

PLANNING COMMITTEE MEETING – 6th November 2019

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:

Reference Number: 19/0512/FUL

Address: Grafton Centre, Fitzroy Street

Determination Date: 17 July 2019

To Note: Councillor Robertson has submitted a representation which includes issues raised to the applicant and the applicant's response to Councillor Robertson

7.7 Councillor Robertson has made a representation which can be summarised as follows:

- Trees should be provided on both sides of East Road in line with the SPD.
- The height breaks with the SPD and will dominate the residential properties opposite on East Road
- bike parking is inadequate
- Resident's parking on the surrounding streets are only during the day in some streets and others have no restrictions.
- Concerned about disabled car parking
- Any agreements to provide car parking in Grafton East car Park should be done prior to determination of the application.

Amendments to Text:

Pre-Committee Amendments to Recommendation: None.

Decision:

Circulation: First Item:

Reference Number: 19/1034/FUL

Address: 66-80B Colville Road

Determination Date: 23 October 2019

To Note: Condition 10 should read as follows:

Amendments to Text: "Prior to first occupation, visibility splays of 2.00m x 2.00m shall to be provided each side of the vehicular access to

the two units immediately west of 82-94 Colville Road shall be submitted to, and approved in writing by, the Local Planning Authority. The splays shall be provided and retained in perpetuity thereafter.

Reason: In the interests of highway safety (Cambridge Local Plan 2018, Policies 81 and 82)."

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation:	First	Item:
Reference Number:	18/0090/FUL	
Address:	63 New Street	
Determination Date:	14 March 2018	

To Note:

Amenity for future occupiers of the site (Typo in Paragraph 8.14)

Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. The applicant has amended the scheme to ensure all units have direct access to a private amenity area. Units 1 & 2 have private courtyards, units 3, 6 & 10 have private balcony and units 4, 5, 7, 8 & 9 have private winter gardens.

Amendments to
Text:

Accessible homes (amendments to paragraphs 8.19 - 8.22)

Policy 51 of the Cambridge Local Plan states in order to create accessible homes: all housing development should be of a size, configuration and internal layout to enable Building Regulations M4 (2) 'accessible and adaptable dwellings' to be met. One of the key elements of Building Regulations M4 (2) is that all units must have level access. If there are units on the first floor or above, a lift must be provided within the development to ensure level access is provided to those units on the first floor or above.

Planning Practice Guidance (Paragraph: 008 Reference ID:

56-008-20160519) outlines that where a local planning authority adopts a policy to provide enhanced accessibility or adaptability they should do so only by reference to Requirement M4(2) and/or M4(3) of the optional requirements in the Building Regulations and should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body. Moreover, it is also stated that Local Plan policies should also take into account site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable. Where step-free access is not viable, neither of the Optional Requirements in Part M should be applied.

The applicant has stated that it would be unviable to fully comply with the requirements of Building Regulations M4(2). The installation of a lift would result in a loss of floor space within the development, and ultimately resulting in a reduction of 10 units to 7 units. As the development would occupy the majority of the site, and taking into account the Eastern Gate SPD in regards to the height limit for the site, Officers accept that the direct implication of a lift provision within the scheme would result in the loss of units when compared to the current proposal.

The applicant has submitted a viability assessment in an attempt to demonstrate that a 7 unit scheme with the provision of a lift would not be viable due to the overall value of the finished scheme and the costs of development. The Council appointed an Independent Consultant to review the submitted viability assessment. The consultant concluded in October 2019 that:

The appraisal of the 7 unit scheme with a lift generates a residual land value of c. 0.73m and when benchmarked against a site value of 0.8m, the proposed scheme generates a deficit of 0.07m and is therefore unviable.

Following the submission of a viability assessment, and the review of it by an independent consultant, it has been adequately demonstrated that it would not be viable to fully comply with the requirements of Building Regulations M4(2) and subsequently Policy 51 of the Cambridge Local Plan 2018.

Pre-Committee
Amendments to
Recommendation: None

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:

Reference Number: 18/1552/S73

Address: 8 Seymour Street

Determination Date: 29 November 2018

To Note:

- 1) Paragraph 8.7 incorrectly refers to the 2006 Local Plan. This paragraph should read as follows:

Amendments to
Text: “The proposal is compliant in design terms with Cambridge Local Plan (2018) policies 55, 56 and 57 and adequately respects the residential amenity of its neighbours and the constraints of the site and it is compliant with Cambridge Local Plan (2018) policies 56 and 58.”

- 2) Paragraph 9.0 should read as follows:

RECOMMENDATION

APPROVE subject to the following conditions:

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item:

Reference Number: 19/0992/FUL

Address: 2 Green End Road

Determination Date: 9 September 2019

To Note:

Amendments to
Accessible homes (amendments to paragraphs 8.15 -

Text:

8.16)

Policy 51 of the Cambridge Local Plan states in order to create accessible homes: all housing development should be of a size, configuration and internal layout to enable Building Regulations M4 (2) 'accessible and adaptable dwellings' to be met. Building Regulations M4 (2) does not apply to dwellings resulting from a conversion/extension. Therefore, the units are not required to comply with Policy 51 given that they would be created as a result of a conversion.

Removal of Permitted development Rights

The dwellings would face the side elevations of neighbouring gardens on Green End Road. To ensure the residential amenity of the occupiers of these properties are protected in the future, I recommend removing permitted development rights Class B (loft conversions, rear dormers) and Class A (alterations including insertion of new windows) for the proposed dwellings. To ensure the size of the gardens for the new dwellings is retained, I also recommend removing permitted development rights Class A (extensions) and Class E (outbuildings).

Remove condition 7 (compliance with Building Regulations M4 (2).)

Amend condition 6 (removal for permitted development rights)

Pre-Committee
Amendments to
Recommendation:

For the hereby approved dwellings, notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses, including insertion of new windows; loft conversion including rear dormers; and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57)

Decision:

Circulation:	First	Item:
Reference Number:	18/1499/S73	
Address:	Jubilee House, 3 Hooper Street	
Determination Date:	20 December 2018	
To Note:	Nothing.	
Amendments to Text:	None.	
Pre-Committee Amendments to Recommendation:	Amend the wording of condition 7 to include a maximum 3 month timescale, the revised condition wording to read as follows: No further use of the balconies shall take place and, any case, within three months of the date of this permission, until the 1.7m high Pilkington Level 5 obscure glazed balustrades, as shown in drawing no 106.305.C2, has been installed in accordance with the approved details. The balcony screens shall be retained in accordance with the approved details in perpetuity. Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 56 and 58).	

Decision:

Circulation:	First	Item:
Reference Number:	19/0859/FUL	
Address:	33 Porson Road	
Determination Date:	2 September 2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation:	First	Item:
Reference Number:	19/0896/OUT	
Address:	Achray Gazeley Road	

Determination Date: 21 August 2019

To Note: Nothing

Amendments to
Text: None

A condition listing the approved plans needs to be added to the recommended list of conditions.

An amendment to the wording of condition 9 is also recommended to require the revised parking arrangements shown in the plans to be implemented prior to commencement of development. The revised wording should read as follows:

Pre-Committee
Amendments to
Recommendation:

“Prior to the commencement of the development hereby approved the revised car parking arrangements for the existing dwelling 'Achray' shall be provided in accordance with the approved plans, and shall be retained in accordance with the approved details thereafter.

Reason In the interests of the providing appropriate parking arrangements for the occupiers of Achray in accordance with Policy 82 of the Cambridge Local Plan (2018)”

Decision:

Circulation: First Item:

Reference Number: 19/1048/FUL

Address: Land to the North of Christ the Redeemer Church
Newmarket Road

Determination Date: 23 September 2019

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 18/1805/FUL

Address: Land to the rear of 89-91 De Freville Avenue

Determination Date: 4 March 2019

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation:

None

Decision:

Circulation: First Item:

Reference Number: 18/1397/FUL

Address: 38 Ramsden Square

Determination Date: 12 November 2018

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation:

None

Decision:

Circulation: First Item:

Reference Number: 19/0329/FUL

Address: Land rear of 386 Milton Road

Determination Date: 9 May 2019

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation:

None

Decision:

Circulation: First Item:

Reference Number: 19/0484/FUL

Address: 3 Luard Close

Determination Date: 18 June 2019

To Note: Further comments received from Third Parties at 2 Luard Close and 4 Luard Close with regard to revised drawings. The revisions to the scale and massing of the proposed dwelling do not overcome objection to the proposal.

Additional shadow studies submitted showing views from South toward North. The proposed building models have been updated to show the hipped front roof to no 3 and

approved proposal of no 2.

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 18/2009/FUL

Address: 1 Pikes Walk

Determination Date: 14 February 2019

To Note: Nothing.

Amendments to
Text: None.

Pre-Committee
Amendments to
Recommendation: None.

Decision:

Circulation: First Item:

Reference Number: 19/0720/FUL

Address: Unit 2 Cambridge Railway Station, Station Road

Determination Date: 18 July 2019

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

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