

PLANNING COMMITTEE MEETING – 3rd July 2019

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 19/0261/FUL
Address: 74-82 Akeman Street Cambridge Cambridgeshire CB4
3HG
Determination Date: 5 July 2019
To Note:

1) Section 3.0 of the published report relates to the site history. An application for prior approval has been submitted for the demolition of the existing buildings on site (planning reference 19/0262/DEMDT). Prior approval was not required and so demolition works can lawfully take place.

2) Condition 4 on the published agenda should be amended to read as follows:

Amendments to
Text:

“Prior to the commencement of above ground works, with the exception of demolition, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations, including all glasswork, of the buildings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development (Cambridge Local Plan 2018, Policies 52, 55 and 57).”

3) Condition 11 on the published agenda should be amended to read as follows:

“Prior to commencement of development, with the exception of demolition, and in accordance with BS5837

2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development. In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve Arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 (Cambridge Local Plan 2018 Policy 71).”

4) Condition 14 on the published agenda should be amended to read as follows:

“No development shall commence above ground level, with the exception of demolition, until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within

the hydraulic model;

c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of the swales, bio-retention areas, permeable paving and green roofs;

d) A plan of the drained site area and which part of the proposed drainage system these will drain to;

e) Full details of the proposed attenuation and flow control measures;

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f) Site Investigation and test results to confirm infiltration rates;

g) Full details of the maintenance/adoption of the surface water drainage system; h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018 Policy 28).

5) Further to the publishing of the agenda, requested conditions and informatives have been received from the Council's Environmental Health Officers, and the following should be added to the list of conditions within the published report:

25. Prior to the first occupation/use of the development, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of nearby properties.
(Cambridge Local Plan 2018 policy 36)

26. No construction 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 2018 policy 35)

27. There shall be no collections from or deliveries to the site during construction outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 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 2018 policy 35)

28. No development shall commence, with the exception of demolition, until a written report, regarding the construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. The development shall be carried out in accordance with the approved details only.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of nearby properties
(Cambridge Local Plan 2018 policy 35)

29. No development shall commence, other than demolition, until a programme of measures to minimise the spread of airborne dust from the site during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties
Cambridge Local Plan 2018 policy 36.

30. Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, with the exception of demolition, the following information shall be submitted to and approved in writing by the Local Planning Authority:

(a) Desk study to include:

-Detailed history of the site uses and surrounding area (including any use of radioactive materials)

-General environmental setting.

-Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

31. Prior to the commencement of the development (or phase of) with the exception of demolition and works agreed under condition 30 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the Local Planning Authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in

the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

32. Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

33. Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

34. Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

35. 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 2018 Policy 33.

36. Prior to the installation of any plant and equipment associated with the approved ground floor community centre and retail units and on a phased unit by unit basis / approach if necessary, a noise impact assessment of plant and equipment (including all mechanical and electrical services, combustion appliances / flues, ventilation systems / louvres and any plant rooms,) and details of a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said plant and equipment operating cumulatively shall be submitted in writing for

approval by the Local Planning Authority (LPA).

The noise insulation / mitigation scheme shall be in accordance with the principles, operational noise levels, mitigation measures and recommendations detailed in the submitted 'Akeman street, Cambridge – Noise Impact assessment (Ref: BD/JEB/P17-1291/10 – June 2019 produced by Create Consulting)'.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be maintained and retained thereafter

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

37. Prior to any superstructure works commencing on site for the community centre hereby approved, a noise impact assessment of the community centre use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme or other noise control measures as appropriate, in order to minimise the level of noise emanating from the community centre uses and associated internal and external spaces having regard to but not exhaustively the following:

- Nature / type of uses and events to be held;
- Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- Noise egress, airborne, structural and flanking sound via building structural elements;
- Building fabric, glazing, openings and ventilation systems acoustic performance;
- Adequate alternative ventilation should be provided to ensure external doors and windows remain closed.
- Premises entrances / exits and any associated external spaces and patron noise;
- There should be a cut-out device fitted to external entrance / exit doors, so that if they are opened, the

electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;

shall be submitted in writing for approval by the Local Planning Authority.

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community centre uses hereby permitted are commenced and shall be retained thereafter.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

38. Before the community centre use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the community centre use Noise Assessment / Insulation Scheme (as approved / required by condition 37 respectively - insert final numbering) and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the LPA will be required.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

38. The community centre (D1 use) use hereby approved shall not operate outside the hours of 08:00 – 22:00 Monday to Thursday, 08:00 – 23:00 Friday and Saturday and 09:00 - 20:00 on Sundays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

39. The external community centre garden shall not be used outside the hours of 08:00 – 20:00 Monday to Thursday, 08:00 – 20:00 Friday and Saturday and 09:00 - 20:00 on Sundays

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

40. In the event that amplification is used within the community centre for music and / or voice, all musical and sound generation equipment used within the community centre shall be connected to and played and channelled through an in-house limited amplification / fixed sound system. The use of any external third party independent amplification / sound systems is strictly prohibited.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

41. The use of unamplified / acoustic musical equipment and independent amplification / sound systems that are not connected to and fully played and channelled through / controlled by the in-house limited amplification / fixed sound system is prohibited or not permitted within the community centre.

Reason: To protect the amenity of properties from noise.

(National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

42. With the exception of requirements for access and egress through main front doors of the community centre, all external doors and windows serving the community centre shall remain closed during the playing of amplified music / voice.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

43. Amplified and unamplified music / amplified voice is prohibited in the external community centre garden at all times.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

44. All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches from and deliveries to the commercial units are not permitted at any time on Sundays or public holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

45. The A5 use hereby permitted, shall only be open to customers between the hours of 1200 and 2300 Monday to Saturday and 1200 and 2200 on Sundays and Bank

Holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

46. There shall be no takeaway deliveries dispatched from the A5 use as permitted outside the following hours: 1200-2300 Monday to Saturday and 1200-2200 on Sundays and Bank Holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

47. The A1 use hereby permitted, shall only be open to customers between the hours of 0700 and 2300 Monday to Sunday and Bank Holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

48. The separating floor between the proposed Class D1, A5 and A1 uses (ground floor) and the residential units on the first floor above shall be constructed in accordance with the details outlined in Section 6.0 of the Acoustic Assessment produced by Create Consulting (Ref: BD/JEB/P17-1291/10) and dated June 2019.

Reason: To protect the amenity of adjoining residential properties.

Reason: To protect the amenity of adjoining properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

49. Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 40\text{mg/kWh}$, to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the local planning authority. The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standard above.

The scheme details as approved shall be fully installed and operational before first occupation and shall be maintained and retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

50. Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, Policy 36 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018).

51. Prior to the installation of any external artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development must meet the

Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework, Feb 2019 - paragraph 180 c) and Cambridge Local Plan 2018 - policies 34 and 59)

INFORMATIVE:

It is required that any construction dust suppression measures / dust management plan should reference and have regard to various national and industry best practical technical guidance such as:

- o Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
- o Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)
- o Control of dust and emissions during construction and demolition -supplementary planning guidance, (Greater London Authority, July 2014).

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item:
Reference Number: 18/1859/FUL
Address: 39 Akeman Street Cambridge CB4 3HE

Determination Date: 28 January 2019

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 19/0263/FUL

Address: Future Business Centre Kings Hedges Road Cambridge
CB4 2HY

Determination Date: 29 May 2019

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:

Reference Number: 18/1520/FUL

Address: 11 Napier Street Cambridge CB1 1HR

Determination Date: 26 November 2018

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 18/1887/FUL
Address: 57 Peverel Road Cambridge CB5 8RN
Determination Date: 28 January 2019
To Note: Nothing
Amendments to Text: An additional response has been received from No.59 Peverel Road, expressing concern that the proposal would exacerbate noise disturbance and parking issues associated with the existing dwelling.
Pre-Committee Amendments to Recommendation: None
Decision:

Circulation: First Item:
Reference Number: 18/1952/FUL
Address: 6 Wilberforce Road Cambridge CB3 0EQ
Determination Date: 6 February 2019
To Note: An additional representation has been received from 9 Wilberforce Road, who concurs with the recommendation in the report that the application should be refused and considers that the revisions to the width, height and length are not sufficient to address its adverse visual impact.
Amendments to Text: Paras 2.2 and 8.7 – The applicant comments that the cycle store is not complete because the modifications proposed in the amendment have not been carried out, the living roof has not yet been planted, and no planting has been carried out in front of the store. He notes that the store is set 5.5cm off the boundary with No.8 Wilberforce Road, rather than hard on the boundary, and that this gap therefore leaves sufficient space to plant ivy/climbing plants up the side of the building.
Para 7.1 – For the sake of clarification, the objections listed were received in respect of the original scheme. Two of the addresses listed have submitted further objections to the amended plans.
Para 8.4 – The applicant has commented that there are

other nearby properties that have outbuildings to the front at 21 Clarkson Road, 15 Bulstrode Gardens and 24 Wilberforce Road.

Paras 8.4 and 8.9 – The applicant has commented that the current store is 0.1m from the pavement (rather than next to the pavement as stated in the report) and that, in the amended scheme, it would be 1.2m (rather than the quoted 1.1m) from the pavement.

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation:	First	Item:
Reference Number:	19/0015/FUL	
Address:	11 Hinton Avenue Cambridge CB1 7AR	
Determination Date:	5 March 2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

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