

PLANNING COMMITTEE MEETING – 21st April 2021

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 20/04826/FUL
Address: Lockton House Clarendon Road
Determination Date: 22 February 2021

Additional neighbour comments

Since the writing of the report, additional comments have been received from the following addresses:

- 7 Clarendon Road
- 9 Clarendon Road
- 15-17 Clarendon Road (Brooklands Avenue and Area Residents' Association (BAARA))
- 22 Brooklands Avenue
- 3 Shaftesbury Road
- 3 Cavendish Avenue
- 15 Shelly Garden
- 15 Rustat Road (Owner of 5 Brooklands Avenue)
- 34 Bettridge Road
- 116 Tension Road
- 31 Golding Road

To Note:

The comments can be summarised as the following:

- The site is not allocated and lies outside the opportunity area
- The proposed buildings will overlook, overshadow and be overbearing upon neighbouring properties
- Overdevelopment of the site
- The site will generate traffic and congestion due to limited pay and display on surrounding streets and insufficient parking on site
- Concerns raised over the safety of the loading bay on Brooklands Avenue with HGV's accessing it
- Loss of 52 mature trees
- Design and scale of the proposed buildings out of keeping with the conservation area and would also harm the setting of the Grade II Listed Royal Albert Homes
- The sustainability approach should be to refurbish the existing building not demolish it.

- Is there need for more office space in Cambridge given the post-covid world? Lengthy concerns raised over the need for more office space in Cambridge
- Questions over the acceptability of the cycle parking
- Concerns over flooding
- Location of care unknown – but will cause issues over its operation
- Potential noise issues from the substation
- Contrary to polices 55, 56, 57, 59, 60 and 61
- Additional views for the TVIA should be provided:
 - 1. East elevation (no viewpoint provided) - where Block A and Block B are right on or close to the boundary
 - 2. South elevation (no viewpoint provided) - where Block B is close to the boundary
 - 3. West elevation (opposite the entrance to the underground car park, where a view of the 5 storey Block B will be seen head-on).
 - 4. No viewpoint is provided of the north elevation of Block B (how it would be experienced from 3-7 Brooklands Avenue and 2-6 Clarendon Road, this is important because the terrace is partly residential)
 - 5. No viewpoint is provided of the west elevation of Block A (how it would be experienced from 3-7 Brooklands Avenue and 2-6 Clarendon Road, in particular No 3 Brooklands Avenue who would be right next to Block A which is not shown in the views)
 - 6. A specific view from outside the Grade 2 Royal Albert Homes across the road towards 3-7 Brooklands Avenue with the development shown behind it, including Block B.
 - 7. A specific view from outside 5 Clarendon Road directly opposite Block B

The majority of the comments have been addressed in the report.

In response to the request from the Brooklands Avenue and Area Residents' Association (BAARA), the Urban Design and Landscape Team have provided the following response:

Additional comments received from the Urban Design Team and Landscape Team:

The 12 viewpoints were agreed through a robust pre-application process by officers including Conservation,

Landscape and Urban Design to assess the townscape and landscape visual impact of the scale and massing from both relevant longer distance Policy 60 strategic viewpoints, and from publicly accessible, localised viewpoints where the proposal is likely to be most impactful. The locations selected represent the most sensitive receptors that would perceive the greatest magnitude of change in townscape within the Conservation Area.

Additional representative views from the east (within the adjacent Unex site), from the south (within the car park of Clarendon House) or from within the Kaleidoscope flats are neither considered to be publicly accessible nor are they significantly sensitive townscape receptors due to the nature of access and urban setting. Urban Design and Landscape remain comfortable that the viewpoint locations provided as part of the TVIA provide sufficient evidence to be able to assess the townscape impact of the scale and massing of the proposal.

Amendment to paragraph 8.61 – No condition is recommended to remove permitted development rights as planning permission is required for windows to be inserted at first floor or above.

Amendments to Text:

Amendment to paragraph 8.64 as the sentence was incomplete - To summarise all of the above, officers accept the proposal would have a degree of impact upon No's 2, 4 and 6 Clarendon Road with No.6 receiving the most impact out of the three properties. The scheme has been designed to limit the impact of direct overlooking and to limit any overbearing impact upon these properties. The positive changes to the area directly to the rear of these properties should also be afforded weight when balancing up the residential amenity impact upon No's 2, 4 and 6 Clarendon Road. Taking all of the above into account and on balance, officers consider that the overall impact upon No's 2, 4 and 6 Clarendon Road is acceptable.

Amendment to condition 24:

Tree Pits

Pre-Committee
Amendments to
Recommendation:

No development above ground level, other than demolition, shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

Amendment to condition 25:

Groundworks

No development above ground level, other than demolition, shall take place until the details of all groundworks are submitted and approved by the local authority. Details should include: protection of ground to be reinstated to landscape; methodology of soil stripping, storage, handling, formation level decompaction, and soil re-spreading. All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' Defra publication.

Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

Amendment to condition 26:

Window details 1:10

No new windows shall be constructed in the hereby approved buildings, until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

Amendment to condition 37:

No above ground works shall commence until a foul water drainage scheme for the site, in accordance with Cambridge City 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.

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

Remove condition 41 as it's a duplicate of condition 17 and replace with the following:

Decision:

Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for offices and ancillary café use only and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended 2020) or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm to residential amenity and to the supply of employment land which would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 41 and 55)

Circulation:	First	Item:
Reference Number:	20/03843/FUL	
Address:	Carlyle House Carlyle Road	
Determination Date:	10 November 2020	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

MINOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	20/01609/FUL	
Address:	25B Bishops Road	
Determination Date:	5 May 2020	
To Note:	Objection received from 20 Exeter Close on the following grounds:	

A) Loss of a bungalow with disabled parking from the housing stock. The nearest parking for the proposed Plot 1 house would be over 100m away.

B) Overdevelopment

C) Increased traffic movements

D) Increased delivery movements

E) Amendment to set Plot 1 1.5m SE marginally improves light loss to the house and outside seating area.

F) Possible damage to sewer from demolition of wall between Plot 1 and No.20

G) Construction access will be problematic

Amendments to Text:

None

Pre-Committee Amendments to Recommendation:

None

Decision:

Circulation: First Item:
Reference Number: 20/02504/S73
Address: Varsity Hotel and Spa, 24 Thompsons Lane
Determination Date:
21 July 2020

To Note

Cambridge Fire and Rescue Service Consultation response (dated 19th April 2021) :

My understanding is that the undercroft is not being used to park vehicles and I believe that has been the case for some time. The undercroft is predominantly being used as a storage/service area for the hotel to my knowledge.

In the opinion of Cambridgeshire Fire & Rescue Service (CFRS) parked vehicles in the undercroft increases the fire load with the risk of fire & fire spread, it may obstruct escape from the hotel (as it provides an alternative route) and it may obstruct access to the dry riser inlet.

CFRS supports the letter from Force Fire Consultancy Ltd. and the planning application to remove parking spaces at the hotel on fire safety grounds.

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

Circulation: First Item:
Reference Number: 20/03838/FUL
Address: 38 High Street Chesterton
Determination Date: 10 November 2020
To Note: Nothing

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

Circulation: First Item:
Reference Number: 20/04303/S73
Address: 1 Grosvenor Court
Determination Date: 15 December 2020
To Note: Nothing

Amendment to description of proposal to include reference to all changes to read:

Amendments to Text:

S73 application to vary condition 2 (Approved Plans) of permission 19/1250/S73] to permit the introduction of roof terraces to the second-floor flats and changes to the external appearance including height of clay tile cladding lowered to line through with first floor balconies to south east and south west elevation, format of rooflights changed - north east elevation, rear elevation (north west) - window proportions changed, height of parapet dropped, and balustrades introduced to first floor balconies.

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 21/00190/FUL

Address: 44 George Street

Determination Date: 15 March 2021

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 20/04824/FUL

Address: 130 Queen Ediths Way

Determination Date: 18 January 2021

Bat Survey received 19 April 2021. The Council's Biodiversity Officer is content with the survey effort and recommendation that demolition can proceed following a hand strip of the lead and ridge detail as described.

To Note:

Support the proposed inclusion of at least one integrated bat roost feature, the specification and location of which can be secured via the previously proposed condition.

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 20/03704/FUL

Address: Land Adjacent 1 Lovers Walk
Determination Date: 29 October 2020
To Note: Nothing
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None
Decision:

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