

PLANNING COMMITTEE MEETING – 7TH FEBRUARY 2018

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 17/1799/FUL

Location: Proposed Cavendish III laboratory, Madingley Road

Target Date: 30.03.2018

To Note:

Additional representation:

West Cambridge Active Travel (WCAT)

Additional Comment – 25 January 2018

Given the revisions laid out in the 'Formal Amendments Letter' of 10th January, we are satisfied to *withdraw our objection* for the purpose of issuing a decision on this application, and look forward to working together to resolve the conditions that are proposed by the amendments letter.

Specifically, we support sections (1) and (2) of the Formal Amendments Letter describing a 3.5-metre segregated cycleway and 2-metre footway on the east side of JJ Thomson Ave, the phasing of the cycleway through JJ Thomson Gardens, and the proposed conditions.

Additional consultee comments

Lead Local Flood Authority (LLFA)

No objections, subject to conditions. (*See new conditions 41 and 42*).

Sustainable Drainage officer

Additional clarification has been provided. No further comment.

Transport mitigation

Further clarification on the schedule of transport mitigation (in table form for ease of reference), including Bin Brook Bridge contribution not previously listed:

Scheme	Contribution	Details
Enhanced environment for pedestrians and cyclists along Grange Road and West Road (or Sidgwick Ave)	£400,000/County to deliver.	Scheme not yet designed - To be designed and consulted upon by County. Clause in S106 to include provision that if a future alternative GCP scheme is agreed for either Grange Road/West Road/Sidgwick Avenue, then this contribution could be transferred as a contribution towards that alternative.
Widening of the Bin Brook Bridge	£30,000/County to deliver.	Widening of path to 3.5m and widening of Bins Brook Bridge to 3m. Additional signage.
Madingley Rd/Grange Rd Junction- Road Safety Measures	University to deliver the scheme, or alternatively contribution for County to deliver.	The works could include: <ul style="list-style-type: none"> - Extending the advanced stop line on both Madingley Road approaches to 7.5m; - review whether cycle “head-start” green times can be included within the traffic sign controls; and - providing a road-side safety mirror on the traffic signal posts – this will both alert motorists of this issue, as well as making approaching cyclists more conspicuous to motorists.
Madingley Rd/Storeys Way road safety measures	University to deliver the scheme, or alternatively contribution for County to deliver.	Introduce coloured surfacing across the Storeys Way junction and up to the existing dropped kerb. Changes to the refuge island.

Enhancements to Grange Road/Adams Rd Junction	University to deliver the scheme, or alternatively contribution for County to deliver.	<p>Following the enhancements to the Pedestrian and Cyclist route to West Cambridge, the junction will be reviewed:</p> <ul style="list-style-type: none"> - the junction signal timings will be reset better to accommodate the increased Pedestrian and Cyclist movements along Adams Road; - consider whether cycle “head-start” green times can be included within the traffic sign controls; and - to consider the delivery of further Cycle priority, by modifying the advanced stop line to increase Cycle stacking space. <p>The existing speed table infrastructure at this junction will remain, but the road markings will be renewed.</p>
Cycle improvements to JJ Thompson Avenue (direct delivery/site access improvement)	University to deliver the scheme.	3.5m segregated cycle route 2m pedestrian footway north of Maxwell Centre, crossing points and other enhancements.
Travel Plan for the development	University to deliver the scheme via condition 30.	County Council to assess TP.
Construction Management Plan	University to deliver via condition 3.	Environmental Health Team to assess DCEMP.

Amendments To Text:

Para 5.3 and 8.39 – insert policy 4/1 Green Belt. No harmful impact as set out in paragraph 8.32.

Para 8.14 –the existing University Chaplaincy **will be** relocated...(This is intended later this year).

Para 8.30 – there are four verified views within the LVIA not two. (Two close up and two distant).

Para 8.52 – add, *Quality Panel assessed the scheme on 7 July 2017.*

Para 8.59 – There would be no direct harmful visual impacts or enclosure for the University North Residences, situated over 100m south.

Para 8.96 – This should be **Grange Road** not Clerk Maxwell Road.

Pre-Committee Amendments to Recommendation:

Minor alterations to conditions:

Condition 10: Design stage certificate – extend trigger to 12 months. The reason for this is the complex nature of the building, and the length of the build means that commencement would occur well ahead of the finalisation of the drawings/package for submission to the BRE.

Condition 19: Noise insulation scheme – link to condition 18 (not 17).

Condition 26: Hard and soft landscape – add ‘blue roofs’.

Condition 37: Prior to commencement works relating to JJ Thomson Avenue – amend reason: To ensure the detailed design, materials and safety of the segregated cycle way is adequately considered, Cambridge Local Plan 2006 policies 3/4 and 8/4.

Condition 38: amend reason: To ensure adequate cycle parking is provided for the William Gates Building, Cambridge Local Plan 2006 policy 8/6.

Condition 40: Car parking review – amend trigger to 5 years from the commencement of development.

Contaminated land conditions - amend ‘land contamination’ to ‘contaminated land’.

2 new conditions:

New condition 41: Drainage compliance

The development shall be carried out in accordance with the approved Flood Risk Assessment (Ramboll Environ ref: EM0003-RAM-ZZ-XX-RA-D-0002 Rev 01 dated 28 September 2017).

Reason: To prevent the increased risk of flooding, to improve and protect water quality and improve habitat and amenity, Cambridge Local Plan 2006 policies 3/4 and 8/18.

New Condition 42: Drainage maintenance

Details for the future long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the building. The submitted details should identify runoff catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is

required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

DECISION:

CIRCULATION: First

ITEM: **APPLICATION REF:** **16/1904/OUT**

Location: Ridgeons, 75 Cromwell Road

Target Date: 26.12.2016

To Note:

Planning obligations – primary education: Additional comments from the County Council regarding planning obligations towards primary education:

‘... seek flexibility – whilst acknowledging the need to be compliant with the CIL tests – to use the monies towards St Philip’s (as the catchment school) OR other relevant project as agreed with the Local Planning Authority (in consultation with Cambridgeshire County Council) in writing.’

Clarification of wording of condition 4 relating to the parameter plans to remove wording ‘...layout and quantum of space of...’, see revised wording below.

Clarification of condition 37 relating to landscaping to include specific reference to details of bollards as requested by cycling officer. See revised wording below.

Amendments To Text:

Para 8.82 amend to ‘Financial contributions towards towards extensions and improvements of St Phillip’s School or towards another primary school in order to mitigate the impact on St Phillips School.’

Para 8.96 amend primary school description of projects to:

‘The site is within the catchment area of St Philip’s Primary School. There is insufficient capacity to accommodate additional places generated by the proposed development. Contributions are sought either towards extensions and improvements of St Phillip’s School or towards another primary school to accommodate demand from this development.’

Pre-Committee Amendments to Recommendation:

Recommendation for **delegated authority to negotiate the final terms of S106 Agreement** and to **agree the final wording of conditions**.

Condition 4 (parameter plans) revised wording:

The development shall be carried out in accordance with the approved Parameter Plans as set out below. This includes in accordance with the approximate position of built form and open space, and details contained within the annotations. A minimum of 0.60ha of open space, as defined on the approved Landscape Parameter Plan, shall be provided on site.

Approved Parameter Plans:

075_PL_001 (Movement and Access Plan)
075_PL_002 REV C (Landscape Plan)
075_PL_003 REV B (Building Heights Plan)
075_PL_004 (Urban Design Principles Plan)

Reason: To ensure that the development is implemented in accordance with the approved parameters upon which the application has been determined (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 3/13, 4/13).

Condition 37 (landscaping) insert:

d) details of bollards at the pedestrian/cycle accesses which should be spaced with a minimum 1.2m gap between bollards.

Conditions 8-13 (contamination), 39 (drainage) and 18 (piling) insert into the reason the following wording:

To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with paragraphs 109, 120 and 121 of the NPPF and the Environment Agency's approach to groundwater protection.

Add condition 42 (fire hydrants) as recommended by consultees:

The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of residential safety (Cambridge Local Plan 2006 policy 3/7).

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1886/FUL**
Location: 13 Brookside

Target Date: 28.12.2017

To Note: Condition No. 5, as recommended, makes reference to an earlier approved plan. It is considered that the condition, as worded, is overly complex and could be simplified by requiring the submission of details and the implementation of the works only. The amended condition is given below.

Amendments To Text: Condition No. 5 should read:

Within 3 months from the date of this permission, full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the front dormers, including their cheeks, gables, glazing bars and mouldings, shall be submitted to and approved in writing by the local planning authority. Within 3 months of the date of the written approval, the front dormers shall be constructed in strict compliance with the approved details unless any variation to this timetable is agreed in writing by the local planning authority.

Pre-Committee Amendments to Recommendation: None

DECISION:

MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **17/1848/FUL**

Location: 87 Histon Road

Target Date: 14.02.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1453/FUL**

Location: 29 Fernlea Close

Target Date: 14.02.2018

To Note: Revised plans have been received in response to third party concerns regarding the accuracy of the drawings, to include the window that has been inserted into the ground floor rear elevation of the converted shed and to show the side extension as attached to the neighbour's outbuilding.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1793/FUL**

Location: 159 Vinery Road

Target Date: 14.02.2018

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1864/FUL**

Location: Scudamores, Mill Lane

Target Date: 14.02.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1865/FUL**

Location: Scudamores, Quayside

Target Date: 14.02.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1937/S73**

Location: Caryle House, 20 Devonshire Road

Target Date: 15.02.2018

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1909/FUL**

Location: 54A Mill Road

Target Date: 15.02.2018

To Note: The Waste Team has commented and objects to the proposal:

“3 Bins is not enough for 4 flats, we don’t also like to put bins in with bikes (because if the bins get too full they obstruct access to the bikes, and refuse crews get accused of damaging bikes if they have to go and empty bins) However it looks like a long path to get the bins out for collection, so who would be doing this?”

For 4 flats (could be 8 people) they need 400 litres for refuse and 400 for recycling (we do 360 litre bins or 660 litre) so they either need 2 x 360 litre or 1 x 660 for each stream (they don’t need green bins).”

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1838/FUL**

Location: 40 Grantchester Road

Target Date: 09.02.2018

To Note: In a conversation with the neighbour at 42 Grantchester Road concerns were raised about possible disturbance during the construction period.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

Due to the proximity of the proposal to the boundary, I consider that the following condition limiting construction hours should be attached.

No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1926/FUL**

Location: 8 & 8A Oak Tree Avenue

Target Date: 17.01.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **17/1955/FUL**

Location: 95 Cherry Hinton Road

Target Date: 09.02.2018

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

DECISION:

ENFORCEMENT

CIRCULATION: First

ITEM: APPLICATION REF: **EN/0054/17**

Location: 59 Hills Avenue

Target Date:

To Note:

Following the service of a Planning Contravention Notice, the enforcement officer is in receipt of an email from the owner's agent stating that the use as short term visitor accommodation has ceased at the premises. An internet search has confirmed that the premises appear to be unable to be booked to rent online.

A further investigation needs to take place to establish the extent to which the owner has complied with the requirements to cease the unauthorised activities as set out in the committee report and to establish the owner's future intentions regarding the use of the building having regard to its unauthorised subdivision into six units.

Officers are seeking authority to serve the notice as set out in the committee report or to serve an amended notice removing any steps required where these have been complied with.

Any future uses of the building may be the subject of further action and any authority required will be sought through a further report to planning committee.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Authority is sought to serve an enforcement notice as recommended in the committee report or to serve an amended notice removing any steps no longer required due to compliance.

DECISION:
