

PLANNING COMMITTEE MEETING – 24th April 2019

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:

Reference Number: 19/0004/FUL

Address: Romsey Labour Club Mill Road Cambridge CB1 3NL

Determination Date: 08.04.2019

To Note: Nothing

Amendments to Text:

1. Amend description of development to read '36 units' not '38 units', to reflect alterations made in revised plans submitted on 3rd April and revised Design and Access Statement submitted on 17th April.
2. In Paragraph 8.27 of the report, amend 'policy 50' (on both occasions) to 'policy 51'.
3. Amend Paragraph 8.34 to: 'There is little spare capacity in the proposed provision, but the reduction from 38 units to 36 allows slightly more leeway and in my opinion the proposal is just compliant in this respect with Cambridge Local Plan (2018) policy 57.'
4. Amend Condition 21 to read: 'The proposed serviced apartments shall keep records of the lengths of stay of all guests and shall retain them for 24 months. The said records shall be made available to the local planning authority on request, within seven days.'

Reason: To ensure that use of the proposed building only as visitor accommodation can be satisfactorily monitored. (Cambridge Local Plan 2018 policy 77).'

Pre-Committee Amendments to Recommendation: None

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 19/0227/FUL
Address: 23 Barrow Road Cambridge CB2 8AP
Determination Date: 17 April 2019
To Note: Objection received from 22 Barrow Road: The building is in front of the clearly defined building line. All other residents keep their bikes in racks in front of house or to rear garden.
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None
Decision:

Circulation: First Item:
Reference Number: 19/0040/FUL
Address: The Pavilion Recreation Ground Nightingale Avenue Cambridge
Determination Date: 8 March 2019
To Note: The applicant has advised that, following discussion with the Nature Conservation Officer regarding the proposed wild flower planting between the pavilion and play area, it is apparent there would not be enough light to generate sufficient growth and that the original planting scheme proposed for this location should remain.
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None
Decision:

Circulation:	First	Item:
Reference Number:	18/0824/FUL	
Address:	2 Rayleigh Close Cambridge Cambridgeshire CB2 8AZ	
Determination Date:	18 July 2018	
To Note:	<p>Following consultation on the amended drawings, additional objections have been received from the owners/occupiers of Nos. 1, 4, 5, 6 and 7 Rayleigh Close. The representations can be summarised as follows:</p> <ul style="list-style-type: none"> • The revised plans modify a first-floor window in the extension but do nothing to address issues of overlooking, overshadowing and visual dominance on No.1. • The development would have serious implications for the protected walnut tree. • The proposal, due to the size of the consulting room and adjacent cloakroom, suggests use for business purposes. • There is space to accommodate an extension of this size to the rear of the property. • The report makes no mention of the increased potential for flooding in Rayleigh Close. No.1 sits below street level, and the run-off from the additional roof area will exacerbate these issues. a sustainable drainage proposal should therefore be provided. • Concern regarding procedural irregularities in the handling of the application. <p>A letter has also been received from the applicants, whose comments can be summarised as follows:</p> <ul style="list-style-type: none"> • During the course of the application, additional information has been provided to address concerns regarding the impact of the development upon the amenity of occupiers of No.1 Rayleigh Close, and to ensure the long term health of the walnut tree in their garden. <p>A revised site plan has been submitted showing the footprint of the existing house in addition to the proposed footprint. This is for information purposes and does not require any additional consultation.</p>	
Amendments to Text:	<p>Paragraph 1.3 refers to the area being covered by a 'blanket' Tree Preservation Order. This should read 'group' rather than 'blanket'.</p>	

Paragraph 6.2 does not accurately convey the Trees Officer's comments as it suggests that arboricultural advice received from the applicant appears to show the proposal would harm the walnut tree. Infact, no arboricultural information had been submitted with the original application, and the Trees Officer's objection related to the fact that insufficient information had been provided to enable a proper assessment of the proposal to be carried out. Para. 6.2 should therefore read as follows:

"The Tree Officer originally raised concerns regarding the proximity of the two-storey side extension to trees in the neighbouring property. She noted that the applicant does not appear to have sought arboricultural advice and that it appears the proposal would result in material damage to roots within the trees' root protection areas, and would require significant pruning to the walnut tree that would be detrimental to its health and amenity contribution. Further information is therefore required."

Pre-Committee
Amendments to
Recommendation:

None

Decision:

Circulation:	First	Item:
Reference Number:	19/0248/FUL	
Address:	Meadowcroft House	16 Trumpington Road Cambridge CB2 8EX
Determination Date:	29 April 2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation: First Item:
Reference Number: 18/1642/FUL
Address: 4 Green End Road Cambridge CB4 1RX
Determination Date: 21 December 2018
To Note: Nothing
Amendments to Text: None
Pre-Committee Amendments to Recommendation: The drawing number referred to in condition 6 should be A199-F rather than A199-D.

Decision:

Circulation: First Item:
Reference Number: 19/0095/FUL
Address: Land Rear Of 17 Hills Avenue Cambridge Cambridgeshire CB1 7UY
Determination Date: 21 March 2019
To Note: Nothing
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 19/0155/FUL
Address: Land R/o 3 And 5 Spalding Way Cambridge CB1 8NP
Determination Date: 11 April 2019
To Note: Nothing
Amendments to Text: The plans have been amended to provide cycle storage within the proposed garage (516-07-P REV A). The garage would now measure 5.75 metres square with a 0.91 by 3.85 metres extended section to the southwest back towards the proposed bungalow. The ridge height of the garage has decreased from 4.2 metres to 3.85 metres.

Overall the scale and massing of the proposed garage has decreased.

Pre-Committee
Amendments to
Recommendation:

None

Decision:

Circulation: First Item:
Reference Number: 18/1685/FUL
Address: 229 Milton Road Cambridge CB4 1XQ
Determination Date: 28 December 2018
To Note: Nothing
Amendments to
Text: None
Pre-Committee
Amendments to
Recommendation: None

Decision:
