

PLANNING COMMITTEE MEETING – 7TH JUNE 20167

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **17/0473/FUL**

Location: University Sports and Athletics Track, Wilberforce Road

Target Date: 09.05.2017

To Note:

Amendments To Text:

1. In Condition 7, insert after ‘the insulation of the plant’, the words: ‘associated with the electricity sub-station’.
2. Amend Condition 15 to read as follows:

Prior to the installation of the floodlights, a final artificial floodlighting scheme for the approved pitches 2 and 3 shall be submitted to, and approved in writing by the local planning authority. The final scheme shall be in accordance with the iso-lux contouring information and luminaire intensity / viewed source intensity (candela) data set out within the submitted Midlands Lighting Solution Ltd ‘University Hockey Pitches, Cambridge – Obtrusive Light Report dated 20 March 2017’. The scheme shall also demonstrate that no part of the source floodlighting will be directly visible to highway users of Wilberforce Road or Adams Road. The artificial lighting shall be installed and maintained in accordance with the approved scheme.
3. Delete Condition 17 (wording now included in Condition 15).
4. Delete Condition 19 (I am satisfied that the information sought by this condition would be required in an application for the relevant licence from Natural England, and therefore the condition would not meet the requirements of Paragraph 206 of the Framework, because it would duplicate the impact of another regulatory regime.)
5. Renumber remaining conditions to accommodate the above deletions.
6. In the final informative on Page 67 of the agenda, after ‘will need to provide that’, insert the words: ‘at all times between 1st May and 30th September, and after 1830 in the other months of the year’.

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **16/1864/FUL**

Location: St Edmunds College, Mount Pleasant

Target Date: 19.12.2016

To Note: None

Amendments To Text: Condition 18 shall be re-worded as follows:

“No new windows shall be constructed in the existing listed building, nor existing windows altered until drawings at a scale of **1:50** of details of new or altered sills, lintels, jambs, transoms, and mullions 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 avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)”

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **16/2126/FUL**

Location: Land At 21 To 23 Milton Road

Target Date: 16.02.2017

To Note: The recommendation in section 10 should remove reference to the S106 Agreement as none was entered into on the original application.

Amendments To Text:

The recommendation in section 10 should be amended from:

“APPROVE subject to completion of the s106 Agreement and the following conditions: ...”

to:

“APPROVE subject to the following conditions: ...”

Pre-Committee Amendments to Recommendation: APPROVE subject to the conditions listed.

DECISION:

MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **17/0101/FUL**

Location: 150 Catharine Street

Target Date: 24.03.2017

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **16/2214/FUL**

Location: 1 Moyne Close

Target Date: 03.04.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **16/1901/FUL**

Location: 147 Coldhams Lane

Target Date: 23.12.2016

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0251/FUL**

Location: 293 Campkin Road

Target Date: 12.04.2017

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0493/FUL**

Location: 190-192 Mill Road

Target Date: 17.05.2017

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0236/LBC**

Location: Cambridge Railway Station, Station Road

Target Date: 27.04.2017

To Note: It recently came to light that a site notice had not been posted for this application. This was posted on 26th May and expires on 16th June. Delegated powers are therefore sought to approve the application subject to no new material objections being raised prior to the expiry of the site notice.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: Delegated approval

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0452/FUL**

Location: 7 Celtic House, Hooper Street

Target Date: 08.05.2017

To Note: The applicant and agent would not attend the committee to speak, but send a statement to be read in the committee.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0340/FUL**

Location: 8 Green End Road

Target Date: 24.04.2017

To Note:
A further representation has been received from 15 Gainsborough Close (representing the Gainsborough Close Residents Association. This is in relation to

the path which runs along the southern end of the site. The representation requests that the City Council take responsibility for the maintenance of the path. Please note that this cannot be done as part of this application.

Amendments To Text:

7.1 The owners/occupiers of the following addresses have made representations in objection:

- 15 Gainsborough Close (Gainsborough Close Residents Association) x2
- 2A Green End Road x2
- 6 Green End Road
- 34 Green End Road

7.2 The representations in objection can be summarised as follows:

- There are existing parking issues on the road, the opening of Cambridge North Station will exacerbate this.
- The access to 2/2A Green End Road cannot be obstructed
- Dwellings cannot be accessed from shared drive to 2/2A Green End Road
- Concerned as was not notified about the application
- There is already a bus stop outside the dwelling. The additional dwelling will add to congestion at the shared entrance to 2, 2A and 6 Green End Road
- City Deal will result in the loss of on street parking on Green End Road
- Do not believe future owners would not own cars
- The flat roof design is out of keeping
- The footpath where the houses would be accessed from has no ownership on the land registry and is informally maintained by the residents association
- Agree there would be more overlooking of the footpath but dwellings themselves will have a lack of privacy
- The removal of planting and opening up of the area around the side footpath will destroy the open nature of that part of the development will clash with the currently rural aspect of the footpath which is liked by local residents
- Side footpath has no lighting
- Bin store is inadequate
- Bins would obstruct the footpath
- Concerned about highway safety, particularly in relation to vehicles reversing across the highway.
- Note comments from Drainage Engineer regarding inadequate information
- Concerned about overlooking of conservatory and garden of 6 Green End Road
- One bedroom properties like this are not the sort of 'affordable' housing the city needs.
- Request piling/dust/construction hour and traffic management conditions be imposed
- Overshadowing/loss of light to No.6 Green End Road
- Request that City Council acknowledge public use of footway to south of site and take responsibility for its maintenance

8.28

Comment	Response
There are existing parking issues on the road, the opening of Cambridge North Station will exacerbate this.	See paragraph 8.25
The access to 2/2A Green End Road cannot be obstructed	A construction traffic management plan is recommended. This would control issues such as contractors parking and how deliveries are managed.
Dwellings cannot be accessed from shared drive to 2/2A Green End Road	Unit 1 would be accessed from Green End Road. Units 2-5 would be accessed from the footpath to the south of the site.
Concerned as was not notified about the application	The occupier of 2A Green End Road was mistakenly not notified about the application when it was submitted. This was rectified following a complaint from this neighbour. 2A was given 21 days to submit comments and a site visit was conducted to assess the impact on this property.
There is already a bus stop outside the dwelling. The additional dwelling will add to congestion at the shared entrance to 2, 2A and 6 Green End Road	I note the location of the existing bus stop but do not consider the additional congestion from 1 car parking space on site would result in any significant congestion around this shared access
City Deal will result in the loss of on street parking on Green End Road	I note the plan to remove on-street parking on Green End Road but am satisfied with the proposed arrangement. See paragraph 8.25.
Do not believe future owners would not own cars	See paragraph 8.25
The flat roof design is out of keeping	See paragraph 8.7
The footpath where the houses would be accessed from has no ownership on the land registry and is informally maintained by the residents association	Noted. The applicant has extended the site edged red to include some of this path. An amended certificate (Certificate C) has been signed and an advert placed in the Cambridge News.
Agree there would be more overlooking of the footpath but dwellings themselves will have a lack of privacy	See paragraph 8.18

The removal of planting and opening up of the area around the side footpath will destroy the open nature of that part of the development will clash with the currently rural aspect of the footpath which is liked by local residents	See paragraph 8.9
Side footpath has no lighting	Noted. This is not considered a constraint to development
Bin store is inadequate	See paragraph 8.20
Bins would obstruct the footpath	See paragraph 8.20
Concerned about highway safety, particularly in terms of vehicles reversing across the highway	See paragraph 8.22
Note comments from Drainage Engineer regarding inadequate information	See paragraph 8.27
One bedroom properties like this are not the sort of 'affordable' housing the city needs.	All residential units contribute to the housing stock. The dwellings are not proposed as 'affordable units'.
Request piling/dust/construction hour and traffic management conditions be imposed	Noted. The EHO has recommended conditions related to piling and construction hours. The Highway Authority has recommended a condition relating to traffic management.
Overshadowingq1/loss of light to No.6 Green End Road	See paragraphs 8.12-8.14
Request that City Council acknowledge public use of footway to south of site and take responsibility for its maintenance	The ownership of this footpath is ambiguous. This request cannot be achieved under this planning application.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **16/2231/S73**

Location: 7A Holyrood Close

Target Date: 16.02.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0025/FUL**

Location: 42 Pretoria Road

Target Date: 05.04.2017

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **16/2191/FUL**

Location: 5 Ferndale Rise

Target Date: 21.03.2017

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0347/FUL**

Location: 8 Gerard Close

Target Date: 25.04.2017

To Note: Drawing No. 1149/02E has been received and uploaded to the

online file. This drawing accurately shows the single storey element on the North and West Elevations and replaces the previously inaccurate drawing 1149/02.

Amendments To Text: The description of development has been amended to:

Change of use from a single dwelling to a House in Multiple Occupation (HMO) (sui generis) for 12 persons and erection of single and two storey extensions to the side and rear. Erection of cycle and bin store and 1.5 metre high fence to front.

Pre-Committee Amendments to Recommendation:

DECISION:

TREE ITEMS

CIRCULATION: First

ITEM: APPLICATION REF: **TPO 01/2017 and 17/138/TTPO**

Location: Lovell Lodge Hotel, Milton Road

Target Date:

To Note: None

Amendments To Text: Added Appendix: Request from objector's agent to circulate photographs of the subject trees and their proximity to structures.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **05/2017**

Location: 16 Brunswick Gardens

Target Date:

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **03/2017**

Location: Hornbeam House

Target Date:

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

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Photographs illustrating the proximity of trees to the near by properties and some of the structural issues



Photo 1
View looking along rear of hotel to Poplar illustrating the multi stemmed nature – the opening 'v' in the canopy and the proximity to the buildings



Photo 2
Illustrating the opening upper canopy which reflects a loss of structure and form.

Remedial work would result in the canopy height being substantially reduced totally detracting from its amenity value



Photo 3
The canopy has been partially crown raised and needs extensive additional work to clear structures this would result in a top heavy canopy more prone to wind throw



Photo 4
The cedar has broken hanging limbs illustrating the trees tendency to shed heavy limbs, in this instance over neighbours property



Photo 5
Illustrating the impact of roots on the paving - it is unclear if this is due to the cedar or the poplar but it creates a significant trip hazard this is found all around the building in hard areas



Photo 6
An example of the several cracks in the neighbour's drive
With clear level changes resulting from root activity

A series of photos illustrating the proximity to adjacent properties and the hotel



viewed from the boundary of Lovell Road looking towards the hotel



viewed from the lifting driveway of Garden Lodge



the poplar viewed from the rear of No 2 and 4 Seeleys Court



The poplar viewed from the front of No 2 Seeleys Court



The poplar from the hotel site looking NW showing the proximity of other properties in Seeleys Court and Garden Lodge