

EAST AREA COMMITTEE MEETING – 25TH JULY 2013

Amendment De-brief Note

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **13/0649/FUL**

Location: Scout Headquarters, 40 Stanesfield Road

Target Date: 9th July 2013

To Note: 16th July 2013 received an amended drawing number 1259/P/010 Rev.L which removed a 1000mm wide colour contrasting strip from the shared surface to address Highways and the Urban Design team's concerns over safety.

On the 18th July 2013 an Arboricultural Impact Assessment was received in response to the Streets and Open Spaces team's concerns. Streets and Open Spaces confirmed this addressed their concerns.

Amendments To Text:

- 6.18 Conditions are recommended. The Arboricultural Impact Assessment received on 18th July 2013 now matches the application plans and includes the retention of trees we requested remain. I have no further objections.
- 8.33 It is intended that the street which forms the access into and through the development remains private. The County has requested an obligation in the section 106 agreement to ensure that the street and shared surfaces are kept clean and that they are maintained and repaired to adoptable standards. This safeguards the interests of the future residents by ensuring that, as a minimum, the street is maintained as though it were an adopted highway, and the County as Highway Authority would have no cause to intervene on behalf of residents at a later date over the maintenance of the street.

Pre-Committee Amendments to Recommendation:

Revised Conditions:

2. No unbound material shall be used in the surface finish of any road or vehicle manoeuvring space on the application site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety and to comply with policy 8/2 of the Local Plan 2006.

4. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site and to comply with policy 8/2 of the Local Plan 2006.

5. The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway and to comply with policy 8/2 of the Local Plan 2006.

6. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Reason: In order to protect neighbours amenities and to comply with policy 4/13 of Local Plan 2006.

7. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: In order to protect neighbours amenities and to comply with policy 4/13 of Local Plan 2006.

8. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: In order to protect neighbours amenities and to comply with policy 4/13 of Local Plan 2006.

9. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents

from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(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.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(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 order to protect neighbours and future occupiers amenities and to comply with policy 4/13 of Local Plan 2006.

10. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework Technical Guidance, and the results of the assessment provided to the local planning authority. The submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site including calculations and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) the results of any infiltration tests;
- iii) include a timetable for its implementation; and
- iv) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: In order to protect neighbours and future occupiers amenities and to comply with policy 4/13 of Local Plan 2006.

Additional conditions:

15. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

16. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

17. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

18. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site

has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9).

19. The first floor level WC and bathroom windows on the houses and flat shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12).

20. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

21. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

22. Before the development hereby permitted is commenced, a dust suppression method statement shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid unreasonable harm to neighbours amenities and for

highway safety reasons and to comply with policies 4/13 and 8/2 of the Local Plan (2006).

23. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

24. Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of protection barriers and any other protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Reason: To protect trees on site and accord with policy 4/4 of the Local Plan (2006).

25. Prior to the commencement of development a pre-start meeting is to be held on site with the Local Planning Authority tree officer, project arboriculturalist and developer to agree tree works and proposed tree protection.

Reason: To protect trees on site and accord with policy 4/4 of the Local Plan (2006).

26. The approved Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. The project arboriculturalist will monitor the site and tree protection at regular intervals and provide a written report of findings to the Local Planning Authority. 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 trees on site and accord with policy 4/4 of the Local Plan (2006).

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/0523/CLUED**

Location: 142 Tenison Road

Target Date: 7th June 2013

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/0102/FUL**

Location: Garages To Rear Of 76 Abbey Road And
12 Riverside

Target Date: 27th March 2013

To Note: An amended Flood Warning and Evacuation plan has been submitted,
which clarifies the route of escape. A plan showing the raised decking
is included. The plan reference is 306-P-05. This addition information
does not change the recommendation.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/0612/S73**

Location: Snakatak, 230 Mill Road

Target Date: 12th July 2013

To Note:

Amendments To Text:

7.0 REPRESENTATIONS

7.1 I have received one objection from East Mill Road Action Group, 17 Ramsey Road on the grounds that:

- These would cause disruption. There are plenty of opportunities for the shop owner to purchase properties with takeaway licences already.

7.2 The above representation is a summary of the comments received. Full details of the representation can be inspected on the application file.

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/0569/FUL**

Location: McDonalds Restaurants Ltd, 639 Newmarket Road

Target Date: 18th June 2013

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/0349/FUL**

Location: 30 Birdwood Road

Target Date: 22nd May 2013

To Note:

Amendments To Text:

In the 'Representations' (7.0) section '30 Birdwood Road' should be amended to '32 Birdwood Road'.

Pre-Committee Amendments to Recommendation:

DECISION:

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