

PLANNING COMMITTEE MEETING – 4th July 2018

Amendment/De-brief Sheet

MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 17/2157/FUL

Location: 54-58 Chesterton Road

Target Date: 16.02.2018

To Note: Changes to the wording within the table on 8.34 to read:

| | |
|-------------------------------|---|
| No disabled access or parking | Disability Access to the retail units will be covered under part M of the Building Regulations. No disabled parking is provided on site. In regards to the availability of car parking in the nearby vicinity, there are pay and display bays within 100m of the site on Chesterton Road. |
|-------------------------------|---|

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 18/0164/FUL

Location: Land To The North Of Cherry Hinton Caravan And Motorhome Club

Target Date: 11.07.2018

To Note: The application for a secondary access to the caravan site to the south (17/1416/FUL) referred to in paragraph 1.2 has been approved subject to conditions. As stated in paragraph 8.12, the Highways Authority has advised that the secondary access for the caravan site would not impact on the proposed agricultural access in terms of highway safety.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 18/0597/FUL

Location: 107 Argyle Road

Target Date: 11.06.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Remove condition 1.

Amend condition 2 to read:

Notwithstanding the approved plans, the canopy is not included as part of the application and therefore is not granted planning permission. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 18/0169/S73

Location: Westcott House

Target Date: 03.04.2018

To Note:

The proposal is to amend 18 not 19 of the pre-development conditions for planning permission ref 15/1217/FUL. These are: 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 18, 20, 21, 22, 24 and 29.

Condition 23 is not being altered. I have therefore removed condition 23 from the proposal description.

Amendments To Text:

In the condition table for paragraph 2.2 to include the following:

| Condition | Form: | To: |
|----------------------------|--|---|
| 22 – Visitor cycle parking | No development shall commence until details of facilities for the parking of visitor's bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The details shall be based on the proposed visitor cycle storage numbers and locations shown in the landscape plan PA09/P/120/RevA. | No development shall commence until details of facilities for the parking of visitor's bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The details shall <u>include a programme of delivery and</u> be based on the proposed visitor cycle storage numbers and locations shown in the landscape plan PA09/P/120/RevA. |

Pre-Committee Amendments to Recommendation:

Change to condition 24 (plant noise) to mitigate the overall plant noise exceeding background noise levels:

Condition 24

Prior to the installation of any plant in each phase, an acoustic assessment for all the plant and equipment associated with that phase shall be submitted to and approved in writing by the local planning authority. The acoustic assessment shall include a cumulative assessment to include for the proposed plant and equipment as part of that phase and any plant and equipment already consented on any other phase. It is required that the collective rating level (in accordance with BS4142:2014) from all plant, equipment and vents associated with this application (in all phases) shall be less than or equal to the existing background sound level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Plant informative

To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

If noise sensitive premises are located within the site boundary, then the glazing of the premises and/or amenity areas will also be a location for the rating level of all plant not to exceed the existing background sound level (L90).

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, frequency spectrums, directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full acoustic calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

An additional *condition (no. 32)* is recommended to require the submission of a phasing plan:

No development shall take place until a phasing strategy for the entire development has been submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall include a plan showing the area and sequencing of each phase, a schedule of proposed works to be carried out within each phase, and the proposed timescales for implementing and estimated completion for each phase.

The development shall be carried out in accordance with the approved phasing strategy.

Reason: To clarify how the site is to be phased and to ensure the development is delivered in a timely manner, and to assist with the phased discharge of conditions.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/2183/FUL

Location: Rear Of Queens Meadow

Target Date: 13.02.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Remove condition 24 (Electric Charging points). There is currently no planning policy basis on which to support the recommendation of this condition.

Condition 8 is a duplication of condition 7. This is an error. Change condition 8 to:

Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

Change the trigger for conditions 9 (materials), 11 (Boundary treatment) and 15 (Ventilation system) to "Prior to the commencement of works above ground".

Condition 9: Prior to the commencement of works above ground 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 11: Prior to the commencement of works above ground, no boundary treatment shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Condition 15: Prior to the commencement of works above ground, details of an alternative ventilation scheme for the habitable rooms to negate /replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Coldhams Lane. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The approved scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To protect the residential amenity of future occupiers. (Cambridge Local Plan 2006 policies 3/7, 3/12 and 4/13)

DECISION:

CIRCULATION: First

ITEM: **APPLICATION REF:** 18/0454/FUL

Location: 53 Kings Hedges Road

Target Date: 17.05.2018

To Note:

A revised site plan has been submitted to correct a minor discrepancy between the site plan and front elevation drawing.

Paragraph 6.5 of the report notes states that the Drainage Officer has no objections subject to conditions. These conditions were omitted from the recommendation in error

and I have therefore added them to the 'amendments to text' section below.

Amendments To Text:

Two further letters of representation were received from the following neighbours:

- No. 62 Kings Hedges Road
- No. 72 Kings hedges Road

Many of the points of concern raised in these letters of representation repeat those already listed in my report. Additional points of concern not listed in my report can be summarised as:

- What happens if the current owner decides to sell, who will then manage this HMO?
- How effective will the management agency be?
- Insufficient natural light to room 9.
- No. 62 is disappointed they were not formally consulted by the planning authority.
- No indication as to where visitors to this property will park.

Officer response to these summarised additional concerns is as follows:

- Recommended condition 12 (management plan) will stay with this site for the life of this planning permission even if its ownership changes hands.
- Recommended condition 12 must be complied with satisfactorily for it to be discharged. Please see paragraph 8.10 of the officer's report regarding responsibility of the landlord and tenant under legislation outside of planning permission.
- As No.62 is located diagonally opposite the site, there is no statutory requirement to consult this property. I can confirm that the Council has fulfilled its statutory obligations with regard to neighbour notification.
- The issue of parking provision has been addressed in paragraph 8.17 of the officer's report.

The owner of No. 51 Kings Hedges Road wrote a letter of representation to Councillor Price, Councillor Smart and Councillor Gawthrope. The points of concern in this letter repeat those addressed in the officers report.

A letter of representation was also received from Councillor Price. He requests that the application be called in to Committee if Officers are minded to recommend approval as it raises the following matters of concern:

- Loss of trees.
- Provision of parking.
- Number of occupants proposed to occupy the HMO.

- The mass and depth of the proposed extensions.

Pre-Committee Amendments to Recommendation:

Add conditions 13 and 14 below:

- 13** *No development hereby permitted shall be commenced until a surface water drainage scheme based on sustainable drainage principles and following the drainage hierarchy has been submitted to and approved in writing by the local planning authority. The drainage system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding or flooding of third party land for a 1 in 100 year event + 40% allowance for climate change. The submitted details shall:*
- identify the existing and proposed method of surface water disposal;*
 - provide information about the design storm period and intensity, the existing and proposed drained areas, the method employed to delay and control the surface water discharged from the site to ensure no increase in surface water runoff from the site and achieve an overall reduction where possible;*
 - provide information on the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and*
 - provide a management and maintenance plan for the proposed SuDS features.*

Reason: To ensure appropriate surface water drainage (National Planning Policy Framework 2012)

- 14** *No building hereby permitted shall be occupied until drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan for the lifetime of the development.*

Reason: To ensure appropriate surface water drainage (National Planning Policy Framework 2012)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 18/0446/FUL

Location: 33 Redfern Close

Target Date: 09.07.2018

To Note:

The incorrect elevation plan was put on the drawing pack. The correct plan's drawing number is P04/REV02 and will be shown on the presentation.

The occupier of 35 Redfern Close has submitted some photographs to show the application site from their viewpoint. A letter was submitted on 2nd July 2018 by Hewitsons LLP on behalf of the occupier of 35 Redfern Close. Many of the points of concern raised in this letter of representation repeat those already listed in my report. Additional points of concern not listed in my report can be summarised as:

- Paving over the front garden for parking would have a negative impact on the character of the area.
- The study/workshop could be used for noisy activities such as the playing of music or the use of power tools. A noise attenuation measures should be required
- The construction works would be disruptive and a construction hours condition should be applied to restrict works to Monday-Friday only
- A condition should be applied to prevent the use of the study/workshop as a bedroom
- Construction vehicles should not be parked on the highway nor skips placed on the highway. A construction traffic plan should be required.

Officer response to these summarised additional concerns is as follows:

- Other properties in the immediate vicinity have paved over their front gardens therefore it is in keeping with the character of the area.
- It is not considered that the activities undertaken in the study/workshop would be significantly noisier than in the existing outbuilding. If there are significant noise issues these should be reported to Environmental Health.
- A construction hours condition has been recommended, this allows work 8am-6pm Monday-Friday and 8am-1pm on Saturday, this is the standard construction hours restriction and is considered appropriate in this case
- The study/workshop would be attached to the main house, it is not considered that there would be any amenity impact if this were to be used as a bedroom by an occupant of the house therefore the requested condition is not considered appropriate
- The proposed development is minor in scale and it is not considered that a construction traffic plan is required. A skip licence is required from the Highway Authority for a skip to be placed on the road.

The agent has submitted a shadow study to demonstrate the overshadowing impact of the proposal on neighbouring properties. As stated in the report the

overshadowing impact is considered to be acceptable as it would not be significantly worse than the existing situation and would not unacceptably impact any windows to habitable rooms.

The agent has submitted some photos of other properties in the area with similar side extensions and front dormers. As stated in the report the proposal is considered to be in keeping with the character of the area.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION: