

## PLANNING COMMITTEE MEETING – 5<sup>th</sup> APRIL 2017

### Amendment/De-brief Sheet

#### MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 16/1966/S73

Location: Former Milton Road County Primary School, Milton Road

Target Date: 06.01.2017

To Note: N/A

#### Amendments To Text:

*Appendix A – Amendments to the Proposal - Ground floor variations – point 4:*

- The agent has confirmed trees will not be omitted. Four proposed trees will be relocated as it is not possible to plant them above the basement void as originally proposed.

*Condition 3 should be amended as follows:*

Conditions **3** to **26** of planning permission 14/0052/FUL (as set out below) shall continue to apply to this permission. Where such conditions pertaining to 14/0052/FUL have been discharged, the development of 16/1966/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

Pre-Committee Amendments to Recommendation: None

#### DECISION:

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#### MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 16/1272/S73

Location: Citylife House, Sturton Street

Target Date: 02.09.2016

To Note:

The Conservation Officer's full comments:

Reason(s) for refusal:

- The screening of the existing plant on the roof of the building will make it more prominent in views across the site which would not preserve or enhance the character or appearance of the conservation area

The use of a mirror-finished screen to mitigate the impact of the rooftop plant on this building is not supported. It might reflect the surrounding trees in some lights, but it may also be visually intrusive because it is likely to glitter and glint in sunshine conditions. In addition, a solid wall of screens will be more eye-catching than the somewhat dispersed nature of the actual items. It will represent a solid, visual mass on top of the existing building that can only be visually intrusive in this location.

A more acceptable alternative may be to individually colour the units in such a way that their impact on the roofscape is mitigated.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

Following the discharge of condition 7 (noise limiting device) from planning permission ref: 14/1252/FUL, recommended condition 3 (noise limiting device) – below – is no longer required. The recommended condition 2 (approved plans) encapsulate the requirement for the noise limitation devices (amongst other discharged matters) to be provided and retained in accordance with the approved details.

*Prior to the commencement of the use details of noise limiting devices specifications (to be fitted within the studios so that all amplified music is channelled through the devices) shall be submitted to and approved in writing by the Local Planning Authority. The maximum noise levels will be set by agreement with the Local Planning Authority and will be reviewed from time to time as appropriate. The noise limiting device shall be installed in accordance with the agreed details and shall be sealed after commissioning, so that sound operators cannot override the system during any performance or class and that the agreed settings are kept unless otherwise agreed in writing by the Local Planning Authority.*

*Reason: To protect the amenity of the surrounding occupiers in accordance with policy 4/13 of the Cambridge Local Plan (2006)*

**DECISION:**

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CIRCULATION: First

ITEM:                      APPLICATION REF:              16/1970/FUL

Location:                      The Chantryes, 1 Leys Road

Target Date:                      16.01.2017

To Note: None

Amendments To Text:

Paragraph 8.19 should read as follows:

*“This neighbour has front ground-floor kitchen windows and first-floor bedroom windows that face out towards the street. The only side facing windows that face directly towards the site is a small utility/ storage room and a small kitchen window. This kitchen window is served by larger windows on the front (south) facing elevation which act as the main outlooks for this room. The proposed first-floor side window of flat No.4 would allow for a view out towards this kitchen window. However, this can be addressed by way of obscuring the window up to a height of 1.7m which would be controlled through a condition. The proposed annex building would be sited roughly 9m to the east of the nearest front window of this neighbour. This neighbour would still have open outlooks from the windows on this elevation and the proposed development would fall outside of the 45o line from the closest of these windows. It would not project any further to the rear of this neighbour’s rear building line. As a result, given the separation distance and orientation of the development from this neighbour, I do not consider the proposal would visually overbear or harmfully overshadow them.”*

Pre-Committee Amendments to Recommendation:

The following condition should be added as condition 20:

*“The window on the south-west elevation at first-floor level serving Flat No.4, as shown on drawing number GA\_100\_103 REV B, shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.*

*Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).”*

**OFFICERS MAY REQUEST THAT THIS ITEM BE DEFERRRED BECAUSE TWO OF THE THIRD PARTIES HAVE NOT BEEN NOTIFIED OF THE COMMITTEE DATE AND THEIR PUBLIC SPEAKING RIGHTS IN ACCORDANCE WITH ADOPTED PROCEDURES. HOWEVER WE ARE ATTEMPTING TO MAKE COTACT WITH THEM DIRECT AND IF THEY INDICATE THAT THEY DID NOT WISH TO ATTEND THE**

**MEETING, THE APPLICATION CAN BE DETERMINED.**

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/2041/FUL

Location: 4 Cavendish Avenue

Target Date: 16.01.2017

To Note: n/a

Amendments To Text: Recommend the following conditions and informatives are added:

**Condition 15:** 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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

**Condition 16:** No development shall take place until full details of both hard and soft landscape works have been 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 (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg 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. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

**Informatives:**

Dust condition informative:

To satisfy the condition requiring the submission of a program of measures to control

airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

[http://iaqm.co.uk/wp-content/uploads/guidance/iaqm\\_guidance\\_report\\_draft1.4.pdf](http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf)

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

[http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring\\_construction\\_sites\\_2012.pdf](http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf)

-Control of dust and emissions during construction and demolition - supplementary planning guidance

[https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%20%20July%202014\\_0.pdf](https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%20%20July%202014_0.pdf)

Asbestos Informative:

Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

Pre-Committee Amendments to Recommendation: As above

**OFFICERS WILL BE REQUESTING THAT THIS ITEM BE DEFERRRED BECAUSE THIRD PARTIES HAVE NOT BEEN NOTIFIED OF THE COMMITTEE DATE AND THEIR PUBLIC SPEAKING RIGHTS IN ACCORDANCE WITH ADOPTED PROCEDURES.**

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/2135/FUL

Location: 3 - 5 Queen Ediths Way

Target Date: 31.01.2017

To Note:

An amended site plan has been submitted to show the vehicle access point being

moved approximately 1m further away from the large tree at the front of the site.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

The drawing number referred to in conditions 22 and 23 should be changed from “drawing number P-01 Rev M” to “drawing number P-01 Rev O”.

**OFFICERS WILL BE REQUESTING THAT THIS ITEM BE DEFERRRED BECAUSE THIRD PARTIES HAVE NOT BEEN NOTIFIED OF THE COMMITTEE DATE AND THEIR PUBLIC SPEAKING RIGHTS IN ACCORDANCE WITH ADOPTED PROCEDURES.**

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1703/S73

Location: 15B Derby Street

Target Date: 03.03.2017

Amendments To Text:

The start of paragraph 8.3 should read as follows:

“The proposal would reduce the size of the garden as approved down from approximately 25m<sup>2</sup> to 2.6m<sup>2</sup>. The applicant has provided photographs of trees and soft landscaping outside the bedroom window of the ground-floor flat which demonstrates that occupants of 31 Grantchester Street would not be able to walk immediately next to this window. A replacement planting/boundary treatment condition has been recommended to ensure that in the event of trees being removed, appropriate replacement planting/boundary definition is reinstated to protect the privacy of this occupier...”

Paragraph 8.7 should read as follows:

“Cycle parking was originally shown in an enclosed shed at the rear of the dwelling. However, the change to the garden of the dwelling has resulted in this shed being retained for the existing occupants of 31 Grantchester Street and no longer accessible by the occupants of 15B Derby Street. The revised drawing shows that cycle parking is accommodated underneath the external staircase with a bull ring hoop for a cycle to be locked to. This is acceptable and I have recommended a compliance condition for this means of storage to be installed and retained.”

To Note:

Pre-Committee Amendments to Recommendation:

Condition 6 (cycle parking) shall be re-worded as follows:

“Prior to occupation of the development hereby approved, the cycle parking shall be provided as shown on drawing number 14643-02 REV E and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

The following condition should be added:

“If within a period of five years from the date of permission being granted any existing tree or shrub, as shown on drawing number 14643-02 Rev E, or any tree or shrub planted as a replacement for it, outside the bedroom window is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement soft landscaping strategy or form of boundary treatment to define the garden shall be submitted to and agreed in writing by the Local Planning Authority and the works implemented in accordance with the approved details.

Reason: To ensure the privacy of future occupants of the proposed dwelling afforded by the proper maintenance of existing landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)”

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/0061/FUL

Location: 49 Histon Road

Target Date: 14.03.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/2189/FUL

Location: 13 and 15 Catharine Street

Target Date: 10.02.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/0008/FUL

Location: Rear of 40B Green End Road

Target Date: 03.03.2017

To Note: Not applicable

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/1591/FUL

Location: 220 Milton Road

Target Date: 02.12.2016

To Note: Four further letters of representation have been received from neighbours:

- 234 Milton Road – this letter reiterates the occupiers previous points.
- 222 Milton Road – this email calls for a 3.5 metre tall replacement wall along the rear boundary with the proposal.



The scheme proposes a 2 metre brick wall along this boundary. It is my view that the proposed 2 metre tall wall is sufficient to dispel any detrimental impacts from the proposed development and a 3.5 metre wall would create detrimental enclosure impacts on the occupants of No. 222 Milton Road, therefore a condition is not considered warranted or justified. I also note this is a civil matter and this email has been forwarded to the agent.

- 124 Union Lane – this letter reiterates the occupiers previous points as regards the scheme having insufficient parking and therefore on-street parking on Union Lane would be impacted.
- Camcycle – reiterate their previous objection that the number of cycle spaces is fewer than one per occupant and there is little room to accommodate non-standard bicycles. Plan No. PL(90)01 shows 13 spaces, this complies with policy 8/6.
- 206 Milton Road - this letter reiterates the occupiers previous points.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**OFFICERS WILL BE REQUESTING THAT THIS ITEM BE DEFERRRED BECAUSE THIRD PARTIES HAVE NOT BEEN NOTIFIED OF THE COMMITTEE DATE AND THEIR PUBLIC SPEAKING RIGHTS IN ACCORDANCE WITH ADOPTED PROCEDURES.**

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 16/2261/FUL

Location: 50 Hills Avenue

Target Date: 12.04.2017

To Note: Not Applicable

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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**GENERAL**

CIRCULATION: First

ITEM: Variation of s106

Location: Tambulaine Hotel, Station Road (Former Red House site)

Target Date:

To Note: Latest survey information on availability of car parking in nearby public car parks will be reported to the Committee meeting.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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