

## PLANNING COMMITTEE MEETING – 7<sup>TH</sup> AUGUST 2019

### Amendment/De-brief Sheet

### MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **18/1993/FUL**

Location: Land between 21 and 29 Barton Road  
(including 27 Barton Road and Croft Gardens)

Target Date: 19.02.2019

To Note: Two Condition changes which were previously reported on the amendment sheet in June were omitted in the addendum report. The public art condition trigger is proposed to be amended. A further condition is proposed to be included to restrict the occupation of the site. The wording of the revised public art condition is included below. The wording of the condition to restrict occupancy needs to be agreed by the college and the proposed wording of this condition will be reported verbally at committee.

I have amended paragraph 0.5 to clarify that students of the nursery school would not benefit from access to the woodland area under the recommended condition.

I have recommended an amendment to condition 33 to reference a need to accommodate gaps for hedgehogs.

#### Amendments To Text:

0.5 However, in my view the impact on no 4C Millington Road would be unacceptable were this space to be freely used by students *occupiers of the site and/or students of the adjacent Nursery School.*

#### Pre-Committee Amendments to Recommendation:

Amended trigger proposed to condition 25.

25. The development shall not be occupied until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;

- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

33. Prior to the first occupation of Block C, the woodland area to the rear shall be fenced off in accordance with drawing ref KCCG-FCBS-SK-190719-NH01. This area of the site shall not be available as amenity space and shall only be accessed for upkeep and maintenance purposes. The use and enclosure of the land shall be retained thereafter in accordance with the approved details. *The proposed fencing shall provide adequate gaps to allow movement of hedgehogs around the site.*

Reason: to prevent noise, disturbance and loss of privacy to 4C Millington Road (Cambridge Local Plan 2018 policies 56 and 57).

34. The wording of the condition to restrict occupation of the site will be reported verbally at committee.

### **DECISION:**

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## **MINOR PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: APPLICATION REF: **18/1826/FUL**

Location: 43-47 Water Street

Target Date: 17.01.2019

To Note: Nothing

Amendments To Text: There are 2 errors in the space standards quoted in paragraph 8.19 of the report. Units 3 & 9 are 1 person units with shower rooms and the relevant standard is therefore 37m<sup>2</sup> rather than the quoted size of 39m<sup>2</sup>. This means that Unit 9 exceeds rather than falling marginally short of the standard.

The applicant's agent has advised that the Streets and Open Spaces (Trees Officer) comments refer to details that have since been superseded to remove any proposed crown reduction.

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **19/0183/FUL**

Location: 3 Saxon Street

Target Date: 10.04.2019

To Note: Item withdrawn from the agenda to enable re-consultation with neighbours on additional information provided by the applicant's agent.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **18/1661/FUL**

Location: 44 George Street

Target Date: 20.12.2018

To Note:

Councillor Tunnacliffe has confirmed that he did not call this item to planning committee.

Revised drawings have been received showing the ground floor layout and amendments to the side elevation of the carport which show this to be timber rather than a brick wall.

For clarity the applicant has confirmed the Gross Internal Floor Areas of the proposed dwellings and this should be read at paragraph 8.6.

- Total Area of No. 44 (1 bed): 96 sq.m
- Total Area of No.46 (2 bed): 182 sq.m

**Statement to be included in Amendment Pack for Cambridge City Council Planning Committee meeting, Wednesday 7th August 2019,**

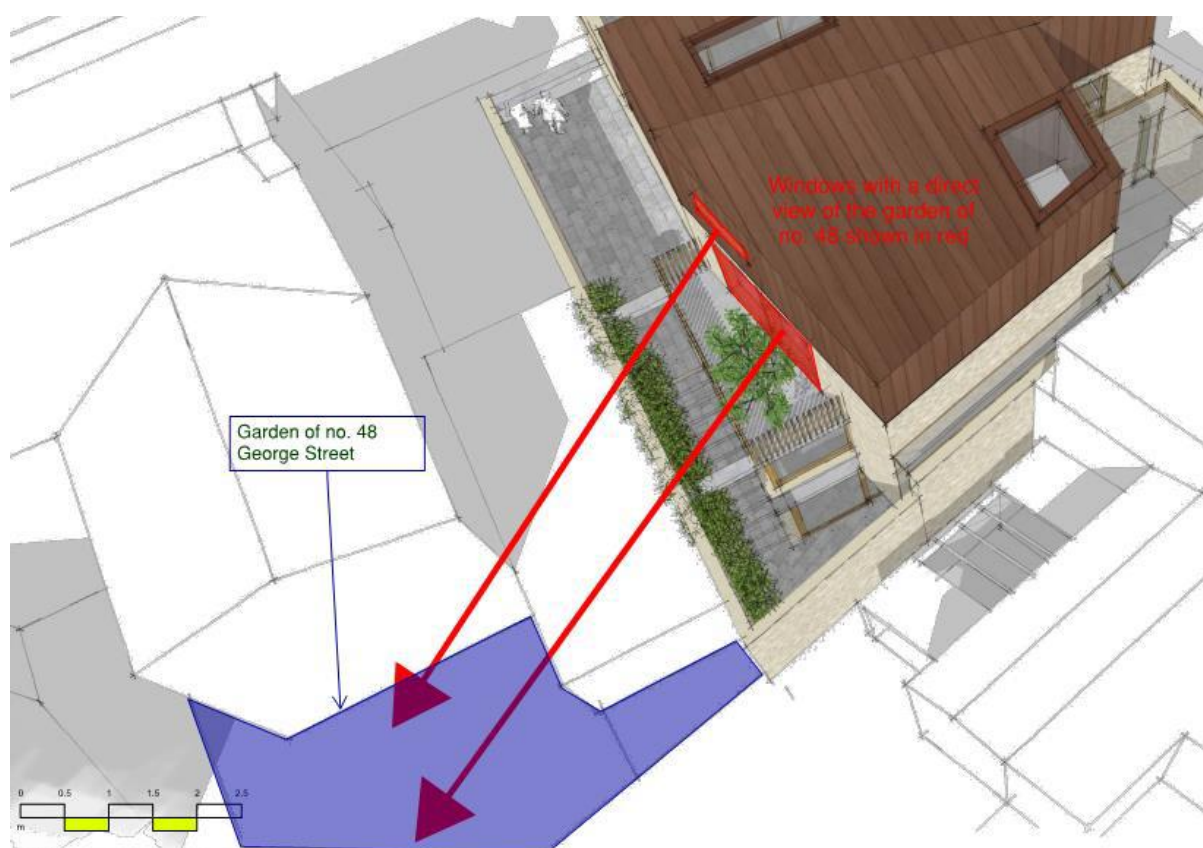
**Regarding Agenda Item 8: Application Reference 18/1661/FUL (no. 44 George St)**  
**From: Owners of no. 48 George Street**

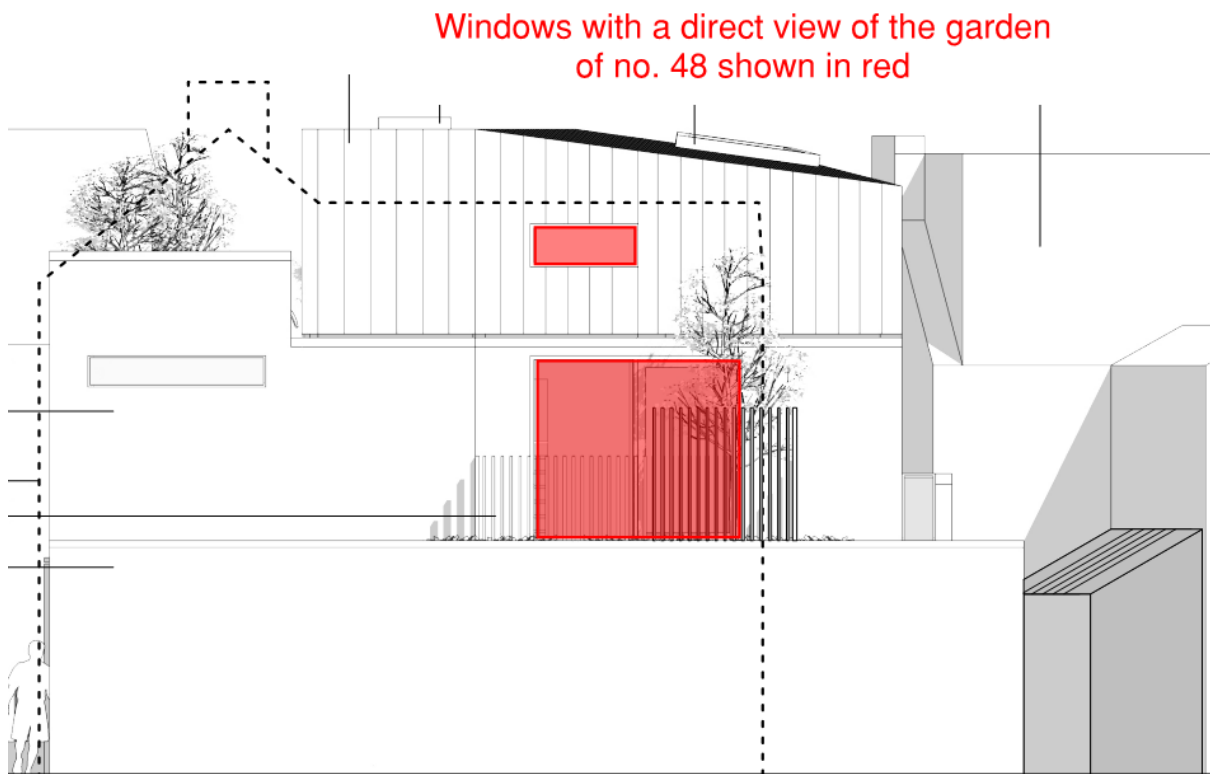
As we are unable to make personal representation at the meeting, we submit this statement for inclusion in the Amendment Pack for the above agenda item, as agreed with Planning Officer Mary Collins on Friday 2nd August.

1. *Amenity of rear garden of no. 48 is not protected*, contravening Policy 52 part c. of the 2018 Cambridge Local Plan.

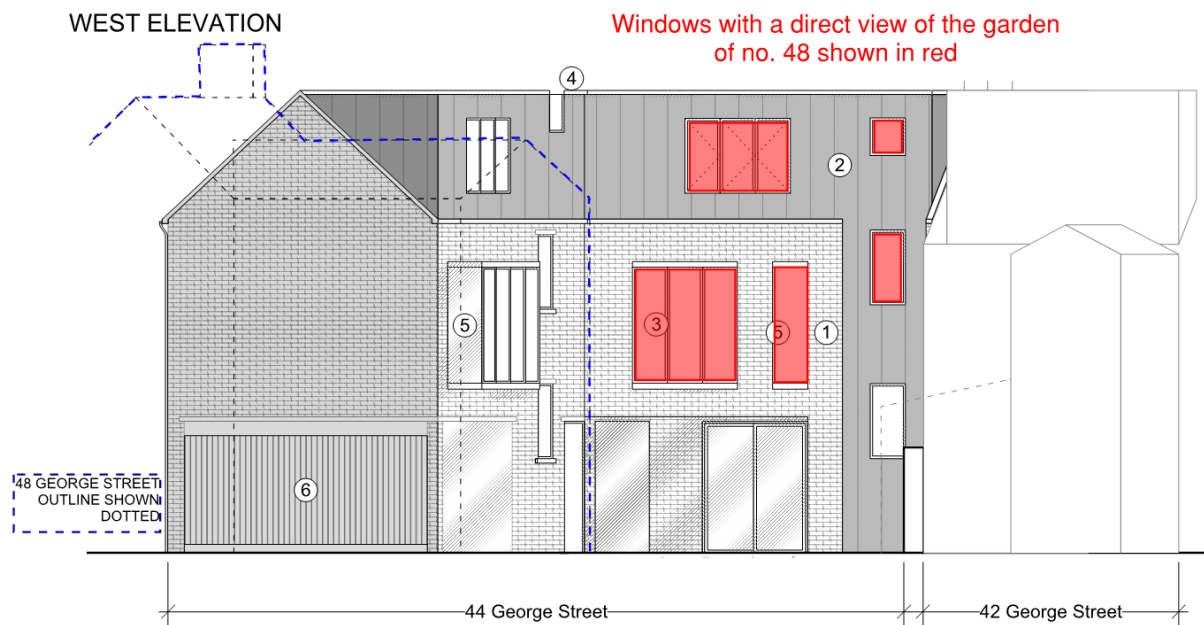
☐ See comparison of outlook from the new development into the garden of no. 48 from the 2016 proposal (16/1817/FUL) with the current proposal (18/1661/FUL) .

☐ Impact on amenity of our outdoor space that **warranted refusal** by the planning officer of the 2016 application is **similar, if not worse**, in the current proposals.





**Markup of extracts from 3D view and West Elevation for original application (16/1817/FUL)**



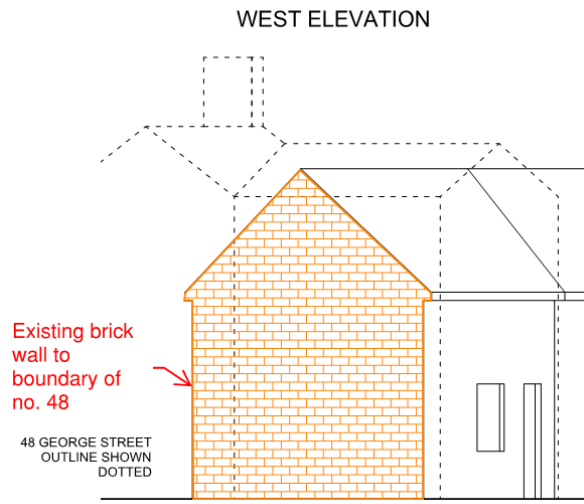
**Markup of extract from West Elevation drawing (rev 1) for latest application (18/1661/FUL)**

2. Late change made on 31st July 2019 to the West elevation (external brick wall to new garage replacing existing wall like-for-like is removed, replaced by 'timber boundary treatment').

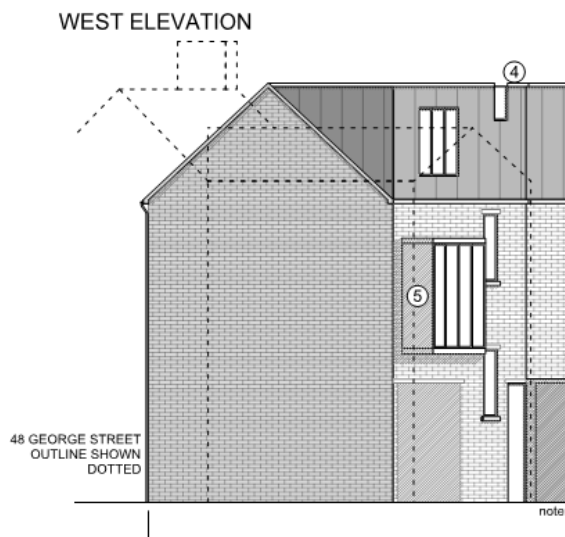
a) Not considered in the Planning Officer's report due to late information.

b) 'Garage' has no rear or side wall.

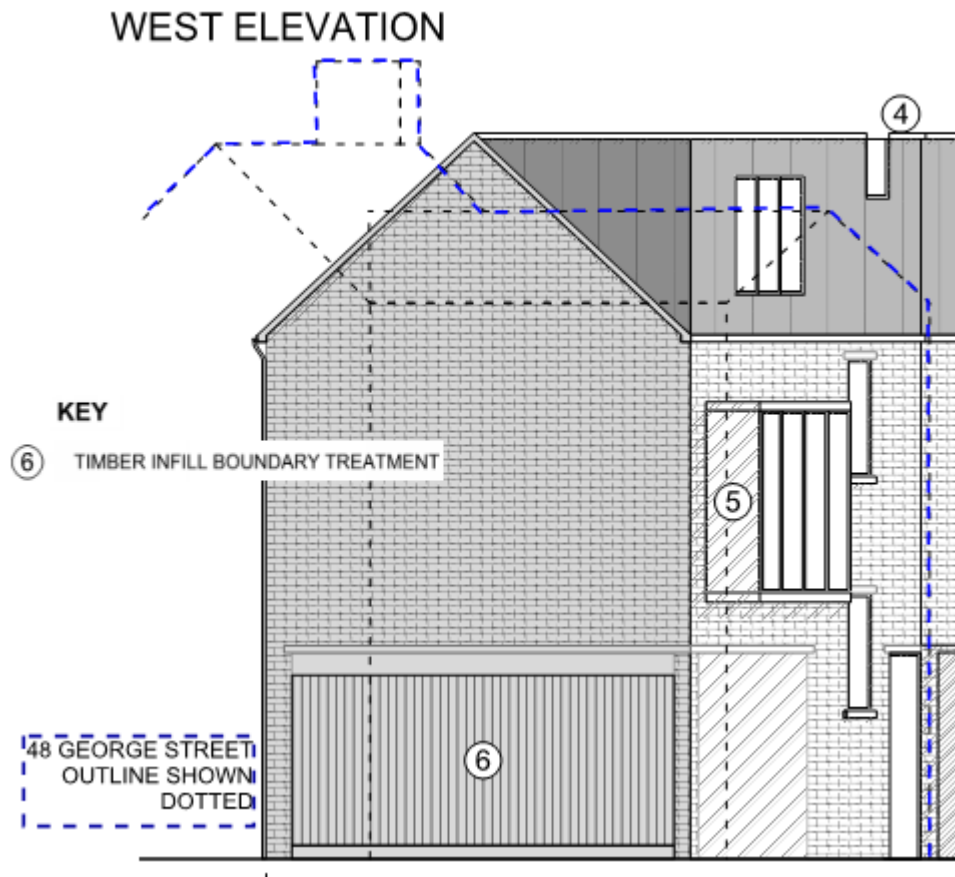
- c) Structure required to support building above following removal of load-bearing wall not shown.
- d) Impact on property security not considered.



**West Elevation (as existing)**



**West Elevation (as proposed), Issue A (23/10/2018) included in planning application**

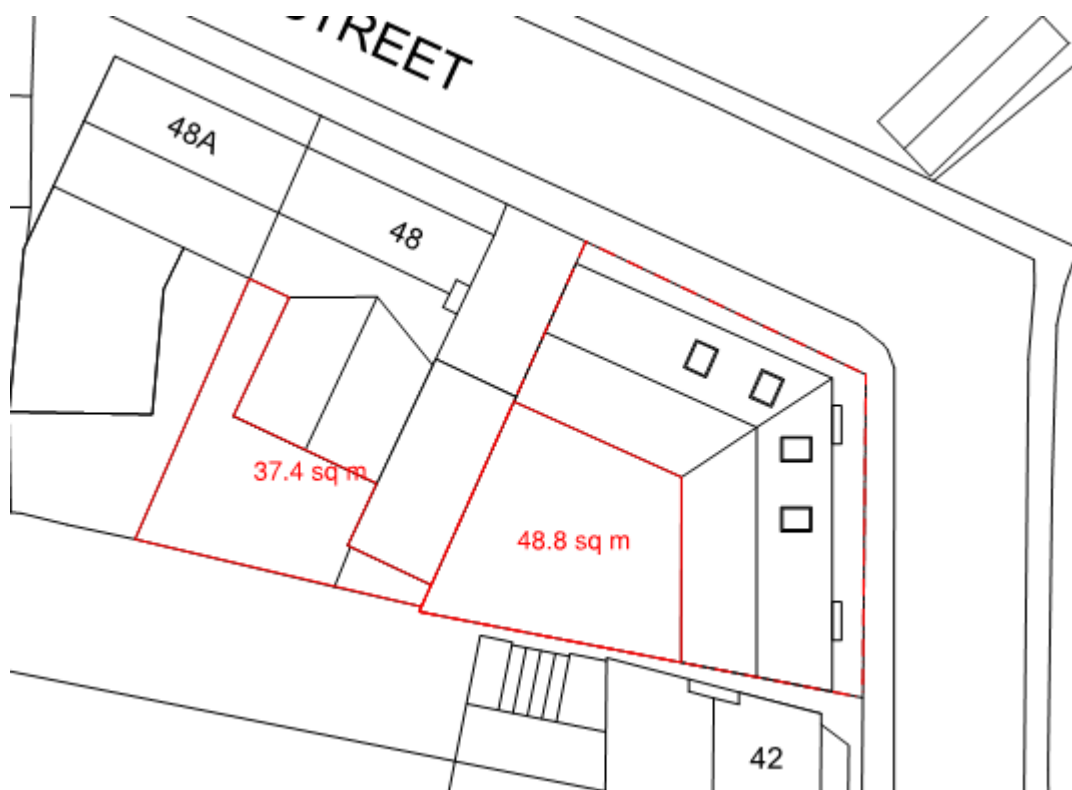


**West Elevation (as proposed), Issue A Revision 1 (31/07/2017)**

*3. Proposals are overdevelopment of the site:*

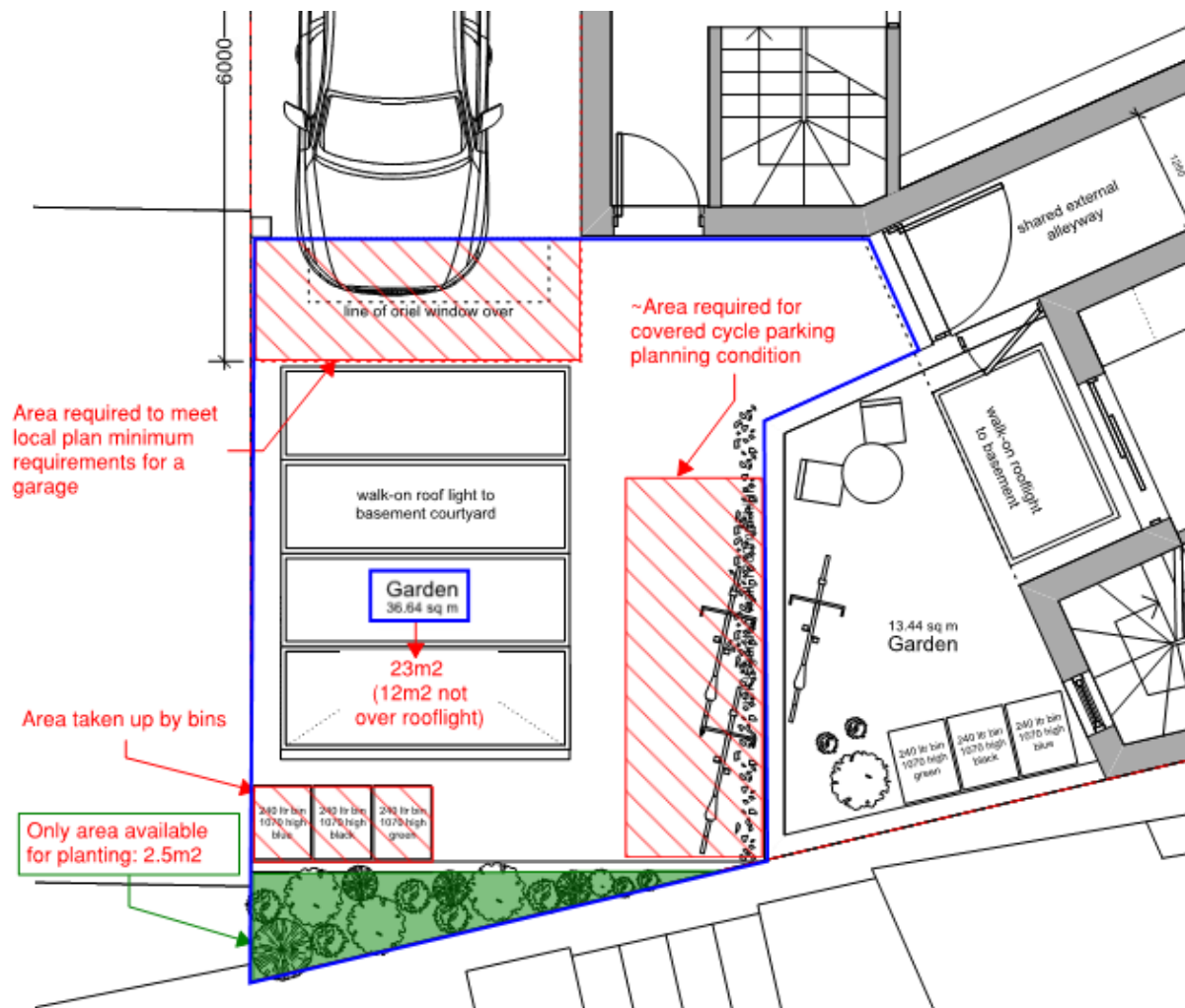
a) *Provision of external amenity space is inadequate*, contravening policy 50 of the 2018 Cambridge Local Plan

☐ Existing garden is not inadequate in size (~49m<sup>2</sup>), larger than our own garden (no. 48):



**Extract from Existing Block Plan, with relative size of gardens of no. 44 and no. 48.**

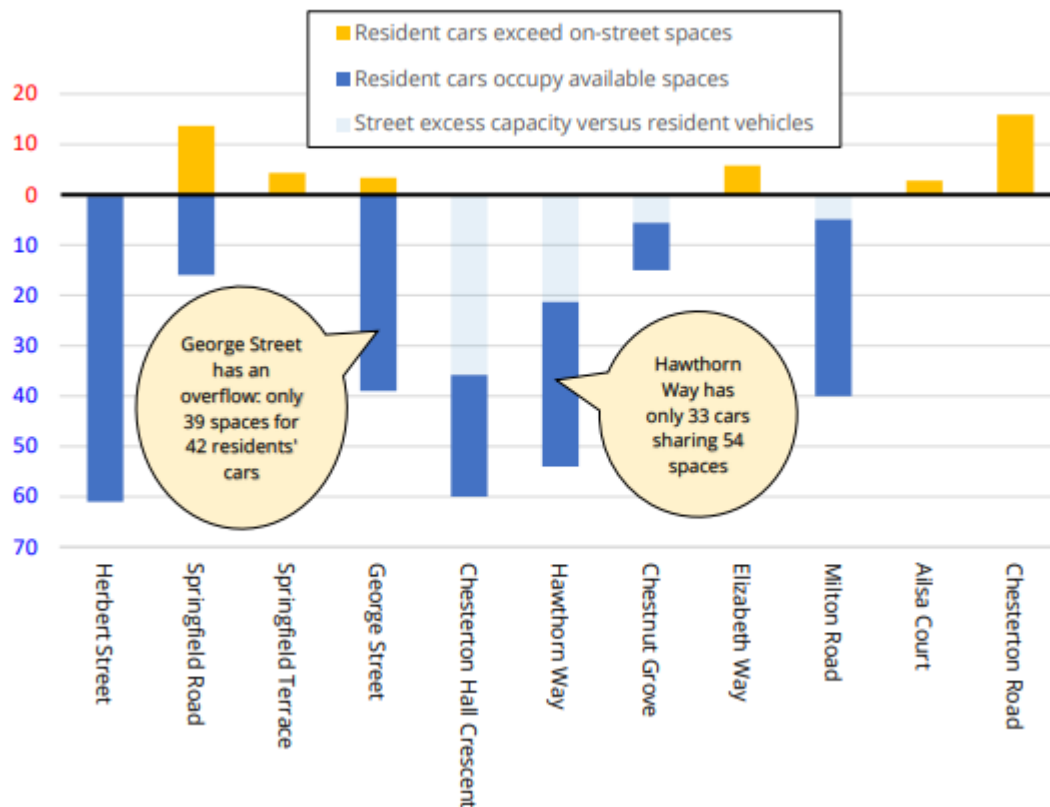




**Extract from Proposed Ground Floor plan, showing 37m<sup>2</sup> garden, of which 23m<sup>2</sup> (or 12m<sup>2</sup>) is useable.**

*c. Inadequate provision is made for parking spaces for proposed and existing properties, contravening Policy 52 part d of the 2018 Cambridge Local Plan.*

- ☐ Proposals replace one dwelling and 2 off-street parking spaces with two dwellings and (almost) one off-street parking space.
- ☐ There is considerable pressure on parking for residents in George Street, see 2018 survey report.
- ☐ This will be exacerbated by addition of 4 new dwellings at no. 51 with no parking provisions.



**“Tackling the Chesterton Triangle Parking Crisis Survey Report”, p7,**  
<http://chestertontriangle.uk/parkingreport2018>

Amendments To Text:

The figures provided should be read at paragraph 8.

Pre-Committee Amendments to Recommendation:

**DECISION:**

CIRCULATION: First

ITEM: APPLICATION REF: **19/0141/FUL**

Location: Land adj 2 Mortlock Avenue

Target Date: 29.03.2019

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: A condition requiring the scheme to comply with Policy 51 of the Local Plan (and Part M4(2) of the Building Regulations) has been omitted in error. This should be added to the decision if the scheme is approved.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **18/2044/FUL**

Location: 25 Brampton Road

Target Date: 04.03.2019

To Note: A further representation received from a resident of Brampton Road

Amendments To Text: Application should be refused on grounds that the applicants have failed to comply with enforcement action and have continued work on the property and had people living in top flat. – N.B. – This application seeks to regularise the situation and failure to comply with enforcement notice is not a reason for refusal.

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **19/0573/FUL**

Location: 2A Carisbrooke Road

Target Date: 24.06.2019

To Note:

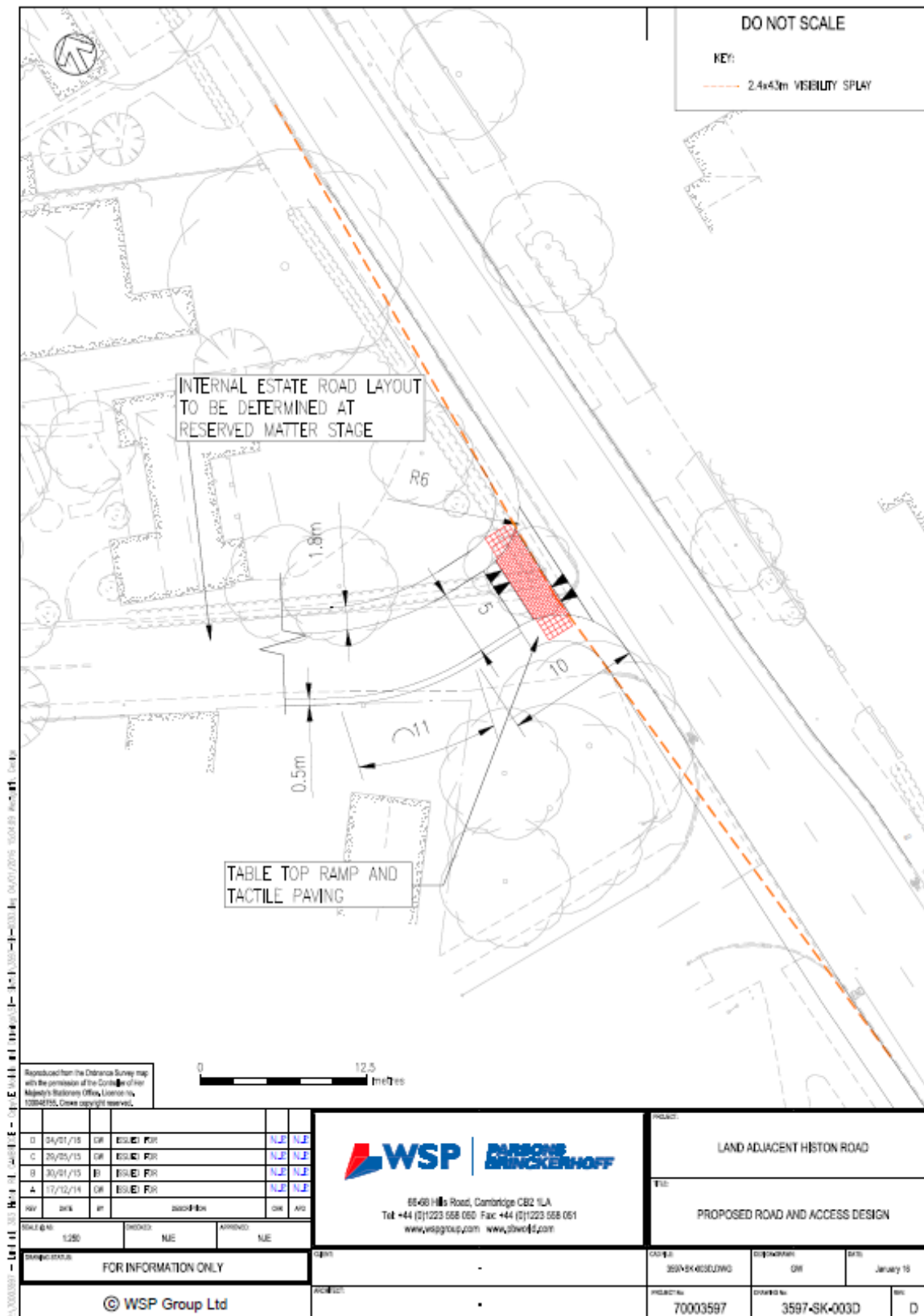
**Statement to be included in Amendment Pack for Cambridge City Council Planning Committee meeting, Wednesday 7th August 2019, Application Reference 19/0573/FUL (2A Carisbrooke Road)  
From: Owners of no. 2 Carisbrooke Road**

Should I have been able to be there on Wednesday these are the points I would have looked to convey to the councillors.

1. The public and private interests have already been considered and balanced by the committee. The owners of 2a Carisbrooke Road previously enclosed the land there is now an application to re-enclose. This drew more objections than the recent application, probably as it was more obvious what was intended. There was a Planning Committee decision made in 2016 that looked to balance public and private interests. This balance was referenced in the decision in 2016 15/0732/FUL.
2. This current proposal removes the balancing grassy area to the North of the entrance to the McManus Estate. The opening of Carisbrooke Road is the entrance to the McManus Estate. Previously the grassy area to the South of the road was mirrored by a grassy area to the North. This was made asymmetrical in the 2016 planning permission, and the grassy area to the North will to a large extent be removed froth streetscape with the approval of this proposal.
3. Looking to the future adding a fence here will reduce visibility alongside a complex junction. Looking to the future, the area that will be fenced (pictured-see attached) will be alongside a junction, including a link to the Darwin Green development. The hedge beyond the area that is proposed to be enclosed (pictured) will be removed to put in a new junction with tabletop traffic calming, see drawing of plan approved with full planning permission. If the area becomes enclosed it will be harder for cars to see traffic emerging from Carisbrooke Road and the squash court site.
4. Context of Greater Cambridge Partnership proposals. At the same time the Histon Road is having a number of trees and green areas and verges removed with the Greater Cambridge Partnership proposals. These proposals also add a bus lane and pedestrian crossing at this point on the Histon Road. In this context the removal of green space from the public realm should be very carefully considered. Local residents who had been present when the trees in this area were originally planted were upset by the enclosure of this area previously (see responses to 15/0732/FUL), which brought on enforcement procedures by the Council which subsequently resulted in the compromise of the 2016 planning decision with regard to 15/0732/FUL. It feels as though this second application makes a bit of a mockery of that process. That decision was made in the context of some land remaining in the public realm
  - The planning officer in their report to the 2 March 2016 Planning Committee said in section 8.4. 'In my opinion, given that a spacious parcel of land would be maintained on the corner and that the remaining mature trees within this area would be retained where stated, I consider the extension of the garden area into the amenity land would not have an adverse impact upon the character and appearance of the area.'



Extract from 15/0519/OUT:



Amendments To Text: In addition to paragraph 8.9: The proposed fencing would not encroach on the visibility splays set out in the approved outline application to the

north of the site (15/0519/OUT).

Pre-Committee Amendments to Recommendation:

**DECISION:** Approval subject to conditions.

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CIRCULATION: First

ITEM: APPLICATION REF: **19/0199/FUL**

Location: 220 Milton Road

Target Date:

To Note: Nothing to note

Amendments To Text: No amendments

Pre-Committee Amendments to Recommendation: No change to recommendation

**DECISION:** Approval subject to conditions

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CIRCULATION: First

ITEM: APPLICATION REF: **19/0769/PIP**

Location: Cambridge and Huntingdon Health Authority,  
18 Vinery Road

Target Date: 09.07.2019

To Note: Nothing.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation: None.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **19/0283/FUL**

Location: 48-50 High Street, Chesterton

Target Date: 29.04.2019

To Note: Nothing.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation: None.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **19/0407/FUL**

Location: 105-107 Norfolk Street

Target Date: 22.05.2019

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **18/1925/FUL**

Location: Baileys Studios, 63 Eden Street

Target Date: 01.02.2019

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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