

## PLANNING COMMITTEE MEETING – 16th October 2020

### Amendment/De-brief Sheet

#### MAJOR PLANNING APPLICATIONS

Circulation:	First	Item:	
Reference Number:	18/1678/FUL		
Address:	Station Area Redevelopment Blocks B2 And F2 Devonshire Road Cambridge		
Determination Date:	24.06.2020		
To Note:	<p>-Further advice has been received from the County Highways Engineer in respect of SOPRA's concern regarding delivery vehicle turning and conflict with pedestrians and cyclists.</p> <p>In summary, they advise that for any small to medium sized delivery vehicle (3.5 tonnes to approx. 10 tonnes), turning should not be a significant issue. Assuming that larger vehicles may on occasion deliver to the proposed units this may be problematic. As the road is private there is no reason why the owners should not stop others from traversing the same while the vehicle manoeuvres. The use of signallers to guide the vehicle would be possible, but it would be preferable if such large vehicles did not deliver to the proposed units, other than on specific occasions, such as delivering office furniture for a new client which potentially will not be a common event.</p> <p>Will any of the manoeuvres be safe, well no, but would they fall within the range of risks and hazards that anyone would expect to encounter within a 'public realm'? The answer to that is yes to the first (i.e. 3.5-10 tonnes), and yes to the latter if well managed.</p> <p>Recommends consideration of a Service Delivery Plan condition (see additional text to proposed conditions 27 and 56)</p> <p>-Since the report was written, additional third- party representations have been received from the following addresses:</p> <ul style="list-style-type: none"> <li>• 1 Lichfield Road</li> <li>• 4 Pearce Close</li> </ul>		

	<ul style="list-style-type: none"> <li>• 15 Latham Road</li> <li>• 17 Belvoir Road</li> <li>• 19 Petersfield Mansions</li> <li>• 30 Storeys Way</li> <li>• 85 Great Northern Road</li> <li>• 93 Cavendish Road</li> <li>• 100 Barton Road</li> </ul> <p>Eight emails from unknown postal addresses have also been received. The representations do not raise any additional issues to those already raised by third parties and reported as part of the officer assessment.</p>
Amendments to Text:	None.
Pre-Committee Amendments to Recommendation:	<p><u>(Red = additional text)</u></p> <p><u>Delivery hours and Service Plan</u></p> <p>27. All servicing, delivery and collections to building B2 shall only be undertaken between the hours of 07:00 to 23:00 Monday to Saturday only, excluding Sundays, Bank and other public holidays <b>and only in accordance with a Service and Delivery Plan, addressing how all vehicles are to be safely manoeuvred (with the use of a banks-person as appropriate), that shall be submitted to and approved in writing by the local planning authority prior to the occupation of building .</b></p> <p>Reason: In order to safeguard residential amenity <b>and in the interests of highway safety</b> (Cambridge Local Plan 2018, policies 35, 36, <b>80 and 81</b>)</p> <p><u>Delivery hours and Service Plan</u></p> <p>56. All servicing, delivery and collections for building F2 (including for refuse) shall only be undertaken between the hours of 07:00 to 23:00 Monday to Saturday only, excluding Sundays, Bank and other public holidays <b>and only in accordance with a Service and Delivery Plan, addressing how all vehicles are to be safely manoeuvred (with the use of a banks-person as appropriate), that shall be submitted to and approved in writing by the local planning authority prior to the occupation of building.</b></p>

	Reason: In order to safeguard residential amenity <b>and in the interests of highway safety</b> (Cambridge Local Plan 2018, policies 35, 36, <b>80 and 81</b> )
<b>Decision:</b>	

### MINOR PLANNING APPLICATIONS

Circulation: First Item:

Reference Number: 18/0887/FUL

Address: 73 Newmarket Road

Determination Date: 14 September 2018

To Note:

Amendments to Text: None.

Pre-Committee Amendments to Recommendation: None

**Decision:**

Circulation: First Item:

Reference Number: 19/1770/FUL

Address: 32 St Andrews Street

Determination Date: 18 February 2020

To Note:

- Formatting error. Page 225-241 should be labelled as **Appendix 1** (the previous report presented to members at 1<sup>st</sup> July planning committee).
- Amendments to Paragraph 0.7. To be replaced with the following (changes shown in bold text) :

Amend-ments to Text:

0.7 Policy 50 of the Cambridge Local Plan 2018 states that homes created through change of use from non-residential uses should seek to meet space standards where practicable to do. It is acknowledged that the overall size of the two units do not meet the internal residential space standards

requirements. However, given that the proposed converted accommodation will be ancillary to the A4 use of the development it is not considered necessary to apply the same amount of weight to Policy 50 of the Cambridge Local Plan 2018 in this instance. The sizes of the two bedrooms in the proposed managers flat have floor areas of 9.8m<sup>2</sup> and 12m<sup>2</sup> which both exceed the minimum space standard requirements for a single bedroom and a double bedroom. **Within the unit for the staff accommodation the two bedrooms also exceed the minimum space standard requirements for single bedrooms, staff bedroom 1 measures 10.9m<sup>2</sup> and staff bedroom 2 measures 9m<sup>2</sup>.** Therefore, on balance given that the policy does not state that it is essential for conversions to meet space standards and the residential uses will be ancillary to the A4 use with bedroom sizes that meet the space standard requirements, overall the quality of the living environment is considered to be acceptable in respect of internal space.

Staff accommodation

Bedroom	Number of occupants	Proposed internal space (m <sup>2</sup> )	Policy Size requirement (m <sup>2</sup> )	Difference in size
1	1	<b>10.9</b>	<b>7.5</b>	<b>+3.4</b>
2	1	<b>8.9</b>	<b>7.5</b>	<b>+3</b>

Pre-Committee  
Amendments to Recommendation: None.

**Decision:**

Circulation: First Item:  
Reference Number: 20/02876/FUL  
Address: 78 Grantchester Meadows  
Determination Date: 24 August 2020  
To Note:

Amendments to  
Text: None.

Pre-Committee  
Amendments to  
Recommendation: None.

**Decision:**

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Circulation: First Item:

Reference Number: 20/01033/FUL

Address: 12 Gilmour Road

Determination Date: 20 April 2020

To Note: The residents of the Accordia estate who have recorded objections to this proposal have put together a note designed to illustrate their concerns. This has been sent to the members of the Committee. They would like it to be included in the papers for the meeting. Photographs have also been submitted to be shown at Committee.

Amendments to  
Text: None

Pre-Committee  
Amendments to  
Recommendation:

**Decision:**

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