

SOUTH AREA COMMITTEE MEETING –

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 13/0310/FUL

Location: Land between 2 and 3 Shaftesbury Road, Cambridge

Target Date: 06/05/2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0518/FUL

Location: 19 Worts Causeway, Cambridge, CB1 8RJ

Target Date: 14/06/2013

To Note:

- The applicant has submitted a document in response to the Council's report, in support of their application which is attached to the amendment sheet and provides some more contextual information regarding the street scene and footprint.

- A S106 unilateral undertaking has been submitted by the applicants.

Amendments To Text:

Pre-Committee Amendments to Recommendation: As a S106 has been submitted the third reason for refusal, in relation to the failure to enter into a S106, is removed.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0801/CAC

Location: 46 Alpha Terrace, Cambridge, CB2 9HT

Target Date: 19/07/2013

To Note: The Principal Conservation and Design officer has confirmed that the demolition of the existing building is acceptable subject to the appropriate detailing of the design, to be secured by conditions. Additional design conditions are set out under the full application (13/0800/FUL) below.

Amendments To Text:

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0800/FUL

Location: 46 Alpha Terrace, Cambridge, CB2 9HT

Target Date: 19/07/2013

To Note: The Principal Conservation and Design officer has confirmed that the demolition of the existing building is acceptable subject to the appropriate detailing of the design, to be secured by conditions. Additional design conditions are set below.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

15: Large scale drawings of the construction of chimneys, plinths, cambered window heads, kneelers, quoins, decorative eaves & verge courses and other brickwork/stonework details to be submitted to the LPA and approved in writing. Development must take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

16: Full details of all lintels and sills to new/altered openings [for doors or windows, etc.] to be submitted to and approved in writing by the LPA. Development must take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

17: No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

18: No boiler flues, soil pipes, waste pipes or air extract trunking, etc. shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Flues, pipes and trunking, etc. shall be installed thereafter only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11).

19: All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority prior to installation of new joinery. 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 2006, policy 4/11)

20: No new external joinery shall be installed until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames and balustrades, etc.) 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 2006, policy 4/11)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0581/S73

Location: 12 Rosemary Lane, Cambridge, CB1 3LQ

Target Date: 21/06/2013

To Note:

Highway Safety Update

- Speed survey has been undertaken.
- Results conclude the frontage wall needs to be reduced in height.
- Access appraisal drawing attached to the amendment sheet.

Highway Officer comment

- Splay for 30 mph traffic meets the requirements of Manual for Streets and reasonably addresses the concerns of the Highway Authority.

Amendments To Text:

Minor alterations to conditions as follows:

Condition 1 : Not required.

Condition 2 : to read, **Prior to the occupation of the premises for B1a office purposes** details of facilities...

Condition 3 : to read **Prior to the occupation of the premises for B1a office purposes** a travel plan...

Proposed new condition 4

Prior to the occupation of the premises for B1(a) Office purposes a visibility splay of 2.4m x 38m in a western direction shall be provided in accordance with DWG10 to show details of the alterations to the existing wall to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety, Cambridge Local Plan policy 8/2.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0059/FUL

Location: Parking Area Rear Of 66 - 68 Hartington Grove, Cambridge

Target Date: 15/03/2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0286/FUL

Location: 14 Fishers Lane, Cambridge, CB1 9HR

Target Date: 08/05/2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0681/FUL

Location: 4 Topcliffe Way, Cambridge, CB1 8SH

Target Date: 21/05/2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0346/FUL

Location: 3 Chalk Grove

Target Date: 07/05/2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0466/FUL

Location: 33 Queen Ediths Way, Cambridge, CB1 8PJ

Target Date: 28/05/2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

3/0518/FUL

Erection of one 3-bedroom one and a half storey house with car lodge and new access from Field Way on land to the rear of 19 Worts Causeway.

“House for ‘Disabled’ in Field Way”

**Applicants response to proposed refusal for
planning consent
08/07/2013**

For South Area Committee 15th July 2013

13/0518/FUL House for 'Disabled' in Field Way Monday, 08 July 2013
Response from Applicants to the proposed refusal for planning consent.

Paragraph 3 of the Planning report draws **unfair parallels with this application 13/0518/FUL and 05/0675/FUL of 8 years ago**. The '2005' proposal had only a 10 metre frontage and was sponsored by developers who 'improved' 1A by turning its garage into a downstairs bedroom for an upstairs flat. The neighbourhood did not support the very small house from such a developer believing it would be completely out of character. The Planning Department concurred. ***This new proposal is different in every way as set out below.***

There is 55% more land, gained from no 19, (§1.1) giving a 15.5 m frontage in Field Way, (*See attachment A*). This frontage is larger or similar to 1A, 1B, 10, 19, 20 & 21 in Field Way. The house would be designed by a respected local architect specifically with downstairs living for residents with disabilities including amenities for wheelchairs: the covered car port doubling as mobility scooter(s) store and charging point. It will have a stair lift. This is to accommodate the future for one of the applicants with Parkinson and her elderly husband.

The amenity space (§8.5) is around 70m² (underestimated in §2.2) but perhaps not in an approved shape. This area is larger than 1A, as large as 1B, comparable to no 19 (FW) and about 75% of the available rear garden area of no 10 Field Way. The house would not be out of character with smaller houses in Field Way (*attachment B*). This is not a Worts Causeway house.

The Case Officer correctly consulted **38** neighbours who had objected to the '2005' proposal and reports that 10 responded (§7.1-7.3). The report fails to say that **only 1 (distant) neighbour objected** and **9 supported the new proposal**. Nearest neighbours (No 17 Worts Causeway) made no written comment but have verbally been most supportive to the applicants. They have a very high hedge greatly limiting their view of any proposed 'new build'. 24 Field Way, 1A and 1B made no written comment. 21 Worts Causeway wrote a note of support.

13/0518/FUL Response from Applicants to the proposed refusal for planning consent (continued)

The Report states (§8.9 and §8.10) that there is no significant detrimental effect on 19 Worts Causeway or on 1A Field Way. The Case Officer recognises that appropriate steps have been taken not to overlook the neighbours. **The design received no adverse comments.**

Concerns are expressed about **character** (§8.5-6) and **sustainability** (§8.12). As already indicated the character of the new build is *not out of line* with 5 or 6 smaller houses in Field Way (**Attachment B**). Only one distant neighbour supported this ‘out of character’ statement.

‘Sustainability’ requires (§8.12) assessment of the continued use of the property. The report assesses that the garden fails this test because families would find it too small. Regrettably the **numbers of elderly and disabled continue to grow** so that there will be no difficulty in sustaining the future use of a well built property for disabled residents who wish to maintain some independence. *Houses (with small gardens) specially designed for the disabled clientele are rare with a thoroughly sustainable use.*

It is recognized (§8.21) that the applicants have agreed to enter into a 106 agreement.

The applicants believe that all objections outlined in the agenda papers are fully rebutted and hopes that Councillors will agree and accept the proposal.

John and Vera Carroll, 19 Worts Causeway, Cambridge, CB1 8RJ.

Documents Attached.

- A. How the plot size will be enhanced by 55% (computer generate photo).
- B. Map and photo/sketch evidence that the proposed house is not out of character with houses in Field Way

(page2)



"5 metre
Boards"
"2005" 10 metre plot

13/0518/FUL
Proposed Plot
enlargement for
"New Build"
using land from
19 Worts Causeway.

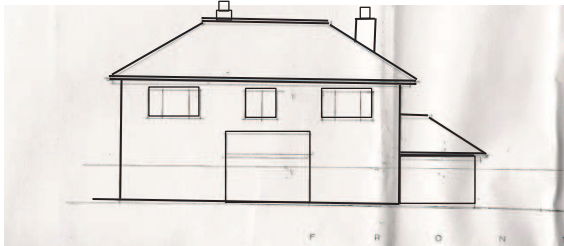
Top: present plot
Bottom: 'Future' plot
available



Proposed 2013 "15.5 metre" plot
Computer generated view

Attachment A

19 Worts Causeway



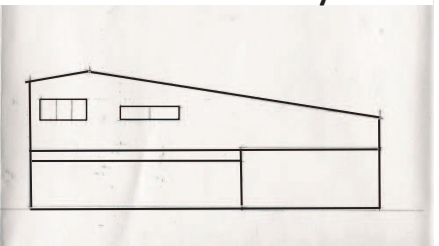
New Build



1A (2 Flats)



1B Field Way



Architects frontage sketch in Field Way



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Present (Saturday morning) wide angle photo views from Field Way



Foot/
Cycle
Path ↑



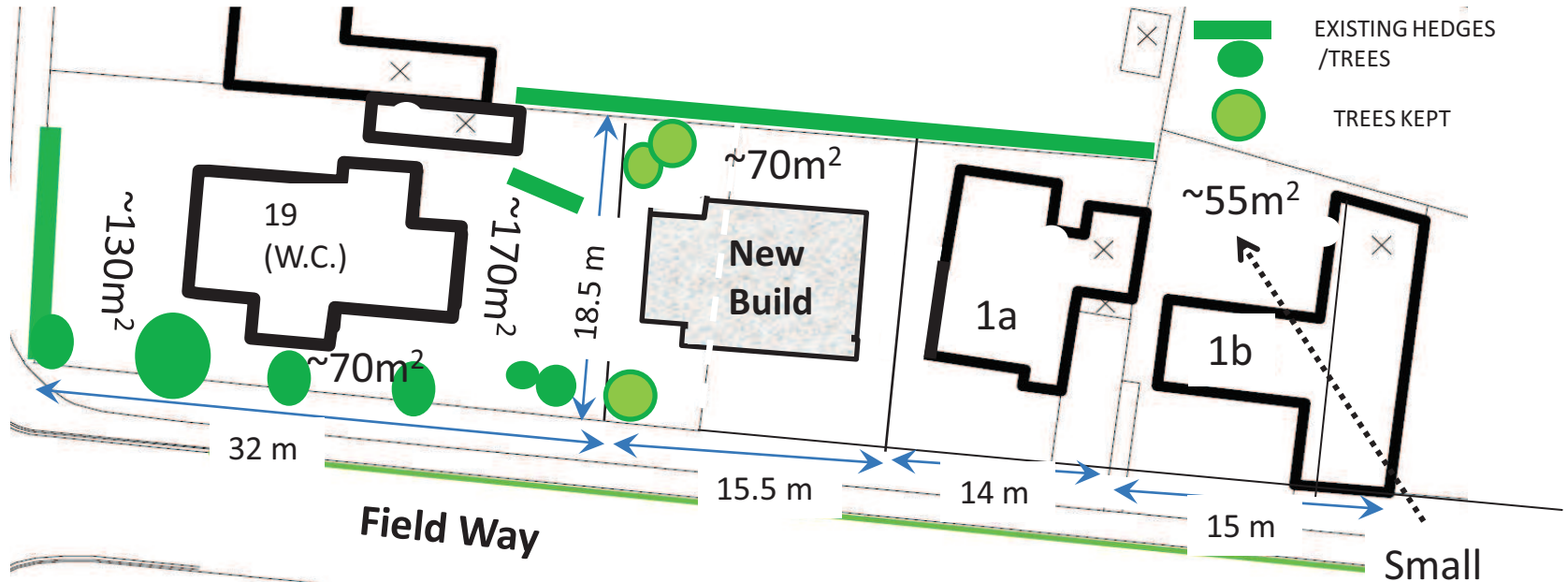
Photo View of 19, 20, 21 Field Way
(houses close together
and around 15 m frontage)

13/0518/FUL
Evidence that proposed
“New Build” is not
out of character in
Field Way.

Page 1

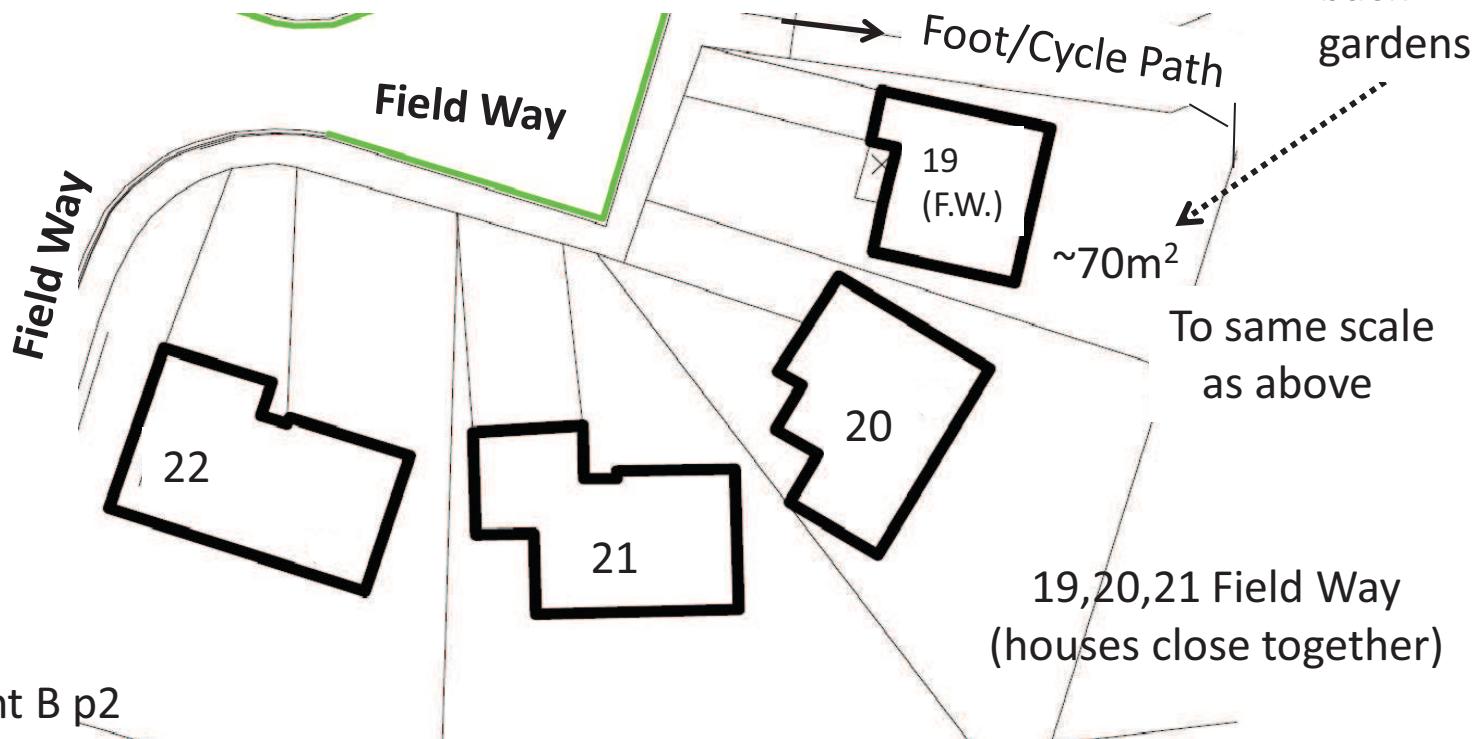
Attachment B p1

Worts Causeway



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13/0518/FUL
Evidence that proposed "New Build" is not out of character in Field Way.



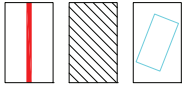
Page 2

Attachment B p2

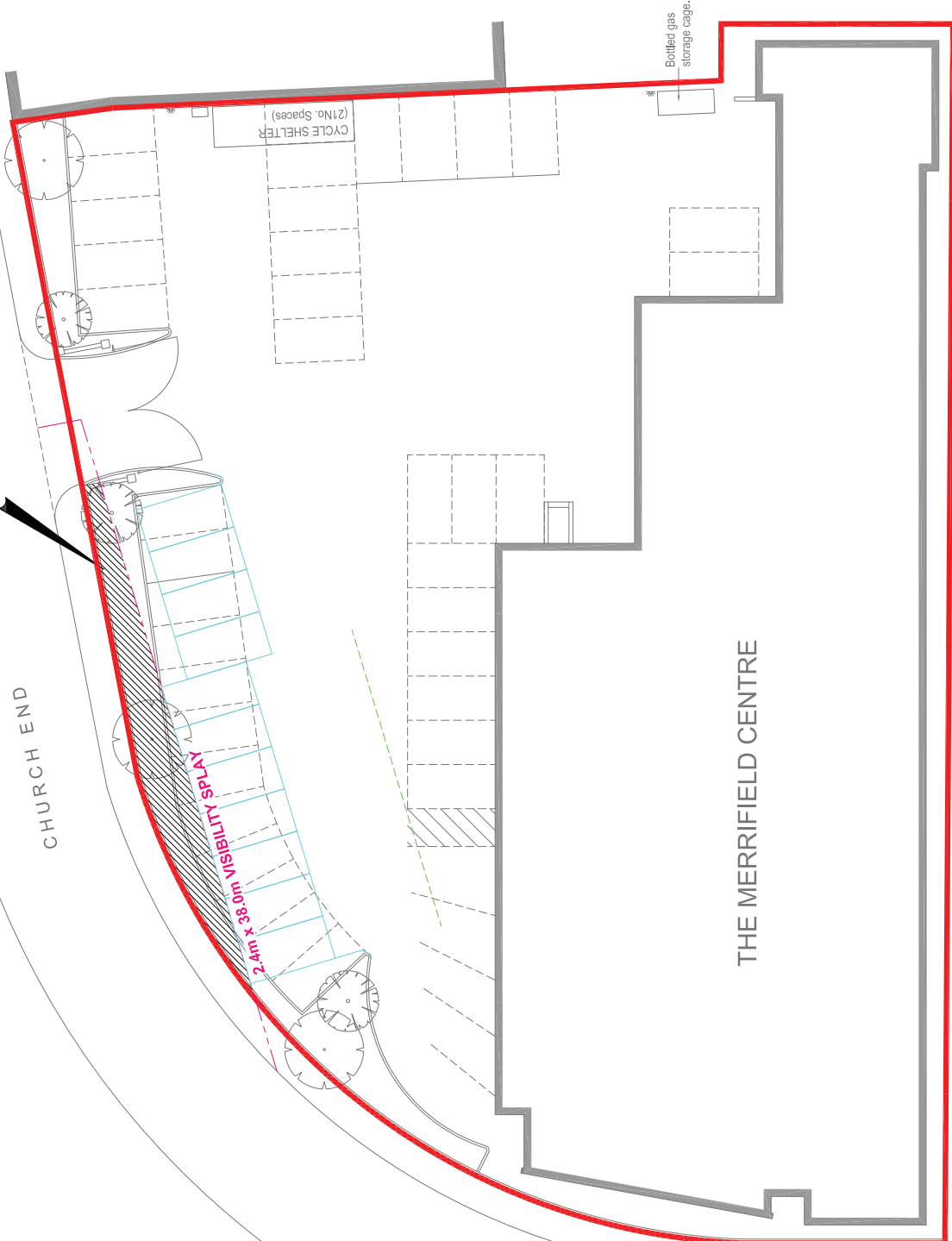
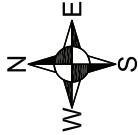
NOTES

DRAWING IS BASED ON JANUARY'S SITE & LOCATION PLAN, DRAWING NUMBER -01, DATED APRIL 2013.

LEGEND



WALL WITHIN HATCHED AREA TO BE REDUCED IN HEIGHT TO ~600mm ABOVE FOOTWAY LEVEL OR RELOCATED BACK BEHIND THE VISIBILITY SPLAY LINE



THE MERRIFIELD CENTRE

CHURCH END

ROSEMARY LANE

CYCLE SHELTER (21No. Spaces)

Bottled gas storage cage.

ROGAN PROPERTY



MYLTON MILL
FORTON HEATH
MIDLETON ROAD
SHREWSBURY, SY4 1HS
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ROSEMARY LANE
CAMBRIDGE

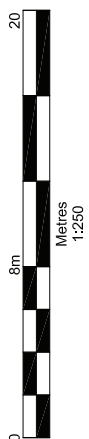
ACCESS APPRIASAL

ACCESS APPRIASAL

DWG No. 010

Scale 1:250 @ A3

Date JULY 2013



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