

PLANNING COMMITTEE MEETING – 3rd October 2018

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **18/0090/FUL**

Location: 63 New Street

Target Date: 14.03.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

MINOR APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **18/1108/FUL**

Location: 560 Newmarket Road

Target Date: 06.09.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **18/0758/FUL**

Location: 57 Hartington Grove

Target Date: 13.07.2018

To Note:

Three further representations have been received from the occupiers of 37 Rock Road which raise the following additional concerns: (I have responded to each point in *italics*)

1. Plans do not show dimensions/are inaccurate
While the plans do not show dimensions, this is not a validation requirement and they do contain scale bars which have been checked to be correct. Previous plans were inaccurate and this was queried with the applicants. The most recent plans are now considered to be correct. The previous inaccuracies were part of the reason why the application was withdrawn from the 29 August 2018 Planning Committee agenda.
2. The plans do not show internal heights so the calculation of the floor areas of the upper units has not taken account of areas below useable height.
I am confident that the upper units do comply with the minimum space standards, however I have requested further information from the applicants to demonstrate this and I will update Members at the committee meeting.
3. The proposal shows double beds so should be minimum size for 2 people.
The proposal is for studio flats which are measured as 1 person units.
4. Units 1, 4 and 5 do not have direct access to private amenity space.
I have addressed this in paragraphs 8.24 – 8.26 of my report.
5. Hard to assess whether the proposal complies with Policy 51 in regards to M4(2) of building regulations.
Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use
6. Obscure glazing is not suitable for a main living space.
The units are open plan and not all windows are obscure glazed.
7. Maintenance of the proposed guttering
This is not a planning matter
8. Removal of PD rights.
A condition to remove permitted development rights is not considered necessary as flats do not benefit from permitted development rights. Any future alterations or extensions to the property would require planning permission.
9. Other inaccuracies in the plans.
I have requested that the proposed ground floor plan be amended to add the window missing from unit 2 on the east facing elevation. If Members are minded to approve the application the planning permission would refer to the corrected plan.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

Condition 3 amended (to refer to correct units) to read:

The following windows shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. For the avoidance of doubt, these windows are:

- The ground floor windows on the west facing elevation serving unit 3
- The ground floor windows on the east facing elevation serving unit 1 and unit 2
- The dormer window on the west facing elevation of the approved extension serving unit 4
- The dormer window on the east facing elevation of the approved extension serving unit 5
- The proposed dormer on the west facing elevation serving unit 4

The development shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/14 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policies 55 and 58)

Further condition recommended:

Prior to the occupation of units 2 & 3, the curtilage (garden) of the proposed units 2 & 3 as approved shall be fully laid out and finished in accordance with the approved plans prior to the occupation of the proposed units. The development shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/14 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policies 55 and 58)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **18/1050/FUL**

Location: 107 Hazelwood Close

Target Date: 23.08.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **18/0745/FUL**

Location: Cantabrigian RUFC, Sedley Taylor Road

Target Date: 04.07.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **18/0765/FUL**

Location: Garage Block, Markham Close

Target Date: 13.07.2018

To Note: Paragraph A.8 refers to the proposed balconies incorporating screens to the sides. Whilst the standard approved plans condition would ensure the provision of these screens, this wouldn't be sufficient to secure their retention after completion. I have therefore recommended an additional condition to those set out in section 10 of the report.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: Additional condition no. 23 to read as follows:

Prior to occupation of each of the first and second floor flats, hereby permitted, the balconies serving that flat shall be provided and fitted with the solid screens shown within the approved drawings. The screens shall thereafter be retained in accordance with the approved details.

Reason: In the interests of the amenities of adjacent residents and future occupiers (Cambridge Local Plan 2006 policies 3/4 and 3/14 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policies 50, 55 and 57)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **18/1104/FUL**

Location: Garages, Gunhild Way

Target Date: 10.09.2018

To Note:

A further representation has been received from the owner of No.59 Gunhild Way who raises the following concerns:

- The development would result in the loss of access to their garage and consequent reduction in the value of their property.
- The replacement of 12 garages with 2 houses will exacerbate existing on-street parking problems in the area. This will be particularly dangerous as there is a school nearby.

Amendments To Text:

The loss of vehicular access to the garage to the rear of No.59 Gunhild Way is a civil matter, and I understand the owners of the property are separately seeking legal advice on this matter. The impact this would have upon the value of their property is also not a material planning consideration.

The loss of parking for the property would potentially increase on-street parking in Gunhild way. This issue has been assessed in paras. 8.20 – 8.23 of the report and, in my opinion, the potential displacement of parking for 1 additional property does not alter my assessment in this respect.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **18/0768/FUL**

Location: 21-25 Fitzwilliam Road

Target Date: 09.07.2018

To Note:

Amendments To Text: In Paragraph 8.30, line 11, the figure for the policy requirement for gross internal floor space should read 95m², not 86m². (The corresponding figure given in Table A above this paragraph is correct, at 95m².)

Pre-Committee Amendments to Recommendation:

DECISION:

TREE APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **TPO 21/2018**

Location: Herschel Road

Target Date:

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **TPO 10/2018**

Location: Southacre Drive

Target Date:

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

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