

PLANNING COMMITTEE MEETING – 4TH OCTOBER 2017

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **17/0970/FUL**

Location: St Regis House

Target Date: 27.07.2017

To Note:

The description of development is amended to read:

Erection of College accommodation (Use Class sui generis) providing 85 no. units, comprising 53 no. single rooms (incl. 2 x DDA rooms), 9 no. flats, 15 no. studios, and minor works to No. 108 Chesterton Road with the retention of 8 no. single rooms, together with ancillary facilities including kitchen/communal areas, laundry room, plantroom, bin and bicycle enclosures, access. Erection of 14 no. residential flats (Use Class C3) comprising 1 bed and 2 bed units, together with landscaping and associated infrastructure, following demolition of the existing buildings.

This is in order to provide a degree of flexibility for the College to utilise the accommodation to meet their needs. The occupancy would remain restricted by condition 40 which has been amended below to allow only students, Fellows and visiting research fellows, as well as conference and student occupation organised through Clare College. The number of units available for academic staff would be limited to no more than 24 no. units to ensure that the amenity of future non-student occupants is protected.

The University's Housing Needs Study (2008) identified an increasing demand for accommodation for academic staff. This is an existing College-owned site which provides an ideal opportunity to extend the existing college provision and it is inherently sustainable to co-locate staff and students, as well as delivering benefits through the interaction between staff and students informally on site to the academic community.

The units occupied by academic staff would have a similar impact on residential amenity to the student use if not less so. The units would not be suitable for family accommodation, so the requirements for on-site open space would be similar. The occupants would be subject to proctorial controls or a tenancy agreement prohibiting the ownership of cars.

Amendments To Text:

Rewording of condition 40 relating to college accommodation:

40. The College accommodation hereby permitted shall be occupied only by students (including their partner and immediate family) of any of the Colleges of the University of Cambridge who are enrolled in full-time education on a course of at least one academic year at the University of Cambridge; or within the central block hereby permitted by Fellows of Clare College and visiting research fellows not exceeding more than 24 no. units at any one time and for a tenancy of no longer than 3 years unless otherwise agreed in writing by the Local Planning Authority; or by delegates of conferences or part-time students attending short courses organised by Clare College during the summer vacation period. All occupants of the College accommodation shall be subject to proctorial control or a tenancy agreement prohibiting the occupants (except for those who are registered disabled) from keeping a private motor vehicle within the City of Cambridge.

Reason: To ensure that the proposal meets student housing need, to ensure the amenity of future occupants is protected, to help foster an academic community and because the impact of car parking has been assessed on the basis of minimal car ownership of future occupants (Cambridge Local Plan policies 7/7, 3/12, 4/13 and 8/2).

Minor changes to the following conditions which do not alter the substance of the conditions:

- 8, 9, 10, 11, 12, 13 (contamination) – to correct the condition numbers referred to within the wording of the condition
- 16 (trees) – to clarify no excavation in protected areas
- 23 (bat boxes) & 29 (drainage scheme) – to allow demolition and enabling works to commence prior to discharge of condition
- 30 (surface water drainage) – to prevent occupation of any part of the development prior to discharge of condition
- 37 (no access gates) – to clarify removal of permitted development rights for gates does not include gates shown on approved drawings.
- 38 (manoeuvring area) – to clarify wording

Pre-Committee Amendments to Recommendation: None

DECISION:

MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **17/0826/FUL**

Location: 2 Barrow Road

Target Date: 05.07.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **16/1691/FUL**

Location: Block B Student Castle, 1 Milton Road

Target Date: 28.11.2016

To Note:

Amendments To Text:

Amended service vehicle parking condition:

Within 6 months from the date of this permission, a servicing and maintenance layout plan shall be submitted to and approved in writing by the local planning authority. This shall show the locations of the parking spaces dedicated for this purpose. The servicing and maintenance of the site shall be carried in accordance with the approved plan.

Reason: To avoid causing an obstruction for emergency vehicles within the site (Cambridge Local Plan policies 3/7 and 8/9).

Amended accessible room condition:

Within 1 month from the date of this permission, details of additional accessible room(s), in combination to that identified in Block A, shall be submitted to and approved in writing by the Local Planning Authority. The accessible room(s) shall be converted within 6 months of this decision or in accordance with an alternative phasing plan. The accessible room(s) shall be retained in perpetuity for use for both disabled students and disabled visitors to the apart-hotel. The development shall be

carried out in accordance with the approved plan.

Reason: To ensure the mixed uses provide an appropriate level of provision of accessible rooms in case of competing needs from both disabled students and disabled visitors (Cambridge Local Plan 2006 policies 3/7(m), 3/12 (b), 6/3 and 7/10(d)).

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0753/FUL**

Location: 8A Babraham Road

Target Date: 29.06.2017

To Note:

We have received an additional representation from the objectors at 8 Babraham Road which has been uploaded onto the Council's website. The comment reiterates technical comments already raised in previous representations. It invites the applicant's light consultant to visit their property in order to more accurately calculate the degree of light loss to their living room. It also suggests that the scheme could be amended to reduce the impact of light loss on their property.

The Officer position is that it is not necessary for this further work to be undertaken by the applicant and that Officers have sufficient information to continue to support the proposal.

Amendments To Text: Nothing

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0801/FUL**

Location: 454 Milton Road

Target Date: 11.07.2017

To Note: Nothing

Amendments To Text: With regard to paragraph 6.4, the Environmental Health Officer has advised the development is acceptable subject to the following conditions:

- Construction hours
- Collection during construction
- Piling
- CONT1-CONT6 – contaminated land
- Compliance with acoustic assessment dated 23rd August

Pre-Committee Amendments to Recommendation: Approval subject to the conditions listed in the report (which includes the first 3 of the conditions recommended by EHO), the 6 standard contaminated land conditions (Please note that these would need to be inserted as condition nos. 3 – 8 in the decision notice) and the following bespoke condition:

- The residential properties, hereby permitted, shall not be brought into use until the noise insulation scheme and mitigation requirements have been implemented in accordance with the details within the Cass Allen noise assessment dated 23 August 2017 (ref: RP01-17542). The development shall thereafter be maintained in accordance with these details.
(Reason – To protect the amenity of the adjoining properties)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1402/FUL**

Location: 19 Fortescue Road

Target Date: 03.10.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0927/FUL**

Location: The Jenny Wren, 80 Campkin Road

Target Date: 04.08.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0798/S73**

Location: Brethren Meeting Room, Radegund Road

Target Date: 03.08.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1080/FUL**

Location: 15 Rutherford Road

Target Date: 24.08.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1219/FUL**

Location: 77 And 77A Shelford Road

Target Date: 08.09.2017

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation: Condition 25 should be reworded as follows:

“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 Arboricultural Implications Assessment dated July 2016 and the Tree Protection Plan drawing 'TIP 209A' 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)”

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0704/FUL**

Location: 23 Kingston Street

Target Date: 09.08.2017

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0966/FUL**

Location: Land r/o 28 Anglers Way

Target Date: 26.07.2017

To Note: The third party objector has submitted a further representation to remove their objection on the basis that their concerns can be overcome through the recommended conditions. The application could be determined under delegated powers according to the Scheme of Delegation.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0642/FUL**

Location: 150 Coldhams Lane

Target Date: 02.06.2017

To Note:- Nothing

Amendments To Text:- None

Pre-Committee Amendments to Recommendation:- None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0838/FUL**

Location: 44 Clifton Road

Target Date: 26.07.2017

To Note: - Nothing

Amendments To Text:- None

Pre-Committee Amendments to Recommendation:- None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0957/FUL**

Location: 190-192 Mill Road And 2B Cockburn Street

Target Date: 10.08.2017

To Note: The site is incorrectly identified as Milton Road (as opposed to Mill Road) in the agenda list

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/0963/S73**

Location: Land Rear Of 183 - 187 Cherry Hinton Road

Target Date: 27.07.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

ENFORCEMENT ITEMS

CIRCULATION: First

ITEM: APPLICATION REF: **EN/0017/17**

Location: 146 Mowbray Road

Target Date:

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:
