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Cambridge City Council

EAST AREA COMMITTEE

To: Councillors Herbert (Chair), Wright (Vice-Chair), Benstead, Brown, Hart, Marchant-Daisley, Owers, Pogonowski, Saunders, Shah, Smart, Walker, Bourke, Harrison, Sadiq and Sedgwick-Jell

Despatched: Tuesday, 14 December 2010

Date: Monday, 20 December 2010

Time: 7.00 pm

Venue: Committee Room 1 & 2 - Guildhall

Contact: Toni Birkin

Direct Dial:

AGENDA

PLANNING APPLICATIONS

Information for the public

Public attendance

You are welcome to attend this meeting as an observer, although it will be necessary to ask you to leave the room during the discussion of matters which are described as confidential.

Public Speaking

You can ask questions on an issue included on either agenda above, or on an issue which is within this committee's powers. Questions can only be asked during the slot on the agenda for this at the beginning of the meeting, not later on when an issue is under discussion by the committee.

If you wish to ask a question related to an agenda item contact the committee officer (listed above under 'contact') **before the meeting starts**. If you wish to ask a question on a matter not included on this agenda, please contact the committee officer by 10.00am the working day before the meeting. Further details concerning the right to speak at committee can be obtained from the committee section.

Filming Protocol

Filming, recording and photography at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

Fire Alarm

In the event of the fire alarm sounding (which is a continuous ringing sound), you should pick up your possessions and leave the building by the route you came in. Once clear of the building, you should assemble on the pavement opposite the main entrance to the Guildhall and await further instructions. If your escape route or the assembly area is unsafe, you will be directed to safe areas by a member of Cambridge City Council staff.

SECOND EAST AREA COMMITTEE MEETING – 20TH DECEMBER 2010

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

		<u>General Comments</u>
<u>CIRCULATION:</u>	First	
<u>ITEM:</u>	<u>APPLICATION REF:</u>	10/0785/FUL
<u>Location:</u>	1A Mill Street, Cambridge	
<u>Target Date:</u>	29 th September 2010	

To Note:

Further comments from the Environmental Health Team:

Desktop Study

A review of historic maps recorded past potentially contaminative uses within close proximity to the site including a dry cleaners and a former garage. The site walkover noted the presence of a bakery.

Based on this information a site-specific conceptual model was constructed and presented within the report.

Further Investigation

The report states that the main contaminants of concern are aromatic and petroleum hydrocarbons, metals and solvents. However it does not confirm whether all soil samples will be tested for the full suite of contaminants.

There is no information about the number of sampling locations across the site or the number of samples at each location. A detailed method statement should be submitted to the local planning authority for consultation and approval (prior to the intrusive investigation undertaken).

The report states that chemical testing will be undertaken following the commencement of building works and lifting of hardstanding and concrete slabs. Further investigation must be undertaken before the groundworks for services or building foundations.

All the above issues can be covered by the full contaminated land condition, which should be attached to the planning application should permission be granted.

The Council's standard noise condition is also considered necessary to ensure any new plant does not cause undue disturbance to the current and future residents.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation:

New condition 9

Contaminated land planning condition

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 4/13.

New Condition 10

Before the development/use hereby permitted is commenced, a scheme for the

insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: In the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 4/13.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **10/0813/CAC**

Location: 1A Mill Street, Cambridge

Target Date: 29th September 2010

To Note: No further update

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **10/0551/FUL**

Location: 1 Ferndale Rise, Cambridge

Target Date: 5th August 2010

To Note: In addition to the representations listed in the report, an objection was received from the occupier of 4 Ferndale Rise. The reasons for objection are covered in the list in the report.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **10/0927/FUL**

Location: 19 Perowne Street, Cambridge

Target Date: 12th November 2010

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **10/0990/FUL**

Location: 119 - 121 Newmarket Road, Cambridge

Target Date: 26th November 2010

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

DECISION:
