

PLANNING COMMITTEE MEETING – 1st September 2021

Amendment/De-brief Sheet

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 21/01476/FUL
Address: 45 Highworth Avenue
Determination Date: 26 May 2021

To Note: Comments received from the Sustainability Officer: 'They are proposing to utilise air source heat pumps and photovoltaic panels to achieve a 29.35% reduction in emissions for house type 1 and a 21.04% reduction for house type 2. This approach is supported. Recommends conditions regarding implementation of the energy strategy and water efficiency.'

These are proposed together with an additional condition regarding Air Source Heat Pumps and associated informatives.

Amendments to
Text:

Amendment to paragraph 28:

The applicant has submitted an Energy Statement and

associated calculations which outline how the inclusion of a number of renewable technologies will ensure a 19% CO₂ emissions reduction target can be met. The following technologies have been identified for the proposed development: photovoltaic panels, solar thermal collectors and Air source heat pump. The Sustainability Officer has reviewed the information and supports the approach to utilise air source heat pumps and photovoltaic panels to achieve a 29.35% reduction in emissions for house type 1 and a 21.04% reduction for house type 2. Residents have raised concerns that the proposal includes chimneys in units 1 and 2 and if the chimneys do serve wood burning stoves they should not be supported from an air quality perspective. Officers have sought clarification from the applicant about this will provide an update at committee. Subject to conditions regarding implementation of the energy strategy and water efficiency, the proposal would provide a high quality sustainable development in accordance with policy 28 of the Cambridge Local Plan 2018.

Pre-Committee
Amendments to
Recommendation:

Amendment of condition 21 to:

Implementation of Energy Strategy:

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 as

set out in the Energy Statement, 45 Highworth Avenue, Atspace, 2/8/2021, has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority, alongside location plans showing the location of the proposed air source heat pumps and layout of the photovoltaic panels, before the development is first occupied.

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).

Additional Air Source Heat Pump Condition

The approved Air Source Heat Pump shall comply with the Microgeneration Certification Scheme Planning Standards (MCS 2020) or equivalent, otherwise the details of the Heat Pump shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018

Fire Tender Informative

Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.

Air Source Heat Pump Informative

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

Decision:

Circulation:	First	Item:
Reference Number:	20/05298/HFUL	
Address:	2 Barrow Road	
Determination Date:	16 February 2021	
To Note:	Nothing to note.	
Amendments to Text:	None.	
Pre-Committee Amendments to	None.	

Recommendation:

Decision:

Circulation: First Item:
Reference Number: 21/01107/FUL
Address: 72 Canterbury Street
Determination Date: 15 June 2021
To Note: An additional representation has been submitted by the neighbour at No.70 Canterbury Street, providing photographs showing the windows referred to in their objection to the proposed development.
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 21/01386/PRI16A
Address: Wulfstan Way, Cambridge
Determination Date: 19 May 2021
To Note: Nothing
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:
