

PLANNING COMMITTEE MEETING – 7th October 2020

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 20/02389/S73
Address: 291 Hills Road
Determination Date: 14 August 2020
To Note: Nothing
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 20/02998/FUL
Address: Land at Dundee Close
Determination Date: 2 September 2020
To Note: Further consultation responses have been received and summarised below, following the receipt of additional details with the aim of the applicant to seek to address some of the proposed pre-commencement conditions. Some conditions are now recommended to require compliance with the submitted details. A condition previously recommended by Highways has also been removed from the proposed list, as it has been reviewed and is no longer considered necessary or appropriate to recommend. Piling condition no longer requested by Environmental Health and compliance condition only required by Drainage Officer.

Amendments to
Text:

Further comments received from Consultees

Cambridgeshire County Council (Highways Development Management)

Previously proposed condition requiring the existing vehicular access to the adopted public highway be permanently closed off and modified to accommodate pedestrian and cycle traffic only and remaining areas to be returned to verge or kerbed footway, is no longer recommended. This area constitutes the turning head for Dundee Close and must remain as it is. Please ignore request for this condition.

Environmental Health

The Dust Risk Assessment and Management Plan is acceptable and the dust condition (and informative) and piling condition are no longer required. Works will need to be carried out in accordance with the approved Dust Risk Assessment and Dust Management Plan.

Sustainability Officer (Design and Construction)

The Carbon reduction Statement details a 39.17% reduction in carbon emissions through fabric improvements and the use of the communal air source heat pumps. This approach is supported, so the condition can be amended to an implementation condition.

On water, they are not meeting the requirements of policy or the condition. The 110 litres requirement needs to include any external water use – the calculation that they have submitted is showing 114.9 litres with external water use. So this condition will need to stay as it is and a revised water calculator showing water use (including a 5 litre allowance for external water use) of no more than 110 litres/person/day.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

Details provided are acceptable, compliance condition recommended.

Waste Project Officer

240litre bins are recommended, not 140litre as shown. Bin store area is acceptable. Management arrangements to be clarified in terms of pulling bins out of and back into the store on collection day.

Pre-Committee
Amendments to
Recommendation:

Approval in accordance with officer recommendation, subject to recommended conditions, including revised wording to conditions 12 (dust mitigation and management), 14 (carbon emissions) and 16 (surface and foul drainage) as below, deletion of conditions 4 (closure of

public highway), 11 (piling) and 17 (flood resilient construction), and rewording of conditions 19 and 20 to make reference to condition no. 15, not 18, due to proposed deletion of 3no. conditions and subsequent re-numbering of the proposed conditions list.

Development shall be implemented and carried out in accordance with the approved 'Dundee Close, Cambridge, Dust Risk Assessment and Management Plan', Reference GB/CC/P20-2077/01 dated August 2020.

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

The development, hereby permitted, shall not be used or occupied until the approved approach to meeting a 19% reduction in carbon emissions compared to Part L 2013 has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting a 19% reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

No development, hereby permitted, shall not be used or occupied until the surface and foul water drainage scheme for the site has been completed in accordance with Dundee Close Drainage Statement Report (Document ref. 7385 revision date 21.08.2020).

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.

Decision:

Circulation:

First

Item:

Reference Number: 20/02619/S73
Address: 23A Hooper Street
Determination Date: 1 August 2020
To Note: N/A
Amendments to Text: N/A
Pre-Committee Amendments to Recommendation: N/A

Decision:

Circulation: First Item:
Reference Number: 18/2035/FUL
Address: 98A Shelford Road
Determination Date: 18 February 2019
To Note:
Amendments to Text:
Pre-Committee Amendments to Recommendation: Delete condition 15, this is a repeat of condition 6

Decision:

Circulation: First Item:
Reference Number: 20/02223/FUL
Address: 34 Huntingdon Road
Determination Date: 25 June 2020
To Note: None.
Amendments to Text: None.
Pre-Committee Amendments to Recommendation: None.

Decision:

Circulation: First Item:

Reference Number: 20/02871/FUL

Address: 30 Caravere Close

Determination Date: 24 August 2020

To Note: A condition requiring Part m4(2) compliance has been added. The table in paragraph 8.9 and text in 8.10 have been amended.

Amendments to Text:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
F1	2	3	2	70	72.5	+2.5

8.10

The proposed dwelling would have a gross internal floor area of 72.5m² which exceeds the requirement for a 2 bed 3 person dwelling, as stated in policy 50. The proposed master bedroom exceeds the minimum standard for a double bedroom (13m² bedroom one) and the second bedroom just falls below the double requirement of 11.5m², hence it is classed as a single. Both benefit from pleasant outlooks and good amounts of light. The ground floor provides a dual aspect open plan living kitchen area spanning the length of the house with the rear opening out onto the north-west, facing a patio and garden beyond. Given the proposed dwelling adheres to the National Space Standards and the internal spaces would receive good light levels and experience pleasant outlooks, it is considered that the proposal would result in a good quality living environment for the future occupiers.

Pre-Committee Amendments to Recommendation:

Notwithstanding the approved plans, the building, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

Decision:

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