

## **PLANNING COMMITTEE MEETING – 20th April 2022**

### **Amendment/De-brief Sheet**

#### **MAJOR PLANNING APPLICATIONS**

Circulation: First Item:  
Reference Number: 21/02516/S73  
Address: 66 Colville Road Cambridge CB1 9EH  
Determination Date: 16 November 2021  
To Note:  
Amendments to Text: None  
Pre-Committee  
Amendments to  
Recommendation:  
**Decision:**

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#### **MINOR PLANNING APPLICATIONS**

Circulation: First Item:  
Reference Number: 22/00197/FUL  
Address: 11 Hinton Avenue Cambridge CB1 7AR  
Determination Date: 15 March 2022  
Additional neighbour representation received following submission of report from:

- 72 Haverhill Road, Stapleford

The comments can be summarised as follows:  
To Note:

- Replacement of the picket fence is required to stop overlooking;
- Concern is required to ensure the roof systems are maintained.

Amendments to

Text:

Pre-Committee  
Amendments to  
Recommendation:

**Decision:**

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Circulation: First Item:  
Reference Number: 21/01791/FUL  
Address: Land Rear Of 190 Green End Road Cambridge  
Cambridgeshire  
Determination Date: 15 June 2021  
To Note: None

Amendments to  
Text:  
Pre-Committee  
Amendments to  
Recommendation:

**Decision:**

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Circulation: First Item:  
Reference Number: 21/04698/S73  
Address: The Tivoli 16 Chesterton Road Cambridge CB4 3AX  
Determination Date: 21 December 2021  
To Note: None

Amendments to  
Text:  
Pre-Committee  
Amendments to  
Recommendation:

**Decision:**

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Circulation: First Item:  
Reference Number: 21/05405/FUL

Address: 19 Grantchester Road Newnham Cambridge CB3 9ED  
Determination Date: 3 March 2022  
To Note: None  
Amendments to  
Text:  
Pre-Committee  
Amendments to  
Recommendation:  
**Decision:**

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Circulation: First Item:  
Reference Number: 21/05431/FUL  
Address: 17 Greenlands Cambridge CB2 0QY  
Determination Date: 11 March 2022  
Following the amended plans owners/occupiers of the following addresses have made representations:  
– Tudor House, 10 Red Cross Lane, Cambridge.  
– 1 Greenlands, Cambridge  
The following additional comments have been made:  
- Over development of the site.  
- Loss of available parking space outside the existing garage.  
To Note: - No.1 is mentioned as having been extended in a similar fashion, however this is only over part of what was the garage and they have retained off street parking.  
- Contrary to Covenant which requires for single or family occupation.  
Officers have noted the representations. The officer recommendation remains to approve.  
Amendments to  
Text:  
Pre-Committee  
Amendments to  
Recommendation:  
**Decision:**

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Circulation: First Item:  
Reference Number: 22/00263/HFUL  
Address: 18 Neath Farm Court Cambridge CB1 3EX  
Determination Date: 21 March 2022

A letter has been received from the applicant who has asked for it to be read at committee. The main points are as follows:

To Note:

- Application was submitted retrospectively due to us being unaware that permitted development rights had been removed by conditions from the original Neath Farm Court development.
- As soon as it was discovered this was not the case, work on the site was halted and this planning application submitted. We believe that had this application been non-retrospective, it would have been approved without requiring a committee meeting.
- We had shared our extension plans (with drawings) with our neighbours 3-months before the actual start of the work. At that time, they were supportive of this development.

A further letter has been received from Landpro on behalf of neighbours residing at 19 Neath Farm Court.

Main concerns and details included within statement are listed below:

Amendments to Text:

- The retrospective element restricted the neighbours ability to comment and suggest amendments to the application. Including material use.
- Construction began on 7th November 2021 and the neighbours wrote to the applicants on 25<sup>th</sup> November outlining several concerns. Neighbour requests were refused by the applicant.
- The basis for the neighbours objection relates to the following six reasons:
  - o Condition 6 of Bloor Homes' original planning permission ref: 09/0403/REM;
  - o Extension exceeded what would have been allowed under permitted development rights being 3.3m out from the rear of the property dominating the already small garden areas;
  - o Residential amenity by virtue of bulk, scale, and massing is inappropriate being unnecessarily high at 2.9 metres in height;
  - o Loss of sunlight/daylight (overshadowing)

into principal living room/dining room;

- o Design: the flat roofed design is completely out of character with the architecture of the building; and
- o Materials: the bricks used are a different colour to those of the host building.
- Agent has stated that the development is in breach of the Party Wall Act, and that the neighbours have not been served notice. This is not a material planning concern, and is considered a civil matter. For this reason, the points raised regarding the party wall concerns should not influence the outcome of this application.
- Agent has provided details stating the applicant has not been using their permanent bin store as required. The application is for a single storey rear extension, and the applicants reluctance to use the bin store is not relevant nor material to the outcome of this planning application and should not influence the assessment.

Pre-Committee  
Amendments to  
Recommendation:

Despite the comments received in objection, the points raised do not change the officers' recommendation to approve.

**Decision:**

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Circulation: First Item:

Reference Number: 20/01972/COND35

Address: Netherhall Farm Worts Causeway Cambridge  
Cambridgeshire

Determination Date: 5 April 2022

To Note:

Amendments to  
Text:

Alteration to Para 8.2 –

The officer recommendation for outline planning permission (20/01972/OUT) originally proposed the inclusion of condition 35. This was later excluded in a pre-committee amendment to the recommendation, as evidence was submitted on efforts that had been made to improve pedestrian and cyclist connectivity. Following discussion, the committee resolved to re-instate this condition. The intention of this was to ensure that sufficient

efforts were taken by the applicants to secure a northern access. The outline planning permission was considered acceptable in planning terms without the northern pedestrian/cycle link, and no such link was indicated in the approved parameter plans. This site allocation policy in the local plan does not require provision of a northern access.

Pre-Committee  
Amendments to  
Recommendation:

**Decision:**

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Circulation: First Item:  
Reference Number: 22/00621/FUL  
Address: 49 College Fields Cambridge Cambridgeshire CB4 1YZ  
Determination Date: 7 April 2022

To Note: Information provided by agent regarding the measurements of bedrooms on top floor of the property.

Amendments to Text: Agent has carried out the measurements and can confirm that bedroom 9 has a floorspace (excluding the edges of the room where the sloped ceiling has a floor to ceiling height of less than 1.5m) of 9.916 sqm. As you can see, this is about 50% above the minimum room size for a single bedroom as set in the nationally described technical space standards.

Room 8, which is also on the third floor has a similar, albeit marginally larger floorspace than no.9 and therefore also exceeds the minimal threshold for single rooms.

Pre-Committee  
Amendments to  
Recommendation:

N/A

**Decision:** APPROVE (subject to conditions)

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## TREE APPLICATIONS

Circulation: First Item:  
Reference Number:

Address: Homerton College

Determination Date:

A further representation has been received from the occupier of 3 Harrison Drive. It raises a number of issues including:

To Note:

-The tree is healthy and has fresh leaves coming out throughout its structure.

-Now that the building work is finished it is apparent that there is sufficient space around it and there is sufficient space for the tree to be retained

-Procedural issues with regard to timing of planning committee

-The representation includes photographs of the tree in question

The representation does not alter the officer recommendation.

Amendments to  
Text:

Pre-Committee  
Amendments to  
Recommendation:

**Decision:**

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