

JOINT DEVELOPMENT CONTROL COMMITTEE MEETING – 16 December 2020

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: 3 APPLICATION REF: **19/1056/REM & 07/0003/NMA1**

Location: BDW2, Darwin Green, Land between Huntingdon Road and Histon Road

Target Date: 23 December 2020

To Note:

1. Additional information was received from the applicant and uploaded to the file on 9 and 10 December. This comprised updated architectural drawings, landscaping plans, drainage and highways drawings, and design reports. These documents were updated to ensure the drawings are consistent with the proposed site plan which was amended on 30 November. An officer note was added to the file to explain this.
2. Additional representations have been received from:
 - 1 Hoadly Road
 - 29 Woodlark Road
 - 57 Woodlark Road

These representations can be summarised as:

- No possible to view manage of the relevant documents.
- Proximity to Woodlark Road properties.

- Concern about the approach to flood prevention on Woodlark Road being contrary to consultee advice in the report.
- Existing hedge being Woodlark Road should be 3m high and 1m wide, which appears to be missing from the report.
- Concerns about the proximity and loss of daylight / sunlight to No. 1 Hoadly Road, which are unacceptable.

These issues have been addressed in the report.

3. Advice has been received from the Lead Local Flood Authority (LLFA) and the City Council's Sustainable Drainage Engineer regarding the wording of condition 7 relating to the ditch. The LLFA comments that the riparian law will require the application to maintain the ditch for the entirety of their ownership, and that maintenance during construction is covered within the construction environmental management plan secured through the outline conditions. Conclude that the wording of the condition 'prior to occupation' is acceptable. The Sustainable Drainage Engineer would prefer a prior to commencement of development trigger, but defers to the LLFA opinion.

Amendments To Text:

4. Paragraph 27 – Representations were received from the owner/occupier of No. 27 Woodlark Road which was missed off the list. The comments were included in the summary of representations and addressed in the report.

Pre-Committee Amendments to Recommendation: None

DECISION: