

PLANNING COMMITTEE MEETING – 4th March 2020

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 19/1616/FUL
Address: 67 - 97A Campkin Road 2NP
Determination Date: 21 February 2020

To Note: Further to the publishing of the Officer report to Committee, a late neighbour representation has been received from 32 Beales Way. The concern raised is in relation to parking, and this issue is already covered in the published Officer report.

Following on from the publishing of the Officer report to Committee, the Local Lead Flood Authority have now formally removed their objection to the proposal. A list of additional conditions and informatives in line with their, and the City Council's Drainage Officer, are provided below.

ADDITIONAL CONDITIONS:

37 (Surface Water Drainage)

No development hereby permitted, with the exception of demolition, shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambridgeshire District 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.

Amendments to
Text:

The scheme shall also 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 and all SuDS features;
- 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;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Temporary storage facilities if the development is to be phased;
- h) A timetable for implementation if the development is to be phased;
- i) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water;
- l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

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.

38 (Management and maintenance)

Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

39 (Foul Drainage)

No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

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.

40 Flood Evacuation Plan

No building hereby permitted shall be occupied until a flood evacuation plan has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development is safe to access and egress in the event of a flood.

ADDITIONAL INFORMATIVES:

INFORMATIVE: Finished Floor Levels:

The applicant is advised that the proposed finished floor levels are set below the recommended freeboard allowance. The applicant has set out their reasons for this – principally that the applicant’s modelling shows the properties as not flooding and a higher finished floor level (relative to local ground level) would result in impractical access ramps. Our preference would be to provide more freeboard as a contingency. For the avoidance of doubt the setting of finished floor levels (as with all other design choices) is ultimately at the applicant’s risk and the Lead Local Flood Authority accept no liability for consequences of the design.

The applicant is advised that, given the low amount of freeboard on the finished floor levels, that they consider flood resilient construction techniques and materials such as those outlined in the DCLG Improving the Flood Performance of New Buildings - Flood Resilient

Construction guidance:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

INFORMATIVE Green Roofs:

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

INFORMATIVE Pollution Control:

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Pre-Committee
Amendments to
Recommendation:

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 19/1389/TDAMIN
Address: Cambridge And Huntingdon Health Authority 18 Vinery Road
Determination Date: 13 December 2019
To Note:

Amendments to
Text:

Deletion and substitution of paragraph 8.27 to read:

Policy 45 seeks to secure minimum percentages of affordable housing provision from residential development proposals. It requires affordable housing provision from proposals of between 11-14 units of 25% and from proposals of 15 or more units of 40%. The policy goes on to state that all developments of 11 dwellings or more, or on sites of less than 11 units if the combined gross internal floorspace of the proposed development exceeds 1,000 sqm, will provide affordable housing.

The proposed number of units (9) does not fall within the 11-14 bracket but the overall internal gross floorspace exceeds 1,000 sqm, amounting to 1,039sqm.

More recently, the Government in its National Planning

Policy Guidance (NPPG), paragraph: 023 Reference ID: 23b-023-20190901, revision date: 01 09 2019 states:

‘Are there any specific circumstances where contributions through planning obligations should not be sought from developers?’

Planning obligations for affordable housing should only be sought for residential developments that are major developments. Once set, the Community Infrastructure Levy can be collected from any size of development across the area. Therefore, the levy is the most appropriate mechanism for capturing developer contributions from small developments.

For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more...’

The proposal before members is not a major residential development as the unit nos. are not met and the site area is 0.2 Ha. The NPPG is clear that only major residential developments should be subject to affordable housing planning obligations. The Council does not have a Community Infrastructure Levy. There is therefore a conflict between the expectation of adopted policy and the guidance set out in the NPPG. The latter is more recent (Sept 2019) and in officers’ view indicates that the particular 1,000 sqm threshold criterion is out of alignment with national guidance. It is officers’ view that in this circumstance policy 45 could not be used to require affordable housing.

Notwithstanding the above, the scheme is only 39sqm above the LP policy threshold. If this were to be an issue for members, the applicants could straightforwardly amend the scheme to reduce the gross internal floorspace to below 1,000 sqm. Such an amendment would be counter-productive as the scheme provides a good quality layout and the technical standards for unit sizes are exceeded in all cases. Such an amendment would not be pragmatic or in the interests of good planning.

Pre-Committee
Amendments to
Recommendation:

Amended wording of condition 9 (Agreed by Environmental Health 03.03.2020)

Prior to the commencement of the development (excluding

demolition), and in accordance with Report on Initial Intrusive Investigation by Prior Associates (ref: 14351, dated 15th August 2019), a proposed remediation strategy which includes a specification for gas protection to be incorporated into the building design (to prevent build-up of potentially asphyxiating gases) given the proposed end use of the site, shall be submitted and approved in writing by the local planning authority

The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented. The development shall be carried out in accordance with the approved details.

Reason: in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018, policies 33 and

Decision:

Circulation:	First	Item:
Reference Number:	19/1506/FUL	
Address:	4 Huntingdon Road	
Determination Date:	26 December 2019	
To Note:	Updated comments received from the Environmental Health Team. No objection. Recommends the inclusion of two conditions.	
Amendments to Text:		
Pre-Committee Amendments to Recommendation:	Addition of 2 conditions: 1. Noise insulation scheme compliance condition 2. Alternative ventilation scheme condition	

Decision:

Circulation:	First	Item:
Reference Number:	19/1290/FUL	
Address:	32 Arbury Road	
Determination Date:	17 December 2019	
To Note:		
Amendments to Text:	In paragraph 8.9 amendment to text: <i>The proposed first floor flat has been amended to a three-</i>	

bedroom flat served by a separate kitchen and living room and two bathrooms. The proposed flat would have a gross internal floor area of approximately 110m². The minimum gross internal floor area for a 3 bedroom (6 person) single level residential dwelling, as stipulated in policy 50 of the Cambridge Local Plan, is 95m². The proposed self-contained flat would exceed this requirement and therefore, would provide an appropriate standard of internal accommodation.

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	3	1	95	110	+4.6

Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:
 Reference Number: 19/1409/FUL
 Address: 38 Pakenham Close
 Determination Date: 6 December 2019
 To Note: None

Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:
 Reference Number: 19/1350/LBC
 Address: Public Toilet Silver Street
 Determination Date: 25 November 2019
 To Note:

Amendments to Text: Update to paragraph 7.2:
 Neutral comments – Darwin College
 2 Objections – 3 Ascham Road and 5 Merton Street

Pre-Committee

Amendments to
Recommendation:

**MEMBERS ARE RECOMMENDED TO GRANT LISTED
BUILDING CONSENT subject to the following
conditions;**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Decision:

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning and for the avoidance of doubt.

Circulation: First Item:
Reference Number: 19/1301/FUL
Address: 23 Garden Walk
Determination Date: 15 November 2019
To Note:
Amendments to
Text:
Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item:
Reference Number: 19/1167/FUL
Address: Public Toilet Silver Street
Determination Date: 16 October 2019
To Note:

Amendments to Text: Update to paragraph 7.2:
Neutral comments – Darwin College
2 Objections – 3 Ascham Road and 5 Merton Street

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item:
Reference Number: 19/0866/FUL
Address: 67 Perne Road
Determination Date: 22 August 2019
To Note: None

Amendments to
Text:

Addition to Paragraph 8.11 – The first floor privacy screen adjacent to no. 69 will slightly infringe on the 45 degree line from the central point of the upper floor window however, as this is a glazed structure light will still pass through it and therefore, it is not considered to materially impact upon the amenity of the adjoining residents in terms of overshadowing or result in an overbearing relationship.

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 19/0763/FUL
Address: 305 Hills Road
Determination Date: 7 August 2019
To Note: Nothing

Amendments to
Text:

None

Pre-Committee
Amendments to
Recommendation:

None

Decision:

Circulation: First Item:
Reference Number: 19/0724/FUL
Address: 184 Perne Road
18 July 2019
Determination Date:

Due to not being able to attend the Planning Committee, the objecting neighbour of No.182 sent further comments to be considered in the Planning Committee. The further comments submitted raise similar points as to the neighbour's written representation for the planning application, which has been addressed in the report section Third Party Representations.

The further comments read as follows:

To Note:

1. The scale of the extensions are excessive, with unsuitable stacking of rooms, living room over bedroom. Living room next to our daughters bedroom -during summer months when windows are open noise disturbance. Bathroom next to our dinning/ family room. The ground floor extension is huge and will have an overbearing cumulative impact on both ourselves and the property at 186 where there will be a considerate loss of light. The roof extension will engulf our small dormer window. This property will be overdeveloped, leaving us with a feeling of total enclosure.

2. The demand for family homes far out ways the supply the city has to offer people. The abundance supply of flats over recent years has left an imbalance in the variety of city housing. Flat residents are desperate to move into family homes with secure private garden space where they can raise children, walk to local schools and put down roots, have a vested interest in building a local community. Many young adults have to remain in the family home for longer well into their 30's. The city cannot afford to loose any more family homes to flats. A constant erosion of character is having a detrimental effect on the local area with an ever increasing transient population.

Amendments to Text: None

Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 18/1890/FUL

Address: Family Centre, Malta Road

Determination Date: 29 January 2019

To Note:

Amendments to

Text:

Pre-Committee

Amendments to

Recommendation:

Decision:

Withdrawn from the agenda to allow a public consultation to be carried out.

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