



Cambridge City Council Planning

Date: Wednesday, 1 November 2017

Time: 10.00 am

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: democratic.services@cambridge.gov.uk, tel:01223 457013

Agenda

22 Amendment Sheet

(Pages 3 - 18)

Planning Members: Hipkin (Chair), Smart (Vice-Chair), Blencowe, Hart, Holt, Nethsingha, Sarris and Tunnacliffe

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PLANNING COMMITTEE MEETING – 1st November 2017

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 17/0995/S73

Location: 220 Milton Road

Target Date: 06.09.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1484/OUT

Location: Land adjacent to Barnwell Lake

Target Date: 21.11.2017

To Note:

Additional representations:

An objection was received from Councillor Oscar Gillespie (Market).

The following points are made:

- Support the objections made by Cambridge Past, Present and Future.

17 further representations received in support have been received following publication of the report.

- 59 Keynes Road

- 29 Rawlyn Road
- 41a Chalmers Road
- 21 Christchurch Street
- 2 Gough Way
- 53 West Drive, Caldecote
- 15 Bentley Road
- 2 Robert May Close
- 169 East Road
- 158 Blinco Grove
- 167 Cherry Hinton Road
- 43 Burleigh Street
- 7 Botha Close, Cambourne
- 6 Chaplin's Close, Fulbourn

Three letters of support did not have an address identified on the letter.

The issues raised are covered by the points listed in paragraph 7.34 of the officer report.

Project Officer - The Greater Cambridge Partnership Team

- A café would provide a place for rest and refreshment and also lavatories for public use.
- The proposal would discourage fly tipping.
- The café would increase access to the lake and Leper Chapel and would provide natural surveillance of the Trail.
- The implications of the development on the Green Belt are acknowledged.
- These comments do not necessary reflect the views of the Greater Cambridge Partnership Board.

Cambridge Fish Preservation & Angling Society Ltd

- The proposed development would significantly enhance the facility.
- Facilities would be provided which are comparable with Milton Country Park.

Officer response table

Objection

Issue	Officer response/report section
Comments that objection in line with Cambridge Past Present Future objection	See paragraph 8.9 of report

Support

Issue	Officer response/report section
Chisholm Trail will change the character of the area. The proposal will be consistent with the new character.	The area proposed for building and car parking was not proposed in the Chisholm Trail application. The scale of development is well above that of the Chisholm Trail. Ecological mitigation is also proposed on the site for the Chisholm Trail, with this forming the character. See section 8.40 of report.
The area is prevalent with undesirable people and criminals, along with associated activities. Increased footfall will increase security. Passive surveillance.	This is a management issue for the existing site and angling club. It does not amount to very special circumstances to justify inappropriate development in the Green Belt.

Applicant submission – additional information

The applicant's agent has submitted new additional information on 24 October 2017.

This consists of:

- 5 new parameter plans showing different zones of development with a maximum height of 6.5m and a larger overall area for the café of 530 sq m.
- Revised site plan (See Appendix 1 of the amendment sheet or available to view on Public Access).
- A revised description of proposal, **'The erection of a cycle themed café and shop (maximum of 530 sq m in a building not to exceed 6.5m in height) along with associated infrastructure including a maximum of 27 car parking spaces and a minimum of 100 cycle parking spaces together with new internal roads, open space and associated play areas'**.
- A letter from the agent addressing responding to the consultation responses.
- The letter details that discussion with Cambridgeshire Highways has been initiated and flood risk and ecological assessment will be completed in line with relevant comments.
- Parking management suggestions.
- A request that the application be deferred to a later Committee to allow issues to be addressed.

No new technical reports were submitted.

Officer Response

The amendments do not change the original report. The submitted Perimeter Plan is suggested to provide certainty in the area to be developed whereby any reserved matters application would be required to conform to this. However, the new plans do

not change the nature of the proposal. The proposed floor area of the café has actually slightly increased from 508sq m to 530 sq m.

The car parking provision has been reduced to 27 from the proposed 32 in the original plans. However the reduction in likely built development across the site does not change the officer assessment contained in the main report. The proposed management of space for the Leper Chapel and fishing lake does not address the harm outlined in the officer report.

This late submission of information does not change the officer recommendation. The six reasons for refusal remain.

The applicant's agent argues that the application should be deferred to allow the outstanding issues of highway safety, flood risk and ecology to be addressed. Officers do not agree. The prompt assessment of the application reflects the pre application advice which was given on the project and its statutory timeframe for determination.

Further officer Comment – Ecology

Reason for refusal 6 specifically refers to reptile species. This is because the applicants Ecological Assessment recommended further survey work, in particular for reptile species. Because this survey work has not been carried out it forms part of reason for refusal 6.

Amendments to Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1225/FUL

Location: 122 – 128 Newmarket Road, 2 and 5 Abbey Street

Target Date: 26.10.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 17/0548/FUL

Location: 60 Trumpington Road

Target Date: 05.06.2017

To Note: Late representations have been received from the following addresses:

- East House, The Leys School, Trumpington Road
- 1 North Cottages
- 2 North Cottages
- Whitton Close, Swavesey
- 26 Beech Drive
- 8 North Cottages
- 4 North Cottages
- 16 North Cottages
- 53 Shelford Road
- 76 Alpha Terrace
- 12 North Cottages
- 13 North Cottages
- 14 North Cottages

The vast majority of objections raised in the representation are considered to be accounted for in the main body of the officer report. It is not considered that only one new material planning issue has been raised that warrants an amendment to the text of the report. This relates to drainage and the potential flooding of the proposed basements.

Amendments To Text: Additional paragraphs should be inserted into the report as follows:

“Drainage

8.79 The City Council’s Drainage Officer has assessed the proposals and considers that subject to a surface water drainage condition the proposed development would not give rise to adverse impacts from surface water run-off. The existing site is predominantly hardstanding at present and provided that an appropriate drainage scheme is agreed by way of condition, I consider the proposal acceptable in this respect.

8.80 In my opinion, subject to condition, the proposal is compliant with paragraph 103 of the NPPF (2012).”

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1312/CL2PD

Location: Citylife House, Sturton Street

Target Date: 22.09.2017

To Note:

Further objections have been received from the occupiers of No. 6 Edward Street. The objections can be summarised as follows:

1. Planning permission ref. 14/1252/FUL specifically restricts use of the premises to “performances, practice sessions and dance classes” during periods of time totalling 96 hours each week. Every week.
2. 10% of the studio space in the building has not been plausibly shown to have been used for dance purposes over a period of months.
3. Use of the building is proven not to have been exclusively for dance.
4. Detail in the evidence calls into question the extent of dance school use stated by the applicants.

My response to these issues is as follows:

1. Condition No. 9 states: “*The premises shall only be used for performances, practice sessions and dance classes between the hours of 08.00 and 22.00 Monday to Saturday and between 10.00 and 21.00 on Sundays*”. The reason for the condition was given as: “*To protect the amenity of the adjoining properties...*”. This condition aims to protect neighbour amenity by ensuring that potential noisy activities take place only at stated hours. It is not intended to limit the use of the building to dance activities only during these hours. It is a restrictive rather than a prescriptive condition and it does not therefore limit the permission to dance school/studio use only.
2. There is no requirement for the applicants to demonstrate 10% use of the building. The 10% figure was referred to in Counsel’s advice (attached as appendix 2 of the report). The advice states that the use would have to be: “as a very general rule of thumb ...no less than 10% of the floorspace...” The 10% is not prescriptive, it is a guide only. I do not therefore consider it

necessary for the applicants to demonstrate the 10%, only that the dance school/studio use has to have been a material use judged as a matter of fact and degree. In my opinion the evidence submitted shows a sustained use of the building as a dance school/studio over a period of several months.

3. Various photographs were submitted with the objection showing what appears to be use of the building as a fashion studio. These photographs postdate the application. The proposed use is to be considered on the submission date of the application, 28 July 2017, only. Other uses after this date should not therefore be taken into account.
4. The threshold for establishing that the evidence demonstrates the use applied for is low. The requirement is whether it is more likely than not that the evidence establishes the material use. It is not therefore necessary for the evidence to demonstrate this beyond reasonable doubt and any apparent inconsistencies, errors etc. are not necessarily significant taking an overall view of the circumstances.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1252/FUL

Location: 12 Orchard Estate

Target Date: 28.09.2017

To Note: A late representation has been received from no.14 Orchard Estate. The representation covers issues that have already been addressed in the report and no amendments to the text are proposed.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1354/FUL

Location: 7 Derby Street

Target Date: 27.09.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1282/FUL

Location: 339 Milton Road

Target Date: 08.11.2017

To Note: An additional representation has been received from 309 Milton Road and it is summarised below.

The Sustainable Drainage Officer has commented on the application. She has recommended a surface water drainage condition/informative.

The applicant has submitted a revised plan. This does not include any changes but the arrows, showing where is to be obscure glazed on the balcony screens, have been amended for clarity.

Amendments To Text:

Sustainable Drainage Engineer

6.5 ~~No comments received.~~ The proposal is acceptable; a surface water drainage details condition is recommended.

7.3 ~~The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.~~

7.3 Two letters have been received from 309 Milton Road. One is addressed to city councilors and the other to the conservation officer. The letter to councilors can be summarized as follows:

- Have been in contact with Conservation Officer Christian Brady regarding the significance of numbers 301-353 Milton Road
- These houses have an unusual construction and it is requested that they be locally listed to preserve their frontage
- Many of the houses have extension; none have had their frontage changed other than with the addition of a porch
- Properties were built with an aesthetic protrusion around the door (shown in submitted photographs). If the door is removed it will not fit the original frame and will result in the loss of the design and potentially structural damage to the house

7.4 An additional representation has been received from number 313 Milton Road. This can be summarized as follows:

- The rear of the building is not in keeping with the area in terms of materials
- The front door has been moved which will ruin the symmetry
- Concerned about noise impact from first floor terrace

7.5 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

Pre-Committee Amendments to Recommendation: An additional condition and informative regarding surface water drainage are recommended following comments from the Sustainable Drainage Engineer.

17. No building hereby permitted shall be occupied until details of surface water drainage works have been submitted to and agreed in writing by the Local Planning Authority. Surface water drainage will be implemented in accordance with these agreed details.

Reason: To ensure the development will not increase flood risk in the area in accordance with the National Planning Policy Framework (2012)

18. Informative: Before the details of the surface water drainage are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface

waters; and

- ii. provide a management and maintenance plan for the lifetime of the development.
- iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1229/FUL

Location: 2 Madras Road

Target Date: 19.09.2017

To Note: Two additional representation have been received; from councillor Baigent and the neighbour at number 4 Madras Road.

There is an error in paragraph 8.9 which gives an incorrect measurement for the depth of the first floor extension.

Amendments To Text:

7.4 The additional representation from number 4 can be summarised as follows:

- The latest modification to the plans is a considerable improvement
- Objection to the first floor element remains
- First floor element would block light, cause enclosure and be overdevelopment
- Professional occupiers will have cars and increase demand for on-street parking
- Loft conversion would impact on privacy of garden of number 4

7.5 The additional comment from Councillor Baigent can be summarised as follows:

- The two storey element would result in a considerable loss of amenity as it would overshadow both the dining room and kitchen.

7.6 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.9 I note that the neighbour at number 4 has concerns regarding the first floor element of the proposal. The extension is set away from the boundary by 2.3m and would have a cat slide roof which would keep the height low. The first floor extension is of a modest depth and would only add an additional

1.9m 1.1m to the length of the existing outrigger and the roof of this element slopes down to 4.8m in height.

8.16 Additional third party representations have been received. These will be addressed in the below table:

Representation	Response
The latest modification to the plans is a considerable improvement	Noted.
Objection to the first floor element remains	Noted.
First floor element would block light, cause enclosure and be overdevelopment	See paragraph 8.9
Professional occupiers will have cars and increase demand for on-street parking	See paragraph 8.12
Loft conversion would impact on privacy of garden of number 4	There are existing first floor windows to the rear of number 2. The windows to the proposed dormer would not give rise to any significant further overlooking
The two storey element would result in a considerable loss of amenity as it would overshadow both the dining room and kitchen.	See paragraph 8.9

Pre-Committee Amendments to Recommendation: None.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1579/FUL

Location: 124 Whitehill Road

Target Date: 01.11.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1249/FUL

Location: 178 Coldhams Lane

Target Date: 25.09.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1299/FUL

Location: 63 Ditton Walk

Target Date: 19.09.2017

To Note:

A revised proposed site plan has been submitted to show an alternative layout to the amenity space area. Condition 21 has been amended to a compliance condition in light of this.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Condition 21 should be re-worded as follows:

“The rear amenity space shall be laid out in accordance with the approved drawing no. P-1-02 Rev C and retained thereafter.

Reason: To provide a satisfactory level of amenity for future occupants (Cambridge Local Plan (2006) policies 3/4, 3/11 and 3/12).”

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1444/S73

Location: 2 Barrow Road

Target Date: 12.10.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1447/FUL

Location: 58 Harvey Goodwin Avenue

Target Date: 11.10.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/0792/FUL

Location: 23 Baldock Way

Target Date: 29.06.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

ENFORCEMENT

CIRCULATION: First

ITEM: APPLICATION REF: EN/0017/17

Location: 146 Mowbray Road

Target Date:

To Note: Nothing

Amendments To Text: None

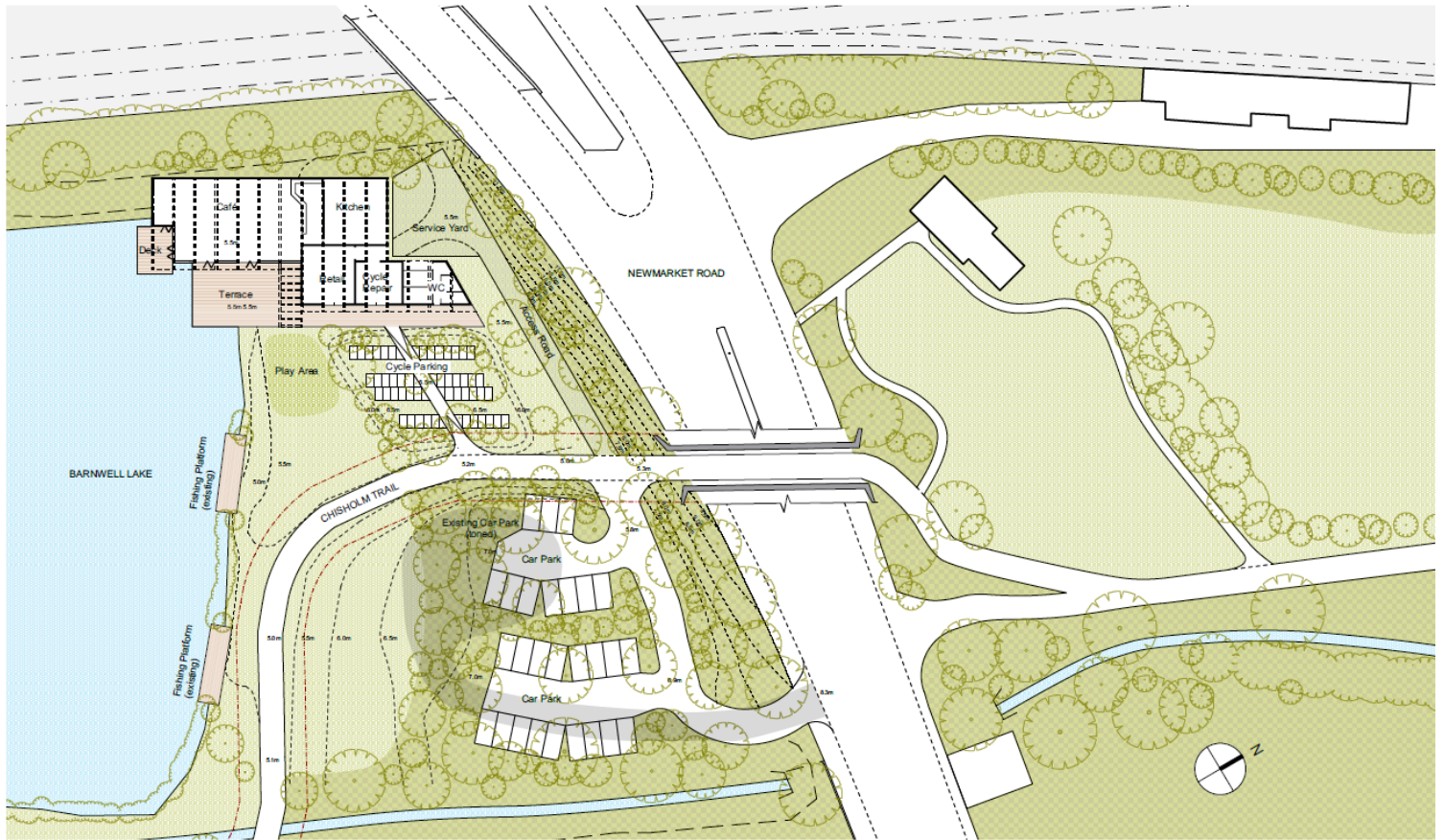
Pre-Committee Amendments to Recommendation: None

DECISION:

Appendix 1: Amended proposed layout plan, 17/1484/OUT

Land adjacent to Barnwell Lake

Plans provided by applicant on 24 October 17. This can also be viewed on Public Access.



NOTES: Do not scale off drawing. All dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant consultants drawings and specifications	KEY:	24/10/17 A Revised service yard and parking layout	2553 The Chisholm Trail		
		Drawing No. 2553-P101 Rev A	NRAP ARCHITECTS		
		Drawing Title: PROPOSED PLAN	Scale: 1:500	Status: PLANNING	
		Date:	Size: A3	Date: Aug 2017	
		Date Rev. Notes	13-15 Covent Garden Cambridge CB1 2HS www.nrap.co.uk design@nrap.co.uk 01223 464455		

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