

PLANNING COMMITTEE MEETING – 4th September 2019

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:

Reference Number: 18/1002/FUL

Address: 211 - 213 Newmarket Road And 2 Godesdone Road
Cambridge Cambridgeshire

Determination Date: 06.09.2019

To Note:

- A letter has been received on behalf of the occupants of No.4 Godesdone Road, expressing support for the proposal for the reasons set out in previous responses.
- The validity of this letter of support has been contested by the residents campaign group, noting that the letter has been written by the owner rather than resident of No.4, and that this property has recently been put on the market.
- Councillor Johnson has requested that the report be withdrawn from the agenda as he considers it does not provide an objective assessment of risk regarding Members' three 'minded-to' reasons for refusal.
- A letter has been sent to Committee Members from one of the joint applicants (MPMerchant), commenting that the Officers' update report concludes that the three suggested reasons do not stand up to scrutiny.

Amendments to Text: None

Pre-Committee Amendments to Recommendation: None

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 18/1058/FUL
Address: 60 Trumpington Road And 2 Nightingale Cottages
Cambridge CB2 8EX
Determination Date: 31 August 2018

To Note:

- The applicant has corrected the heights of 1 & 2 North Cottages on the proposed drawings & added scale bars to various drawings. There are no changes to the proposed scheme and therefore does not change the officers assessment.
- The Council has received challenges from neighbouring properties against the ownership certificate submitted by the applicant. The information is currently being reviewed by the Council's legal team. This does not relate to the material planning merits of the proposal but relates to the matter of ownership of the hedge which may affect implementation of a planning permission.

Amendments to Text: None
Pre-Committee Amendments to Recommendation: None
Decision:

Circulation: First Item:
Reference Number: 19/0183/FUL
Address: 3 Saxon Street Cambridge CB2 1HN
Determination Date: 8 April 2019
To Note: Neighbours have not been reconsulted on the shadow studies.
This application has been withdrawn from the agenda.

Amendments to Text:
Pre-Committee Amendments to

Recommendation:

Decision:

Circulation: First Item:
Reference Number: 19/0046/FUL
Address: The Tivoli 16 Chesterton Road Cambridge CB4 3AX
Determination Date: 14 March 2019
To Note: Comments from representative of owner of 1 Riverside Court regarding recommended conditions and request for this to be read out at committee.

I have now had chance to read your report and wish to raise the following points with you prior to the meeting.

My clients are concerned that the drawings do not currently show any form of fencing between the properties at basement level. When the previous application for an external area to the basement was considered the Council conditioned an acoustic fence to be put in place in order to protect my client's amenity. This fence was either damaged in the fire or removed to gain access. We wish for an acoustic fence to be put in place prior to any use of the basement. I suggest plan 1384/110 Rev H I amended to show the fence, or a condition to deal with this point.

Looking at Condition 6 we are concerned that all terraces could be used from 07:00 – this is extremely early – surely this condition could be amended to reflect that only the yoga terrace can be used from this time in the morning, and the other terraces have a later start time?

With regard to your suggested condition 8 as drafted this implies that if there is no music being played then such doors or windows could be opened – and the noise from general chatter is also capable of being a nuisance. Please could this condition be amended so that the windows are fixed – this would be much easier for the Council to enforce - this was the stance that the Council has always taken in relation to their insistence the openings remained closed. We will be writing to the owner of the premises to put them on notice regarding any openings that cross into our air space could be deemed to be trespass. We appreciate that element is a private issue, but wanted you to be aware.

On condition 20 please could this be revised to confirm that the flank windows to the second floor balcony must be

fixed as well as obscured glazed, and as per your para 8.24 this glazed balcony area must be non-opening. The non-opening element could be overcome by amending condition 8 above.

We are unable to attend the committee meeting, however, please could you ensure that if you do not action the points above that our concerns are read out to the committee in order for them to form a view on them.

Comments also received regarding the recommended conditions from the applicant's agent. The applicant's noise consultant has suggested an amendment to condition 9 to ensure that the wording refers to doors directly accessing areas of amplified entertainment, not all external doors.

9. Prior to the commencement of works associated with the development hereby approved, a noise insulation / mitigation scheme or details of other relevant noise control measures as appropriate, in order to minimise the level of noise emanating from the premises, including noise from activities and uses within the internal and external spaces, shall be submitted in writing for approval by the Local Planning Authority. The scheme / details shall have regard (but not be limited to) the following:

- o Level and type of music / voice - acoustic / unamplified and amplified*
- o Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;*
- o Music noise cut-off devices to any external doors; This needs to be specific to doors directly accessing areas of amplified entertainment, not all doors.*
- o Noise egress, airborne, structural and flanking sound via building structural elements;*
- o Building fabric, glazing, openings and ventilation systems acoustic performance including detailed composite acoustic performance calculations of external facades and noise prediction to nearby noise sensitive receptors with special consideration of low frequency noise characteristics / components of music;*
- o External terrace screening / balustrade / barrier acoustic performance and use of acoustically absorbent finishes (where practical and safe) to external hard reflective surfaces*
- o Adequate alternative ventilation should be provided to ensure external doors and windows remain closed;*
- o Premises entrances / exits (including details of acoustic lobbies) and any associated external spaces and patron noise;*
- o Noise management plan for external patron noise to include a complaints management and handling*

procedure;

o All other noise insulation / mitigation proposals not detailed above (such as perimeter walls / barriers / screens)

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be fully retained thereafter. Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

I have not recommended that this condition is amended.

Have requested amendments to the wording of pre-commencement conditions

Revised drawings have also been received accurately showing the 2.5 metre high perimeter to the terraced area.

Amendments to
Text:

Amendment to condition 9:

Within one month of commencement of development, in accordance with condition 25, a noise insulation / mitigation scheme or details of other relevant noise control measures as appropriate, in order to minimise the level of noise emanating from the premises, including noise from activities and uses within the internal and external spaces, shall be submitted in writing for approval by the Local Planning Authority. The scheme / details shall have regard (but not be limited to) the following:

- o Level and type of music / voice - acoustic / unamplified and amplified
- o Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- o Music noise cut-off devices to any external doors;
- o Noise egress, airborne, structural and flanking sound via building structural elements;
- o Building fabric, glazing, openings and ventilation systems acoustic performance including detailed composite acoustic performance calculations of external facades and noise prediction to nearby noise sensitive receptors with special consideration of low frequency noise characteristics / components of music;
- o External terrace screening / balustrade / barrier acoustic performance and use of acoustically absorbent finishes to external hard reflective surfaces
- o Adequate alternative ventilation should be provided to ensure external doors and windows remain closed;
- o Premises entrances / exits (including details of acoustic lobbies) and any associated external spaces and patron noise;

- o Noise management plan for external patron noise to include a complaints management and handling procedure;

- o All other noise insulation / mitigation proposals not detailed above (such as perimeter walls / barriers / screens)

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be fully retained thereafter. Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

Amendment to condition 14:

Within one month of commencement of development, in accordance with condition 25, a scheme for flood resilient /resistant construction shall be submitted to and approved in writing with the Local Planning Authority. Development shall take place in accordance with the approved details. Reason: To reduce the risk of flooding to the proposed development and future occupants. (Cambridge Local Plan 2018 policy 32)

Amendment to condition 15:

Prior to commencement of the construction of the green roof, details of its green roof construction shall be submitted to and approved in writing by with the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants. (Cambridge Local Plan 2018 policies 31 and 32)

Amendment to condition 20:

Prior to first occupation or the bringing into use of the development, the 1.7 metre high terrace screens, the flank windows to the second floor balcony and all windows shown to be obscurely glazed shall be fitted with obscure glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and thereafter be retained in accordance with the approved details. All windows to the side and rear elevations shall be fixed and non-opening.

Prior to first occupation or the bringing into use of the development, all windows shown to be blocked shall be bricked up. No further openings shall be made.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55 and 57).

Amendment to condition 21.

A bat roosting tube shall be installed close to the river frontage aspect. Details of the tube and a plan identifying its location shall be submitted to and approved in writing by the Local Authority. The installation of the bat roosting tube shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policy 70).

Additional condition requiring the installation of acoustic fencing - condition 24

No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design and material of an acoustic fence to be erected between the application site at basement level and 1 Riverside Court. The acoustic fence shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

Additional condition 25:

Prior to commencement of development, the developer will notify the Local Planning Authority in writing of the date that development will commence for the purposes of conditions 9 and 14.

Reason: To define the time period for submission of these required details.

Pre-Committee
Amendments to
Recommendation:

None

Decision:

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|---|--|-------|
| Circulation: | First | Item: |
| Reference Number: | 19/0400/FUL | |
| Address: | 348 Milton Road Cambridge Cambridgeshire CB4 1LW | |
| Determination Date: | 24 May 2019 | |
| To Note: | None | |
| Amendments to Text: | None | |
| Pre-Committee Amendments to Recommendation: | None | |

Decision:

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|-----------------------------|--|-------|
| Circulation: | First | Item: |
| Reference Number: | 19/0707/FUL | |
| Address: | 62-64 King Street Cambridge CB1 1LN | |
| Determination Date: | 17 July 2019 | |
| To Note: | An additional representation was received from Councillor Bick. 7.3 Councillor Bick has commented on the application. His comments can be summarised as follows: | |
| Amendments to Text: | <ul style="list-style-type: none">- There is a strong element of residential housing on King Street which is sensitive to evening/night-time disturbances. In particular Manor Place which is social housing and within 10m of the front of the site- Over the years, he has dealt with problems experienced by Manor Place residents in relation to noise and vehicles from the other adjacent establishments. The proposal would tip the balance.- The internal layout and hours of operation does not suggest a space dedicated to on-sale service ancillary to being a drinks merchant retail business. The internal space is cramped meaning that customers are likely to overflow onto the pavement. | |
| Pre-Committee Amendments to | None. | |

Recommendation:

Decision:

Circulation: First Item:
Reference Number: 19/0252/FUL
Address: 342 Mill Road Cambridge CB1 3NN
Determination Date: 22 April 2019
To Note: None
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 18/1319/FUL
Address: 24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ
Determination Date: 23 October 2018
To Note: None
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 19/0555/FUL
Address: 84 Ditton Lane Cambridge CB5 8SR
Determination Date: 18 June 2019
To Note: Nothing.
Amendments to Text: None.

Pre-Committee
Amendments to None.
Recommendation:

Decision:

Circulation: First Item:
Reference Number: 18/1712/FUL
Address: 198A Kings Hedges Road Cambridge CB4 2PB
Determination Date: 2 January 2019
To Note: Nothing
Amendments to None
Text:
Pre-Committee
Amendments to None
Recommendation:

Decision:
