

PLANNING COMMITTEE MEETING – 24th March 2021

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item: 1M
Reference Number: 20/03429/FUL
Address: 104 - 112 Hills Road Cambridge Cambridgeshire
Determination Date: 9 April 2021
To Note:

CONSULTATIONS

Lead Local Flood Authority

The LLFA have reviewed the pump failure modelling and have no objection subject to conditions regarding submission of details of a surface water drainage scheme and a hydrological/hydrogeological report regarding the displacement of ground water.

Drainage Officer

Development is acceptable subject to conditions regarding submission of a details of a surface water drainage scheme, a hydrological/hydrogeological report regarding the displacement of ground water and maintenance of foul and surface water drainage systems.

Amendments to
Text:

Tree Officer

Agree with the applicant regarding the impact of wind on trees.

REPRESENTATIONS

A letter has been received from Hewitsons LLP stating that their client is willing to purchase the Flying Pig pub if it were to be offered for sale and that the intention would be to safeguard the buildings in their present form. The client is concerned with the currently proposal, which has little support, and that it has already been impacted by the pandemic. Unclear whether another period of closure for refurbishment will allow it to survive.

ASSESSMENT

Trees

The applicant has sought advice from their arborist in relation to the potential impact of wind on trees within the Botanic Garden adjacent to the site following comments from the Council's wind consultant. The applicant's arborist notes that the prevailing wind from the south-west already has an impact upon these trees and in considering the alterations in wind speed calculated within the Environmental Statement, there will be a negligible impact. The Council's tree officer is in agreement. It is therefore, concluded that the proposed development will not cause harm to trees adjacent to the site in terms of windiness.

Flood Risk

Subject to conditions (conditions 56, 57, 58 and 59) the surface water drainage strategy is considered acceptable and therefore, satisfies requirements set out within the NPPF and policies 31 and 32 of the Local Plan with regard to flood risk and surface water drainage.

THIRD PARTY ISSUES

The offer to purchase the pub is not a material planning consideration. The site is not for sale and even if it were put up for sale there is no guarantee that the Hewitson's client would be the successful purchaser.

Amended Conditions

- 7 Prior to the construction of the basement, details of a structural monitoring system to ensure the structural integrity of the Flying Pig shall be submitted to and approved by the Local Planning Authority and subsequently installed and maintained. Save to the extent permitted by the phasing plan approved pursuant to Condition 45, no demolition of elements of the Flying Pig shall take place until the proposed basement has been constructed and the parts of the Flying Pig to be retained have been structurally secured and the

Pre-Committee
Amendments to
Recommendation:

building appropriately weatherproofed.

Reason: To ensure appropriate protection of the public house in accordance with policies 61 and 62 of the Cambridge Local Plan 2018.

- 18 Demolition and/or construction vehicles with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs - 15.30hrs, seven days a week.

Reason: in the interests of highway safety (Cambridge Local Plan 2018, Policy 81).

- 53 The areas of internal floorspace identified as “F&B” and coloured purple at ground floor level within Building B and Building C on approved plan no. (00)_P100 Rev P03 shall be used for purposes falling with class A1, A2 or A3 only and for no other purpose. Once an A1, A2 or A3 use is first implemented, any subsequent use of the identified areas shall only be for purposes falling within Class E(a), E(b) or E(c) of Schedule 2 Part A Class E(b) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Reason: To ensure an appropriate mix of uses at ground floor level and to provide active uses to the buildings frontages in accordance with policies 40 and 56 of the Cambridge Local Plan 2018.

Additional conditions

- 56 No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles 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. The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by AKT II dated August 2020 and shall also include:

a) Details of the existing surface water drainage arrangements;

- b) Full results of the proposed drainage system modelling for 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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;
- d) Full details of the proposed attenuation and flow control measures;
- e) 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;
- f) Full details on the proposed surface water pumps and duty/ standby pumps
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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 in accordance with policies 31 and 32 of the Cambridge Local Plan.

- 57 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 the development 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 publicly adopted, in accordance with paragraphs 163 and 165 of the NPPF and policies 31 and 32 of the Cambridge Local Plan.

- 58 No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate implementation of the surface water drainage scheme in accordance with policies 31 and 32 of the Cambridge Local Plan.

- 59 Prior to the commencement of the development a detailed hydrological/hydrogeological report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide advice as to whether the development of the site will have any impact upon the ground water based on long term ground water monitoring and site-specific groundwater modelling. Should the report demonstrate any significant detrimental impact on groundwater, it shall also propose mitigation to be carried out in accordance with a proposed phased programme of implementation. Any mitigation shall be carried out in accordance with approved report and details of timing.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased groundwater flood risk on or off site resulting from the proposed development in accordance with policy 32 of the Cambridge Local Plan 2018.

Additional 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.

Decision: None

RECOMMENDATION

Circulation: First Item: 2M
Reference Number: 20/04514/FUL
Address: St Matthews Centre Sturton Street Cambridge
Cambridgeshire
Determination Date: 17 February 2021 (Extension of Time agreed until 2nd April 2021)
To Note: Nothing
Amendments to Text: No amendments
Pre-Committee Amendments to Recommendation: None

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item: 1I
Reference Number: 20/01609/FUL
Address: 25B Bishops Road Cambridge CB2 9NQ

Determination
Date:

5 May 2020

The case officer has been back out on site to review the proposal from the adjoining neighbouring property (No.20 Exeter Close). Whilst a site visit was carried out previously the occupiers wanted the case officer to specifically view the proposal from the garden and to better understand the context of the dwelling and how it is used.

It is understood that the lean-to single storey element of No.20, closest to Plot 1 comprises a study with a primary window facing over the rear garden. In front of this window is a small patio with a seating area. A door directly into the kitchen is also located within this private amenity space. The site visit was carried out around midday 12th March.

Following this visit the occupiers have raised additional concerns regarding the report, the application process and suggested amendments to overcome some of their concerns. These comments read as follows:

- *Would like to see plot 1 set slightly further back in line with the rear elevation of their property.*

To Note:

- *Concern around damage caused (e.g. to our sewer) by the demolition of the existing wall.*
- *Feels this application has been rushed to Committee following the Officer visit and would like a delay to the decision on the grounds of allowing real democratic representation.*

The occupier of No.27 Bishops Road has also sent an additional statement that is requested to be presented before Members. It reads as follows:

- *Overdevelopment of the plot*
- *Minimal engagement with the planning officer or agent*
- *The track is unsuitable for large vehicles, the narrowest point it is only 2.1m wide with a maximum clearance of 2.5m between the fences bordering the track.*
- *Limited height clearance too due to trees.*

- *Requests conditions limit vehicle size*
- *Requests larger vehicle access should be via Exeter Close*
- *Requests limited construction hours*

Comments have also been received from the Councils Access officer who has advised the following:

To meet Code M2(3) parking is needed and a suitable surface (ie not gravel) from parking to house is needed.

A statement from the agent reads as follows:

In relation to No. 20 Exeter Close, the proposed design has been assessed using the “BRE Guide for Daylight and Sunlight” which is consistently used by Cambridge City Council to assess new proposals.

The proposal is in line with the prescribed 45deg test both in plan and elevation. Therefore, the neighbouring property would continue to receive adequate natural daylight and would not be affected by the proposal.

In terms of direct sunlight, an impact is considered to be an increase of overshadowing of the neighbouring garden of over 25%, for two thirds of the year.

A shadow study has been submitted. This shows an increase in overshadowing of less than 10% of the garden at the equinox. Both summer and winter months will have no change compared to existing. Therefore, the neighbouring garden would continue to receive adequate direct sunlight.

The agent has indicated that the applicant is amenable to revising the position of plot 1, 1.5m back from its current position. However, this amendment hasn't been formally submitted or consulted on, and the Officer assessment is therefore based on the position/plans set out in the report.

Amendments to Text: None.
Pre-Committee Amendments to Recommendation:

Decision:

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