



Public Document Pack

Cambridge City Council

SOUTH AREA COMMITTEE

Date: Monday, 5 March 2012

Time: 7.30 pm

Venue:

Contact: Martin Whelan

Direct Dial: 01223 457012

Planning Update Sheet

SOUTH AREA COMMITTEE MEETING – 5th March 2012

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 11/1183/FUL

Location: 20 Panton Street

Target Date: 27.12.2011

To Note:

The applicant has submitted an Arboricultural Implications Assessment and a supplementary design and access statement.

The tree survey accurately plots all trees on the site. The application now proposes to replace the Malus tree (T1) which is visible from Panton Street. Amended plans have been submitted to reflect this minor alteration.

Officer Comments

I am satisfied the existing trees on the site should not constrain the development. The replacement Malus tree is welcomed.

Amendments To Text: No amendments

Pre-Committee Amendments to Recommendation:

2 new conditions relating to tree replacement and protection.

New Condition 7

If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11).

New Condition 8

Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4).

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 11/1465/S73

Location: **1 Greystoke Road**

Target Date: 24.01.2012

To Note:

Amendments To Text: Replacement paragraph 8.19

8.19 The applicant has confirmed that there is an existing garden shed within the garden of 1 Greystoke Road (the bungalow) that is lockable and has space for at least 6 bicycles. The garden and shed are available for the use of tenants of both the bungalow and the annex and can be accessed from the gate to the north of No.1.

8.19a The cycle parking requirements for the application would be one cycle per bedroom equating to 3 spaces, 2 for the bungalow and 1 for the annex. I consider that the use of the existing garden shed would be acceptable and if a recommendation of approval were forthcoming, I would recommend a condition that details are provided of the internal layout within 3 months of the date of the decision.

Pre-Committee Amendments to Recommendation:

DECISION:

Enforcement Report

GARDENWORKS

TREE SURGERY & FORESTRY SERVICES

4 PETTITS CLOSE

FULBOURN

CAMBRIDGE

CB21 5BJ

TELEPHONE **+44 (0)1223 880643**

e-mail; trees3998@uwclub.net

VAT Registration number 731 8189 25

Web site www.gardenworkstreesurgerycambridge.yellsites.co.uk

Pre-Development Arboricultural Implications Assessment

Date; **28th February 2012**

Client; **Mr Toby Churchill 20 Panton Street, Cambridge, CB2 1HP**

Brief; **To prepare an arboricultural implication assessment for the proposed development at 22 Panton Street, Cambridge**

Following my site survey, I have completed a survey table as described with BS:5837 (Table1).

I also include a site plan to show the position of the trees and shrubs. The shrubs are not described within the table.

There are no trees adjacent to the site that may or may not be affected by the proposed development.

Additional Information to support the Survey Table

Tree 1 has been described in an earlier communication and this has been included in the planning application. To reiterate, this tree is viewed from the street and does ameliorate the line of brickwork along the street edge. However, it is also close to the masonry wall. I doubt this tree was planted using a root barrier system and it may affect the wall in the future. Its removal could be mitigated by planting a new tree within a "Greenleaf" Modular Root Barrier (RD640) in the space between the new and existing property. This will provide the amelioration mentioned above and reduce the risk of damage to the boundary new boundary wall. This will need to be discussed with the architect.

Tree 2 is nearly dead and should be removed for site safety.

Tree 3 is a coppiced Sweet Bay that should really be treated as a large shrub. Its multi-stemmed habit has been caused by severe pruning in the past and it will require regular maintenance if it were retained. It is also disturbing the adjacent paving and creating a trip hazard. I recommend this be removed.

Tree 4 is the best tree on site although quite mature. The calculated Root Protection Area (RPA) is 6.1 meters and the new building does not encroach into this area. An arboricultural method statement will be provided for any planned works in this area.

Shrubs

The site contains two large shrubs. The Pyracanthus is within 30cm of the side wall to 24 Panton Street and has grown in an asymmetrical shape away from the building. Shrubs like this will eventually collapse as they are poorly balanced, unless supported. The loss of this shrub will not be significant. The second shrub is a mature Cotoneaster cornuba to the Western end of the site, it is a good specimen. The planned development will not affect this plant.

Before carrying out any works, the persons undertaking it must ensure that the trees do not contain any bat roosts. This is because under the Wildlife & Countryside Act 1981, the Conservation (Natural Habitat) Regulations 1994 and the Countryside & Rights of Way Act 2000, section 81, it is an offence to intentionally or recklessly disturb bats and their roosts or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.

Michael Downs is a Technicians member of the Arboricultural Association of Great Britain (Mem.No. AS300225) and sits on the East Anglian branch committee. I am also a member of the International Society of Arboriculture (Mem. No. 190197).

Any works carried out, must be to **BS3998**; 2010 Recommendations for tree work following industry best practice by qualified and experienced arboricultural technicians.

If you have any queries please do not hesitate to contact me on the number above.

Yours sincerely

Michael Downs
Certified Arboriculturist **Tech. ARBOR.A**

Tree No.	Species	Ht (m)	Stem		Branch Spread (m)	Height Of crown	Age Class	Physiological condition	Structural Condition	Management recommendations	SULE	BS5837 Category Rating
			Dia (mm)									
1	Malus 'Profussion' Crab Apple	6	180		N 2 E 1 S 2 W 2	1.8m	middle	Good	Good	NWR	20+	C
2	Robinia psuedoacacia	6	277		ACP 1	1.8m	young	Poor	Poor	Remove	0	R
3	Laurus nobilis Sweet Bay	5	Multi 745		ACP 3	1.8m	middle	Good	Poor(coppice)	Remove	0	R
4	Pyrus communis Pear	5	509		ACP 3	1.8m	mature	Good	Good	NWR	20+	B 1+3
5	Malus Apple	4	175		ACP 3	1.8m	young	Good	Good	NWR	20+	B

No TPO trees although site is within a Conservation Area

ACP - All Cardinal Points
NWR - No Works Required

BRUCE STUART ARCHITECTS

3 Aberdeen Square Cambridge CB2 8BZ Tel.01223 576916 Mob.07713742127
e mail brucestuart@me.com

20 PANTON ST., CAMBRIDGE APPLICATION 11/1183/FUL - ERECTION OF SIX STUDIO UNITS AND REMOVAL OF EXISTING TREES.

STATEMENT TO BE READ OUT AT PLANNING COMMITTEE MEETING OF 5 MARCH 2012

In this statement I will describe the proposals and put forward our case for planning permission to be granted.

I am also distributing copies of four low and high-level views of the immediate neighbourhood to help illustrate the sensitive manner in which the proposed development will fit into the street scene.

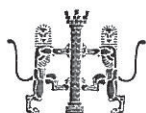
The application site forms part of a gap within the street frontage of some 9 metres. It is believed to have been left open for a No 22 Panton Street in the construction of the New Town Area. The surrounding area comprises mostly residential properties of varying age and style, up to five storeys high.

The application proposes a two and a half storey infill development to provide six studio flats. The accommodation is arranged over three floors with the top floor being within the roofspace. It would continue the theme of the adjoining terraced houses. All glazing to the new property faces either onto the street or down the length of the garden to the rear. Garden space is retained to the south of no.20.

Policy 3/4 of The Cambridge Local Plan requires that new buildings respond to their context and draw inspiration from the key characteristics of their surroundings. Policy 3/12 requires that new buildings have a positive impact on their setting in terms of location on the site, height, scale, and form, materials, detailing, wider townscape and landscape impacts and available views.

With regard to Development in Conservation Areas, Policy 4/11 states that development should contribute positively to the character or appearance of the area and the design of new buildings should faithfully reflect their context or provide a successful contrast with it.

A full Heritage and Design Statement has been provided as part of the application. It explains that attention has been given to design of the building and the layout of the site to ensure that the proposed development complies with the planning policies for the area and that, in terms of the scale, character, and appearance, the proposed building will be entirely appropriate in this location.



Chartered Member of The Royal Institute of British Architects



The character of terraced houses in Panton Street that create the street space, behind small private areas, with projecting bays would be continued and the quality of the Conservation Area maintained. The design therefore responds to the character of the site and its setting within the street.

The application follows pre-application discussions and agreement with planning and conservation officers in respect of both the principle of development and the details of the design.

Great care has been taken to ensure that the proposed development complies with Policies 3/4, 3/12, and 4/11 of the Local Plan. The Officers report has set out the comments received and has addressed them carefully. I share the view that this is a sensitive location and that the character of the street needs to be safeguarded, but feel that the design is both sympathetic and complimentary in this respect.

Following an arboricultural report requested by the officers dealing with this application it has become apparent that it would be possible to plant a replacement tree on the Panton St. frontage. Some drawings have been amended to reflect that and I am also distributing copies of those. I hope that this change helps to allay some of the concerns expressed by local residents.

Government advice is clear that if proposals comply with the development plan and there would be no material harm, planning permission should be granted.

I therefore urge the Committee to support the officer's recommendation for approval.

29 February 2012

[Drawings amended : 10-1253/01.1A, 03.1A, 4A, 6B, 7A and 8A]