature garden comprising of small fruit trees, raspberry canes, flowers and including the bantam houses and run'. This does not affect the assessment within my report which is based on a site visit to this property.

#### Amendments To Text:

The description of development should read:

Residential development comprising 8 x 3 bedroom houses, 4 x 1 bedroom apartments and 2 x 2 bedroom apartments, formation of access including demolition of No. 74 Perne Road, landscaping, open space, drainage and supporting infrastructure. External alterations to No. 76 Perne Road and the erection of an outbuilding.

Paragraph 1.3 which describes the garden of No. 82 Perne Road should read 'the part adjacent to the application site is currently used for fruit trees, flowers and a chicken coop'.

Paragraph 2.1 should read '4 x 1 bedroom apartments and 2 x 2 bedroom apartments'.

Paragraph 8.78 which lists the S106 contributions that will be requested in relation to this development should read:

Open Space	<b>£7,502</b> – Towards the provision and/or improvement of and/or access to Informal Open Space at Coleridge Recreation Ground (including creation of wildflower meadows, paths, information boards, new seating and general planting of new features).
Play Space	<b>£7,900</b> – Towards the provision of and / or improvements of the Lichfield Road Recreation Ground play area.
Indoor Sports	<b>£8,339</b> – Towards the provision of a new floor for the sports hall and/or sports changing room facility improvements at Netherhall School.
Outdoor Sports	<b>£7,378</b> – Towards the provision and/or improvement of outdoor sports pitches and changing rooms at Coleridge Recreation Ground.
Community Facilities	<b>£20,710</b> – Towards the provision and / or improvement of the facilities (inc kitchen, toilets, storage and furniture and equipment) at Lichfield Road Community Hall.

Additional conditions:

39. Details of facilities for the covered, secured parking of bicycles and the storage of refuse and recycling bins for use in connection with the dwelling houses hereby permitted shall be submitted to and approved by the Local Planning Authority in writing. The approved facilities shall be provided in accordance with the approved details prior to first occupation of the dwelling houses.

Reason: To ensure appropriate provision for the secure storage of bicycles and bins. (Cambridge Local Plan 2006 policy 8/6 and 4/13)

40. The specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be implemented in accordance with the Tree Protection Plan drawing no. '625.16.3 Appendix 1' in the 'Tree Survey, Arboricultural Impact Assessment and Method Statement' reference '625.16' before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of the trees on the neighbouring sites. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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**MINOR PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: APPLICATION REF: 16/0769/FUL

Location: Laundress Green, Laundress Lane

Target Date: 05.08.2016

To Note: **This application has been withdrawn**

Amendments To Text:

6.10 ~~No comments received~~

The middle river has been a common cause for concern for over a decade. The primary issue is one of excessive use by craft for which it was never envisaged. As the primary navigation authority, the Conservancy has responsibility for safety and directly the number and nature of craft licensed to operate on this the middle river. No commercially hired boats may operate other than from a designated station. To add a station compounds the level of congestion at a time when the intention is the opposite, to restore the river to traffic levels commensurate with those that existed for 100 years or so. Of particular concern is the containment of larger vessels such as wide birth chauffeur punts. Support the recommendation to refuse the application.

Pre-Committee Amendments to Recommendation:

**This application has been withdrawn**

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/0873/FUL

Location: 5 Moore Close

Target Date: 21.07.2016

To Note:

Amendments To Text: Propose an additional condition under Section 10 of the report to read:

The House of Multiple Occupation at 5 Moore Close, Cambridge shall have a maximum of 9 occupants.

Reason: In the interests of the neighbours' residential amenities and to accord with policies 3/7, 5/7 and 4/13 of the Local Plan 2006.

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1067/FUL

Location: 30 Davy Road

Target Date: 26.09.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/0748/FUL

Location: 133 Oxford Road

Target Date: 04.07.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1036/FUL

Location: 44 Dudley Road

Target Date: 29.07.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1213/FUL

Location: 305A Mill Road

Target Date: 25.08.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1341/OUT

Location: 396 Milton Road

Target Date: 13.09.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1003/FUL

Location: 243, 245 And 247 Milton Road

Target Date: 02.08.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1281/FUL

Location: 20 Devonshire Road

Target Date: 08.09.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1314/FUL

Location: 166 Vinery Road

Target Date: 08.09.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1035/S73

Location: Tesco, Cheddars Lane

Target Date: 02.09.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1206/FUL

Location: 2 Mill Street

Target Date: 25.08.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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