

## PLANNING COMMITTEE MEETING – 6<sup>th</sup> August 2014

### Amendment/De-brief Sheet

### PLANNING APPLICATIONS

CIRCULATION: First

ITEM: 4a                      APPLICATION REF: 14/0657/FUL

Location: Combined Colleges Boathouse, Logans Way

Target Date: 25.06.2014

To Note:

Further representations have been received from the Riverside Area Residents Association and 40 Riverside. These representations are attached to the Amendment Sheet. These representations suggest two potential changes to the design of the Boathouse, and represent a redesign. The scheme that has been put forward by the applicants must be assessed on its merits, and this suggested scheme cannot be assessed as part of this application.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

### DECISION:

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CIRCULATION: First

ITEM: 4b                      APPLICATION REF: 14/0543/FUL

Location: 1 Milton Road

Target Date: 09.07.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

The following minor changes are made to the recommended conditions:

Condition 7:

Split into two conditions as follows:

- 7a. Prior to the commencement of demolition hereby approved (excluding any pre-construction, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition 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: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

- 7b. Prior to the commencement of the development hereby approved (including any pre-construction enabling works or piling, but excluding demolition), the applicant shall submit a report in writing, regarding 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. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

Condition 20:

Wording amended to:

Prior to the construction of any external surfaces of the development hereby permitted, samples of the materials to be used for construction of the external surfaces shall be 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)

Condition 24:

Wording amended to:

No development shall commence (excluding demolition and enabling works) until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details prior to first occupation.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

**DECISION:**

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CIRCULATION: First

ITEM: 4c                      APPLICATION REF: 14/0506/FUL

Location: 121 Chesterton Road

Target Date: 30.05.2014

To Note: I propose an additional condition to ensure the external finishes and materials (including the colour of the film) are acceptable.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Additional condition:

'No development shall take place until samples of the materials to be used in the construction/finishing of the external surfaces (including the film treatment) 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)

**DECISION:**

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CIRCULATION: First

ITEM: 4d                      APPLICATION REF: 13/1207/FUL

Location: DoubleTree By Hilton, Granta Place

Target Date: 22.11.2013

To Note:

Southacre, Latham and Chaucer Road Residents Association are recorded as having made representations but their specific concerns were not set out. These were as follows:

Potential impact on sensitive riverside location  
Loss of amenity for local community  
Impact of additional traffic on Mill Lane/Granta Place  
Existing Leisure Centre with glass roof is low key and relatively attractive.  
The development contravenes the 2014 Local Plan and would have an adverse impact on the Greenbelt.

The occupier of 9 Canterbury Close has not made representations about the application. This address was included in error.

The Residents Association of Old Newnham has prepared a petition with 320 signatures. This will be referred to at the Committee meeting.

A further representation has been made which refers to the following:

1        The CGI (River) that has been submitted in support of the revised elevations indicates that the single storey part of the building is being extended in addition to being converted when compared with the original CGI.

Officer Note: The application relates to the conversion of the Leisure Centre only and no extension is planned. The architect has confirmed that this is the case.

2        The revisions to the elevations introduces another architectural style and additional palate of materials to an already compromised building.

3        The soft colours of the most recent drawings have been designed to minimise the apparent impact of the zinc cladding on the building. Reality would be very different

Officer note: I will describe the building as part of my presentation.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 4e                    APPLICATION REF:        14/0653/FUL

Location:                    Former Villa Service Station, 57 High Street

Target Date:                29.07.2014

To Note:

8.27 – I should have also mentioned the recreation area at Byron’s Square (just behind the shops) where there is a large open area and formal tennis courts and sports pitch.

Amendments To Text:

2.1 - The last sentence should read “The proposal also includes the retention of the existing Acer tree at the front of site and removal of the Ash and two Cypress trees”.

8.5 – The quote taken from the Conservation Area Appraisal of the Shell Petrol filling station should be replaced with “The former petrol filling station is obtrusive...” (page 9)

Pre-Committee Amendments to Recommendation:    None

**DECISION:**

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CIRCULATION: First

ITEM: 4f                    APPLICATION REF:        14/0159/FUL

Location:                    Anstey Hall Farm Barns, Grantchester Road

Target Date:                14.05.2014

To Note:

The County Council has confirmed that the following education and strategic waste contributions are required:

Early Years: A contribution of £9,720 is required from this development based on an individual dwelling contribution of £810.

Primary: A contribution of £16,200 is required based on an individual dwelling contribution of £,1350.

Secondary: A contribution of £18,240 is required based on an individual dwelling contribution of £1,520.

Life Long Learning: A contribution of £1,920 is required based on an individual dwelling contribution of £160.

Strategic Waste: A contribution of £2,280 is required based on an individual dwelling contribution of £190.

#### Amendments To Text:

-Paragraph 7.2 'The existing foul water drainage system running under 1 Grantchester Road' change to 'The existing foul water drainage system running under 3 Grantchester Road'

-Paragraph 8.75 (table), reference to 'The existing foul water drainage system running under 1 Grantchester Road' change to 'The existing foul water drainage system running under 3 Grantchester Road'.

#### Pre-Committee Amendments to Recommendation:

Amendment to condition 14 (underlined and in bold for reference) to read:

'No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant; and cross -sectional plans and detailed layout plans and mitigation measures (removing the proposed rumble strip) for the construction of the access road to demonstrate that adjacent trees will not be adversely affected **including details of measures to ensure that the stability of the listed wall is safeguarded.** Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. It shall include a reinforcement and new planting on and near to the edges adjacent to the eastern side (next to the cemetery) and the southern edge (adjacent to the housing site).

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)'

#### **DECISION:**

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CIRCULATION: First

ITEM: 4g                      APPLICATION REF:              14/0160/LBC

Location:                      Anstey Hall Farm Barns, Grantchester Road

Target Date:                      09.04.2014

To Note:                      Nothing

Amendments To Text:              None

Pre-Committee Amendments to Recommendation:              None

**DECISION:**

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CIRCULATION: First

ITEM: 4h                      APPLICATION REF:              14/0505/S73

Location:                      ALDI, Unit 1, 157 Histon Road

Target Date:                      04.07.2014

To Note:

Recent noise complaints:

*Refuse and Environmental Service:*

An Environmental Health Officer visited the Aldi site on 30 July 2014 at 00:35 following a noise complaint. There was a lorry trailer parked at the rear of the store but no activity going on. They were unable to respond to the call immediately (at 23:40) because the Environmental Health Officer was on another call.

*Planning Enforcement:*

Enforcement Officers have received complaints that the current deliveries conditions have been breached on the following dates:

- 5 May 2014 (Bank Holiday Monday) at 7pm.
- 18 May 2014 (Sunday) a delivery well before 9am. The complainant alleges that early Sunday deliveries are a regular occurrence.
- 21 May 2014 (Wednesday) – Noisy delivery after 11pm.
- 1, 15, 22 June 2014 (Sundays) that the delivery lorry has arrived after 5pm and this is contrary to condition 1 of 11/0384/S73.

Aldi has been asked to respond to the allegations but to date a response has not been received

- Aldi has also been advised that a delivery to the store took place between 11pm and 12.45pm on 30 July 2014.

Amendments To Text:

6.10 Cambridge City Council has previously witnessed a noise nuisance from an evening delivery to the Aldi (Histon Road) store. Environmental Services received a noise complaint and visited the site on 15 August 2013 at 21:00 and observed a lorry. All was quiet but at 21:09 the chiller unit on the trailer started which was very loud. The noise of the trailer chiller was very loud outside and in the rear bedroom of a property on Nursery Walk overlooking the trailer. The Environmental Health Officer noted that it would prevent sleep in this room. Consequently, the comments of 28th April 2014 recommended the imposition of a Planning Condition relating to delivery vehicle engine noise and vehicle refrigeration noise. As such, a similar condition is recommended for this application, which is detailed below.

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: 4i                      APPLICATION REF:              14/0564/FUL

Location: Hills Road Sixth Form College

Target Date: 15.07.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 4j                      APPLICATION REF:              14/0493/FUL

Location: 297 Histon Road

Target Date: 27.05.2014

To Note: Nothing



Amendments To Text:

Paragraph 8.2 the reference (is this correct) should be removed.

Condition 2 – This should refer to the use to stop and not the land to be restored.

The condition should read:

The use hereby permitted shall be discontinued on or before 28<sup>th</sup> February 2016;

Reason: To enable the local planning authority to assess the impact of the use on the amenity of the surrounding area. (Cambridge Local Plan 2006 policies 3/1, 3/4, 3/12 and 8/2)

Condition 3 – Should refer to allow 3 months from the date of this decision to submit...

The condition should read:

3 months from the date of the Decision Notice, a scheme for the insulation of the building(s) and plant in order to minimise the level of noise emanating from the said building(s) and 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: To protect the amenity of neighbouring residential properties. (Cambridge Local Plan (2006) policy 4/13).

Condition 5 – The applicants have requested a further 1 hours to allow to tidy up and Environmental Health have not opposed this subject to no music to be played during this time and therefore condition 5 is revised to:

The premises shall only be open to members of the public between the hours of 12:00 and 21:00 on Mondays to Fridays; 10:00 and 18:00 hours on Saturday and at no time on Sundays and Bank Holidays. All members of staff shall vacate the building no later than 22:00 hours on Mondays to Fridays and 19:00 hours on Saturday. There is no music to be played between 21:00 and 22:00 Monday to Friday and 18:00 to 19:00 on Sunday during the staff tidy up time.

Reason: To protect the amenity of neighbouring residential properties. (Cambridge Local Plan (2006) policy 4/13).

Condition 7 – Should refer to allow 3 months from the date of this decision to submit...

The condition should read:

3 months from the date of the Decision Notice, a plan showing the layout of the cycle parking to be provided in accordance with the Cambridge Local Plan Cycle Parking Standards shall be submitted to and approved in writing by the Local

Planning Authority. The development shall then be implemented in accordance with the approved plans and cycle parking provision shall be made prior to commencement of use and retained thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

Condition 10 – Should refer to allow 3 months from the date of this decision to submit...

The condition should read:

3 months from the date of the Decision Notice, the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

This is due to the fact that this is a retrospective application and the standard conditions require this information prior to the use commencing.

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: 4k                      APPLICATION REF: 14/0922/FUL

Location: Westminster College, Madingley Road

Target Date: 15.09.2014

To Note:

**Arboricultural Comments**

The scheme is an improvement on the previous in that the relationship between trees and buildings is more sustainable. The site is still relatively constrained in terms of construction activity, therefore, while there are no formal arboricultural objections tree protection will be required along with the use of specialised construction techniques within the RPA of retained trees.

### Officer Comment

Adequate tree protection can be ensured through the imposition of new conditions 17 and 18 below.

### **Landscape Comments**

Further explanation of landscape team concerns in 6.15 and 8.26:

- The new path was moved away from the steps alignment to avoid the yew tree (Refer to tree protection plan).
- The fire tender path has been moved to avoid the yew tree. Parking within the fire tender path is a management issue for the College.

### **Highways Comments**

Further to paragraph 6.2 of the officer report I have set the comments of the Highways Authority below:

#### Western Corridor Area Transport Plan

The site falls within the area for which financial contributions towards the Western Corridor Area Transport Plan are sought. The WCATP is required for any development that generates a net increase of 50 or more trips. The contribution is calculated using the 24-hour person trips that pass over the red line boundary of the proposed development. The Technical Note submitted in support of the application uses a first principles approach to calculate the 24 hour trips associated with the development, resulting in 85 trips which is acceptable to the County Council.

85 trips x £171 (WCATP rate per trip) = £14,535

#### Travel Plan

Travel Plan Heads of Terms was submitted as part of the application primarily to relating to the proposed meeting rooms and occasional conference events on site, although ideally the Travel Plan should target all users of the site including staff and students. Users of the college will be provided with local bus map, details of bus stops, locals cycle network, public transport timetable information, although it is not clear how this information will be disseminated. It is recommended that delegates and visitors are provided this information through booking confirmation prior to attending the site and additionally this information should be made available through the development website.

Additionally delegates will be made aware of parking facilities within the vicinity of the development and will be given the opportunity to car share with other attendees at the time of booking. Discounts parking charges will be considered for those delegates that choose to car share.

Measures to encourage staff to use other modes will be identified following the staff survey, although it is recommended that all new staff and students are offered a welcome pack prior to starting on site, identifying the transport options available when travelling to and from the site.

Additional incentives such as public transport taster tickets should be offered to staff to enable them to try different options for free.

### Conclusion

Following review of the supplementary documentation the outstanding issues have been resolved subject to the following being secured by planning condition and/ or S106.

The WCATP contribution of £14,535 will need to be secured through Section 106 agreement A Travel Plan will need to be submitted to the County Council for agreement prior to occupation of the development.

### Officer Comment

The transport contributions have been progressed in the accompanying S106 Agreement. A travel plan can be requested through the imposition of new condition 16 below.

Amendments To Text: No amendments.

### Pre-Committee Amendments to Recommendation:

Trigger points for conditions 6 (Insulation), 7 (Plant Insulation), 9 (Landscape), 10 (Landscape) and 12 (Cycle parking) to read **Prior to occupation of the building**, rather than prior to commencement of development.

### **New condition 16**

Prior to the occupation of the building hereby approved, full details of a travel plan detailing the measures taken to promote sustainable travel modes shall be submitted to and approved by the Local Planning Authority. The travel plan shall be implemented in accordance with that agreed.

Reason: In the interests of promoting sustainable travel modes for future users of the building, Cambridge Local Plan 2006 policy 8/3.

### **New Condition 17**

Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of all 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). The agreed measures shall be carried out during the course of the development.

Reason: In order that adequate provision is made for the protection of mature trees, Cambridge Local Plan 2006 policy 4/4.

### **New Condition 18**

Prior to commencement, a site visit will be arranged with the retained arboriculturalist, developer and Local Planning Authority Tree Officer to agree tree works and the location and specification of tree protection barriers and temporary ground protection. The approved AMS and 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. 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: In order that adequate provision is made for the protection of mature trees, Cambridge Local Plan 2006 policy 4/4.

### **DECISION:**

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CIRCULATION: First

ITEM: 4l                      APPLICATION REF: 14/0923/LBC

Location: Westminster College, Madingley Road

Target Date: 11.08.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

### **DECISION:**

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CIRCULATION: First

ITEM: 4m                      APPLICATION REF: 14/0770/FUL

Location: 191 Mill Road

Target Date: 10.07.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 4n APPLICATION REF: 14/0713/FUL

Location: Ditton Fields Nursery School, Wadloes Road

Target Date: 03.07.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 4o APPLICATION REF: 14/1051/S73

Location: Station Area Redevelopment, Station Road

Target Date: 30.09.2014

To Note:

The applicant has provided the following clarification in response to questions raised by officers:

1. Specification for each view (contained in the submitted views study) such as the eye height and focal length to confirm whether these views are verifiable or more general.

The submitted views are general. The only built part of those views is the station. All other elements are being developed and therefore a "true" view is not possible. The eye height for all views is at 1.6m and the Focal Length is 35mm.

2. Inclusion of the PV panels proposed within these views.

PV panels are present in the actual model, demonstrating that these will not be seen from the ground.

3. Explanation as to whether the generator could be located towards the centre of the roof to allow the plant enclosure to be pushed back from the northern end of the building?

As per the submitted roof plan, the area in the centre is actually a hole to the fifth floor which is already occupied by plant. On either side of this there are the staircases and lift overruns that do not allow for space for the generator. The only location possible is on the northern side.

4. Longer views (including PV panels) in order that the impact of the proposed amendments on the wider Conservation Area can be assessed.

An addendum to the submitted views study which includes three additional longer views is provided.

The UDC team has provided the following comments in response to the additional information:

*) Longer/distant views*

Concerns regarding the addition of the plant enclosure have been resolved.

*b) View specification*

The Station and Microsoft are the only buildings that 'exist' but the views set still show the consented massing of the unbuilt parts of CB1. As such the UDC team are able to understand the impact of the changes on the emerging context.

*c) PV panels*

It is helpful to have confirmation that the PV panels are modelled and therefore will be unseen in the views.

*d) Generator*

It is helpful to have the location explained and the consequent limitations in terms of positioning.

Amendments To Text:      None

Pre-Committee Amendments to Recommendation:      None

**DECISION:**

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## **General Items**

CIRCULATION: First

ITEM: 5a                      APPLICATION REF: 14/1060/NMA

Location: Station Area Redevelopment, Station Road

Target Date: 29.07.2014

### **To Note:**

The applicant has provided the following clarification in response to questions raised by officers:

1. Additional doors on west elevation. There are clearly more than two new doors on the west elevation serving the gas meter room etc and the style of windows has changed so that the easy access arrangement into the external space is lost.

Due to design development, it has been necessary to introduce an additional escape strategy route at the west elevation. The doors on the gas meter room were not shown on the approved drawings and the substation has specific door requirements and is being developed in accordance with UKPN standards.

The operable windows to the western elevation have been a technical challenge and were therefore changed to doors to maintain ease of access to the open space. As a result of this, the number was reduced to allow for better layout and flexibility within the open space.

2. Additional 'active frontage' on north elevation unclear

The number of doors does remain the same as per the approved scheme. The difference lies in the fact that in the now submitted drawings the substation and gas metre room are located away from the NW corner and located on the service road. Therefore the amount of active frontage and the quality of that corner has significantly improved.

The western elevation has therefore been developed and the three service modules between grid lines C and F re-organised to avoid awkward doors and the notion of a back façade to improve both the function and appearance of the building.

3. Changing Facilities

The changing facilities proposed are spacious and will be fitted out to a high standards and therefore will provide more than adequate facilities. The absence of toilets will improve the overall experience, hygiene and speed of use.

The City Council's Cycle Parking Guide does not set out any requirement for the provision of toilets within individual changing facilities.



#### 4. Reduction in Size of Basement

The basement was reduced due to design development of Station Square. The reconfiguration of the taxi layby and the route out of the Station Square was above the approved basement outline and therefore the east side had to be pushed back to meet the curb line.

In addition the north east corner had to be reconfigured to allow for access and phasing of the development of the Northern Quarter and successful completion of the round kerb between the hotel and OTS.

#### 5. Cycle Stands

The distance between the Sheffield stands and the back of the double stacker is approximately 2.4m. It would be possible to re-organise this arrangement in order that a 2.5m clear dimension could be achieved. However, given that the distance achieved is already greater than the minimum required by the Council we would question whether this really was necessary?

The stair gradient is as per the approved scheme (an average of 1:3).

Through the discharge of conditions (particular condition 8) further cycle park access drawings, alongside a detailed drawings of both the Sheffield stands and the double stackers will be submitted to the Council which we consider will address the concerns being raised and is the appropriate time address any further concerns the Council may have.

Officer response

#### *Cycle Parking arrangements*

I am confident that the conditions attached to the planning permission for Block A1/A2 (as amended by application reference 14/1051/s73) are appropriate to ensure that useable cycle parking spaces are provided.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

#### **DECISION:**

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CIRCULATION: First

ITEM: 5b                      APPLICATION REF: LGO Complaint

Location: Victoria Street

To Note: Attached is a statement from a 3<sup>rd</sup> party who has requested it be

read out at the committee meeting. Also attached are two letters from another 3<sup>rd</sup> party who is unable to attend the meeting.

Amendments To Text:

Paragraph 3.13      The 6 week period for seeking Judicial Review has also expired but the Courts can exercise discretion to allow a Judicial Review outside this timeframe.

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION:      First

ITEM: 5c              APPLICATION REF: Footpath Diversion

Location:              Cambridge Biomedical campus

To Note:              Nothing

Amendments To Text:      None

Pre-Committee Amendments to Recommendation:      None

**DECISION:**

Dear Catherine

As I mentioned this morning, a discussion yesterday with other residents and an architect friend has yielded two suggestions for reducing the height and 'block' of the boathouse facing Riverside (but without reducing internal volume or uses). We would be very grateful if you could discuss these with the Colleges to see whether they are willing to consider them. To reiterate our position NO resident is opposed to boathouse use on this site, or to redevelopment to improve facilities including a second storey. And most residents agree that the materials and overall 'look & feel' of the building are stylish and attractive.

The problem is that the current design (roof rising south from a central gutter) creates the \_maximum possible\_ bulk facing Riverside -- a rectangular block 35m wide and 9.8m tall, with a long horizontal roofline -- and thus the most obtrusive building possible in an otherwise largely green and natural north bank. See 'Riverside view 1' attached. 9.8m is unusually tall for a 2 storey building at eaves. The first floor balcony is over 5m in height.

We appreciate that, at this stage, a change of design would require the application to be withdrawn (or refused). However, as this building will be a permanent structure on a sensitive site, fully visible to the thousands of people who walk or cycle along Riverside every day, we feel it is worth trying one last time to achieve a less overbearing design.

The two suggestions are:

1. Change the roof structure over the fitness room and lobby, adding a ridgeline running east-west halfway back. The roof would then drop down to Riverside instead of continuing to rise, with eaves height approx 7m rather than nearly 10m. See annotated drawing (Height reduction idea 001). Internal floorspace and functions would be unchanged. The balcony could still run the full length of the building but would be c2.7-3m high instead of 5.3m

This suggestion is less attractive to residents than suggestion 2 below, as it would still create a rectangular horizontal-roofed block facing Riverside. This does not appear to 'tie well' with the Victorian CA pitched roofs opposite or with the assymetric roof design of the consented CRA/Camrowers boathouse nearby (see attached 'Both boathouses' image). However, it would decrease overall bulk when viewed at street level, with a horizontal eaves of only c7m, and the roof inclining away from the river, as for Riverside and Capstan Close houses.

2. An alternative, more creative solution would be to 'rotate' the first floor so the interesting assymetric roofscape runs east-west to face the river. This would break up the skyline when viewed from Riverside, and

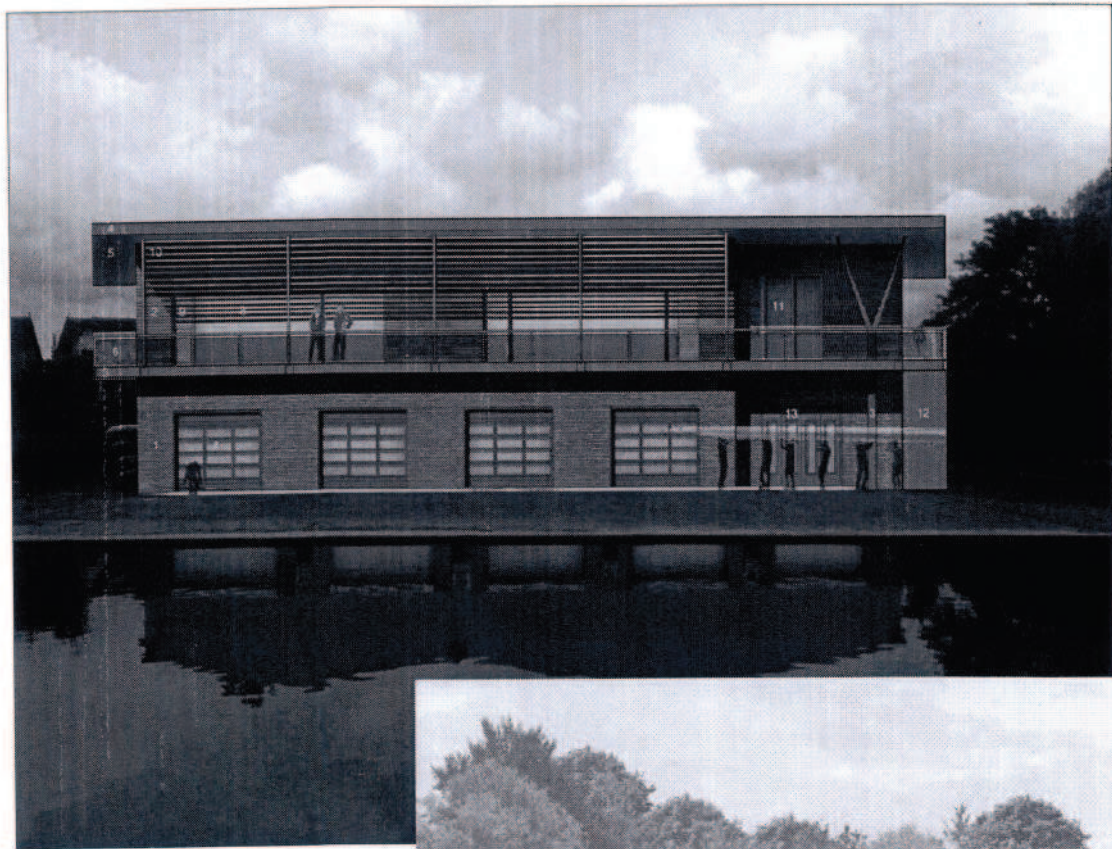
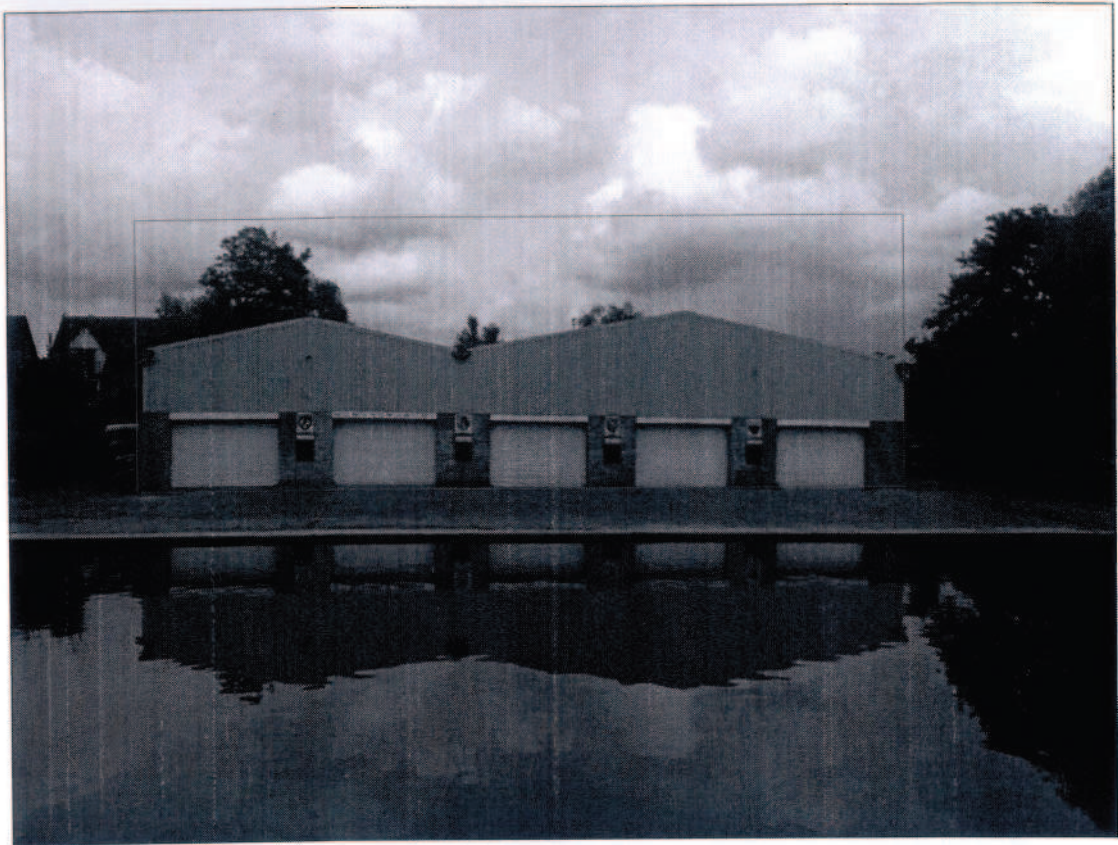
complement local pitched roofs on both north and south banks of the Conservation Area. Internal first floor layout would need to be reconfigured to keep fitness room and balcony at the front, but ground floor layout would remain exactly the same. The attached file (Height reduction idea 2) attempts in a very rough and ready way to illustrate this suggestion, though actual roof arrangement would depend on internal reconfiguration.

This suggestion would involve a bigger rethink of first floor layout and roof, but has the potential to transform the impact of the building on the river frontage. It could also reduce the bulk facing Capstan Close residents if the roof line dropped rather than rose to the west (as shown). At present, with the design submitted, all roof interest runs north-south and would be totally obscured by large flanking trees to east and west. PLEASE NOTE that the applicants' key visual is unfortunately very misleading on this point - the willow is far closer to the boathouse in reality than shown - see 'Riverside view 2' attached).

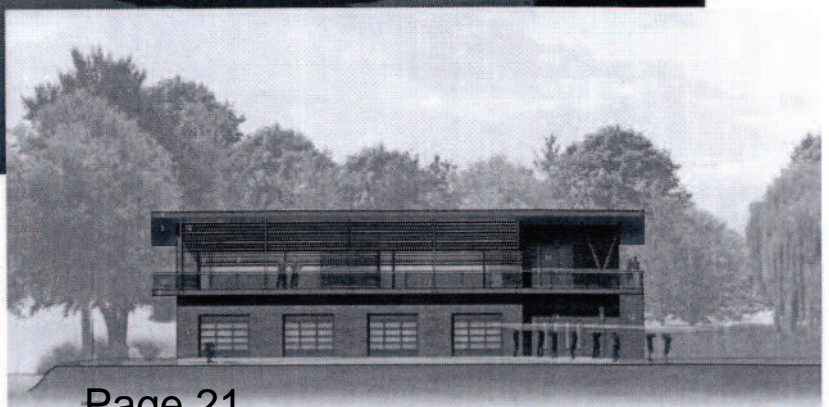
We very much hope that the Combined Colleges and their architects are willing to consider these suggestions to improve the overbearing visual 'bulk' and impact of the boathouse on the view across the river. We want the Colleges to have the best possible amenities, and believe that either of these suggestions could represent a 'win-win' solution.

Best wishes

On behalf of Riverside Area Residents' Association



This is the picture in the proposal. Note the non-existent 20m high tree!



ONE SIMPLE SOLUTION TO REDUCE 'BLOCK' HEIGHT FACING RIVERSIDE ?

new pitched roof

Add <sup>new</sup> ridge line here (east-west) aligned

Facing Riverside

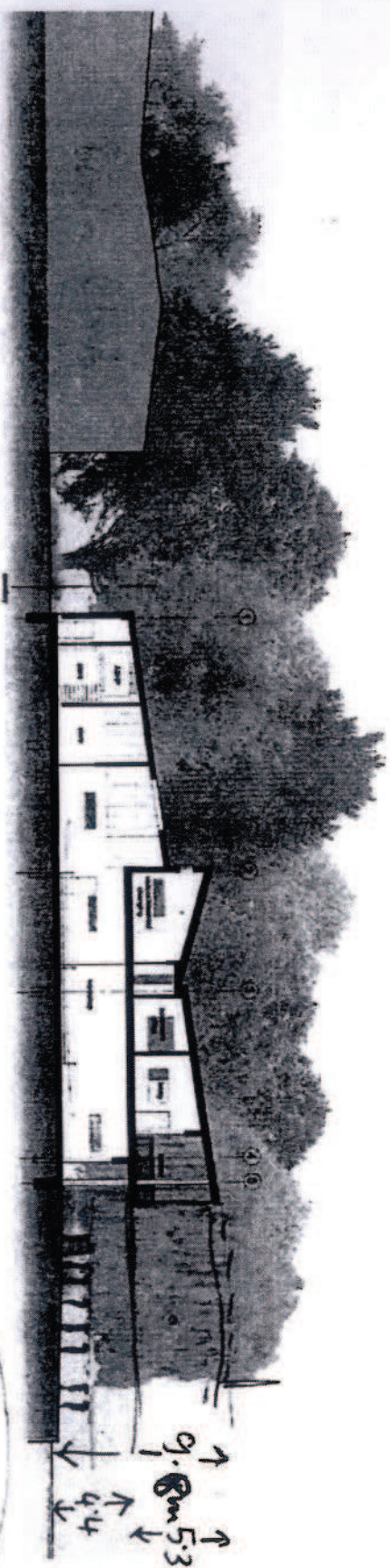
New  
Flim  
down  
light  
water  
(match  
center  
gutter)

SECTION C-C

central gutter 7m

View from east

Boats club



SECTION D-D

View from West

9.0m 5.3  
4.4



Client: College Boat House Location: Wey, Cambridgeshire Date: 18/11/12	
Project: fnp Drawing: CC13 BD	
Date: 22/12/12	Scale: 1:50



SUGGESTION 2:  
ROTATE FIRST FLOOR  
& RECONFIGURE  
INTERNAL USES SO VARIED  
ROOFLINE INTERE  
FACES RIVERSIDE  
& BREAKS UP  
SKYLINE



→ E.G.  
(ILLUSTRATIVE)  
- BALCONY COULD  
STILL RUN  
ALONG FRONTAGE  
WITH FINISH  
ROOM BEHIND



Both boathouses from the river



*Image 16: Front elevation showing the proposed Combined Colleges boathouse and CRA / Camrowers boathouse.*

Dear Ms Linford,

I received notification of the planning hearing on Wednesday morning, August 6th, but unfortunately I will not be able to attend in person.

I have, however, in the mean time, received a copy of some very sensible and practical proposals sent to you by Lynette Gilbert, as to how the frontage facing Riverside could be improved, e.g. by reducing the height of the roof or by slightly altering the design so that the more interesting sloping facade faces the river, rather than the side. Neither suggestion would substantially alter the space available within the boathouse, and I hope that the Colleges and the architects might be persuaded to see these suggestions as both reasonable and feasible.

I do hope, therefore, that you and / or your colleagues on the Planning Committee might be able to draw the attention of the meeting to the existence of these proposals, in case there are no residents at the meeting to do so.

Many thanks, in anticipation of your help with this.

Yours sincerely

40 Riverside

## STATEMENT TO BE READ ON 6<sup>TH</sup> AUGUST 2014

### **Re: Planning Permission for 14 Victoria Street, Cambridge**

I wish to start by stating how disappointed I am in the council and, particularly in the conduct of the West and Central Area Committee in relation to the above planning application and subsequent permission process. I will relate selected points from this purely to ensure that we do not repeat the same errors going forwards.

I have been informed that this is a meeting to “consider the legal options”. This gives me little guidance on exactly what to address and, to ensure that nothing is omitted, I am taking a comprehensive approach in this statement. I will lay out what I hope and expect.

1. Victoria Street is in Cambridge’s Conservation Area, is listed and designated a Building of Local Interest. Despite frequent references to this fact, it has been overlooked to date: I do not expect it to be so in future. I have sent comments separately to Ms Dell about this particular error.
2. Had this error not occurred, I believe this planning permission would have not have been granted and so my expectation of today’s meeting is that a decision is made to remove the permission totally and in a way that ensures it cannot be resurrected at a later date. This is an **absolute minimum expectation** of this meeting. I believe this means that it needs to go to Judicial Review, but you would be more familiar with the process than I am.
3. I am somewhat disturbed by a comment in Ms Dell’s letter which says that my previous comments will be re-reported to this meeting. I would only expect this to be necessary if a new/ amended plan was being considered. I would not find this acceptable. I expect this planning permission to be completely overturned, with any new planning application heard afresh.

Following on from this point in Ms Dell’s letter I am reiterating points from several previous communications to state what I expect in regard to any future planning application:

1. As a BLI, I expect the Committee to follow its own rules in determining what is permissible. On your own webpage (<https://www.cambridge.gov.uk/buildings-of-local-interest>) it states *Proposals relating to these buildings should pay special attention to preserving features that contribute to their character, maintaining proportions, preserving the setting and using appropriate materials.*

It also states....

- § *alterations or repairs to external elevations should respect the existing fabric and match it in materials, texture, quality and colour*
- § *brick and stone should not normally be rendered unless rendered originally*

And ....

- § *that repairs, alterations and extensions are sympathetic to their character*

All of these are points I have made previously, but repeat here to save you going through past documents:

- Size. This is far too large and obtrusive to be in the heart of a collection of small houses in a conservation area (original online objection, repeated in my letter to Ms Jackson)
  - It would encroach upon the space of others by its proximity.... (original online objection). Note this as reinforced in my letter to Ms Jackson when I explained how close this will be and how much of the green space will be taken
  - Materials to be Used. A glass and aluminium building is not the right material to use..... (original online objection)
  - It is not suitable for a residential area (this was a statement made by a member of the Committee on 24<sup>th</sup> April in reference to the material being used and was incorporated in my letter to Ms Jackson)
  - The extensions already erected do look like residential buildings and this is more like an office (stated in the Committee meeting on 24<sup>th</sup> April and referred to in my letter to Ms Jackson)
2. I also expect decisions to be consistent as this is the only way that they are fair. As stated repeatedly the decisions relating to 17 Victoria Street (a few months prior) followed all the BLI principles. I expect the decisions relating to no. 14 to be consistent with No. 17.
  3. I have repeatedly commented on the emission of light and noise from the proposed building. I do not expect a glass building to be approved, but anything likely to have a significant impact on neighbours must have expert reports undertaken and only then should a fully informed decision be made. The material of construction is a problem or I wouldn't have light and noise concerns.
  4. As the Committee Chairman repeatedly stated in the meeting which considered the application to extend no. 17, this should be about the relationship between buildings. I do not expect the applicant's medical condition to be mentioned.

Finally, I repeat that I expect this permission to be permanently removed through legal process, if necessary through judicial review, and that nothing else will be acceptable to me.

**15, Victoria Street,  
Cambridge CB1 1JP**

01.08.14

Dear Ms. Dell,

**Planning Permission. 14, Victoria Street.**

Your letter of apology and explanation for mistakes made by the planning department gave me, in its wording, no indication that this matter was to be put up in the air once more and at such short notice. Slipped in as penultimate item. Or that you were pressing for a decision against revocation of the proposal. Having been sent the agenda by a third party - no warning from you – I was alarmed to read there an account containing more mistakes, false assumptions and blatant bias. In regard to the shortness of time available and the complete lack of representation of a differing point of view from your own, I hurry to draw the attention of the councillors to certain points you make which should be challenged and to the lack of logic the planning department continues to show. We have here another sum where three or four negatives are added together and – surprise! - out pops a positive as the answer. I warned you on your original decision that someone would sooner or later require you to show your workings. The Ombudsman did. You had to apologise and admit a serious mistake had been made.

You are now preparing to compound that error.

It is no serious consideration of 'democracy' to allow an objector two minutes to speak when, thanks to the shortness of notice,

The forthcoming meeting, (next Wednesday) at which the above will be discussed will go ahead according to your shaping of the agenda and without the benefit of the Ombudsman's Report which is expected very soon. Why the haste? I think the councillors attending as the Planning Committee deserve to be allowed a sight of the official report. You are withholding evidence. I think they also deserve a less biased presentation of the facts behind this affair. They, like me, might well be outraged by the undemocratic role of judge, advocate and jury combined that you are assuming for yourself. You twist and grease the truth so that it can be slipped down their gullets without a hiccup. They are simply required to vote as you suggest, rubber stamp an injustice and call an end to the meeting.

Accordingly, I shall be sending to each member an e-mail containing my comments. You promised me in your letter of apology some sort of representation at this meeting. Can I rely on you, Ms. Dell, to see to it that this is read out? An associate will be in the audience and he will note whether this is done.

I recommend that, for the sake of the Area, the house which you now agree is a BLI, and the surrounding neighbours who unanimously object to the scheme, that you REVOKE PLANNING PERMISSION C/140342/FUL since it was arrived at, according to your own Legal Officer, as a result of 'a material error in the determination of the application.' Due to planners' negligence, at the original hearing, 'the Committee effectively failed to have regard to all relevant material considerations.'

Paragraphs requiring correction or comment are dealt with below according to their numbers.

3.6 The 'unfortunate' computer glitch which deprived the officers concerned of the knowledge that the building was a BLI. Every dog in Victoria Street knows the lamp post it pees on is protected! It is on the public web site. It was widely referred to in the report on the case of the extension to a similar house two doors away. There is no way any officer working in planning or conservation for the City of Cambridge can have been unaware. Paras 3.6 to 3.13 allow this fault.

3.13 The 6 week period for seeking Judicial Review has not expired. The Ombudsman has this in her sights and it is understood that the 6 weeks period begins from the date of issue of her Report.

3.14 Compensation. This is the sole argument for failing to revoke permission. The tax-payer will suffer. As it stands, the tax payer will suffer less if the decision is taken to deny the client his project before actual work begins. So far there has been no outlay on glass and steel. I note that democratic fairness, justice and regard for the wishes of the people and the area weigh nothing in the planners' scales.

The 'four key questions'.

**1. Would officers have made the same recommendation on the understanding that 14 Victoria St. is a BLI?**

This is a false question. They did know! The case officer and Ms. Patsy Dell herself were told several times by members of the public. It appeared on page 1 of the objection by the immediate neighbour, posted on the site. The information was suppressed for reasons unknown to others outside the department.

Had they acknowledged the status of the building they would have had to take account of Policy 4/12 of the Cambridge Local Plan.

They would have had to judge the impact of the proposal on the building itself, on the protected area, and its detrimental effect on its neighbours as did the officers in the most recent case of an extension at # 17). They would have had to point out to the applicant that the size of this extension on an existing extension was over large, over tall (2 storeys),and too close to its immediate neighbour. They would have suggested that the design and materials were unsympathetic to the area. A steel-framed construction of industrial sized glass panels in a broken-backed ziggurat shape is a piece of brutalism which is totally incongruous and indeed, offensive, to anyone who has sight of it.

The planners, I fear, make a half-hearted attempt to dismiss the BLI status, with the suggestion that it refers to the facade only. A building is a building. It is not the thickness of a four and a half inch brick. The width of a pencil line on a map. It is the whole construction including its garden. Front or back, they are part of the whole. In fact, the back of the buildings is the more important and worthy of conserving to the people who actually live here. Our lives are lived here, our outlook is here on the green spaces we have created between the two rows of houses. We don't sit in our front windows watching the cars parking.

In the precedent of #17, the selection of building materials was of great importance – they were recommended and approved down to the choice of colour of the mortar!

But in the case of Mr Knowles great glass elevator the rule book is torn up. Anything goes because it's eclectic isn't it. Eh? The planners' buzz word. What does it mean? Innovative? Daring? Challenging and a little bit edgy? No! None of those. It means, pick and mix. Choosing bits from other schools of thought or design and using them for something else. You don't have to be Mary Beard to know that the Eclecticists in Ancient Greece were a school of philosophers who pinched the bits they liked from other schools of philosophy and used them. Because they had no ideas of their own!

It is wrong to say that – well the whole area has been eclecticised hasn't it? That in itself is condemnatory of the supposedly protective power. But it hasn't. Brick and slate and inoffensive congeniality is the order I see from my windows. Another feeble excuse that doesn't stand question.

4.11 The Conservation Officer's luke-warm, unconvincing support refers to 'concerns of reflectivity... visual intrusiveness of garish colours...' and the 'angular' shape. The truth is – look at the drawings – this is an industrial piece of architecture more suited to a hospital or warehouse or Legoland than a green backwater in a central city space.

**Question 2. Is there any harm to the amenities of neighbours that has not already been duly considered.**

This is a weasel question designed to induce the answer 'No'. In fact the **original** considerations have never been properly addressed. They still remain.

Question 3. **'Would the committee have reached the same decision had they been aware of the status ...?'**

This is unquantifiable. And the question unjustified. The committee need never have been involved had the planners done their work in accordance with their own rules and guidance.

Question 4

**'Is the revocation in the public interest?'**

Decidedly! If by public we understand: those immediately concerned in a neighbourly context, those who love their city with all its differences in style and those who defend democracy and the systems we the citizens set in place to defend it and its inhabitants from miscarriages of justice, slipshod performance, evasion and cover-up. 'Computer-glitch' and 'we'll learn by our mistakes' have long ago ceased to be acceptable to our ears.

If, by 'interest' you mean cost in pounds paid out to Mr Knowles, again – yes, it certainly is.

No work done so far. If the building were to go ahead, I would bring a suit for damages against the authority. I have had my house valued before any work proceeds. I would have it revalued afterwards. (At the moment the professional estimation is a loss in value of £50,000. And there is stress and loss of earnings plus cost of fencing to cover as much as is humanly possible.) I am in contact with a Planning Barrister. She has just won a similar case with damages of a million pounds for her client. I would not be so greedy, but, with the CCC's apology and acknowledgement of error and the Ombudsman's report to hand she would certainly have a case to make. You may like to enquire into the possibilities and weigh them against Mr Knowles projected sums.

Yours,

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**15, Victoria Street, Cambridge CB1 1JP**

26<sup>th</sup> July 2014

Patsy Dell,

Cambridge City Council Planning Department.

Dear Ms Dell,

**PLANNING PERMISSION FOR 14 VICTORIA STREET, CAMBRIDGE.**

I was pleased to receive from you a personal response to the enquiry into this case by the Local Government Ombudsman, involving an apology and an explanation. I have looked carefully at your replies to a selection of the questions the LGO (Rhona McMeekin) required you to answer.

I'm assuming that her points on disability, light and noise assessment and impact on neighbour's amenity have been addressed by you directly to her office and so restrict my comments to the one pivotal point you discuss with me: the 'computer failure' which blinded the planning department from the very outset to the fact that the building in question is in a Conservation Area and is a Building of Local Interest. This status triggers consideration of Policy 4/12 of the Council's Local Plan regarding alterations and improvements to buildings of this status. This was set aside by the planners and the councillors on the committee were not made aware of it. As the Cambridge policy on conservation is well known to be rigorous – and rightly so – this was a serious lapse on the part of the planners.

Ms. Dell – I have not heard the 'computer glitch' excuse for a decade. I had thought it had been put into the bin along with 'the dog ate my homework'. You ask me to believe that local professionals with impressive titles like 'Director of the Environment' and 'City Development Manager', specialists in Cambridge City planning issues, were not aware of the status of the houses in Victoria Street? The clue's in the name. The information is available to anyone on the Council's own website at a few keystrokes. It was known, acknowledged and used as guidance by the officers in the matter of the extension to number 17, a few yards down the street and a few months previously. I and others from the outset (read my first letter of objection) made mention of the BLI aspect at least nine times both verbally, face to face with officers, and in written statements. Indeed, I mentioned the BLI condition to yourself, Ms. Dell, in a letter on the 12<sup>th</sup> of December last year.

It is not believable that a computer silence should speak louder than a clear warning shout from the general public.

This omission led to a mishandling of the application and a misinformation to councillors at the area meeting. According to your own rules the proposal ought to have been disqualified before it left the starting block, saving the applicant and his neighbours a year's distress and expense.

You ask, in your letter of apology, whether I have anything additional to be included in your report to the Planning Committee on the 6<sup>th</sup> of August and whether I would like to speak if it can be arranged under the public speaking scheme. I have experienced this. It doesn't work. The public do not have the right to question information, to challenge lies or to expose subterfuge and omissions. I would simply ask

that someone read out this letter to whichever of the councillors for the area committee are able to attend in the middle of August.

I would also like to take the opportunity at your assembly to thank those councillors who saw through to the essential wrongfulness of the proposal and resisted the onslaught of misinformation and partiality they were subjected to by the planning department. I hope you will be apologising to the committee. In this forum, I hope also you will not mischievously distract them from the main issue by a 'deck-chairs on the Titanic' displacement activity by discussing the factors of light and noise nuisance on the assumption that the proposal will go ahead. These issues would certainly be of intense interest to surrounding neighbours if it did, but, as this is a horse that's made a false start in the wrong lane in the wrong race and earned a disqualification, they may well be peripheral to the matter in hand.

I would suggest that the council revoke absolutely the planning permission it wrongly gave out. This might be most expediently done before Mr Knowles embarks on expensive works. (To date no building preparations have been undertaken.)

I have received from you a cheque for £250 'in recognition of the inconvenience... and the distress...' This sum does not begin to alleviate the stress suffered. In financial terms alone my expenses to date have been:

£2,500 to cover the erection of a fence to conceal the lower part of the glass elevator.

Loss of a year's earnings from writing (est. £10,000 minimum.) Stress in, inspiration out.

An estimated depreciation (agent's valuation) of my house of £50,000.

The cheque I have not cashed as I don't want it to serve as an acknowledgement that I have accepted your explanation and apology. Apology – fine. Explanation – no. We are still waiting to hear the real reason for your vigorous promotion of the scheme. If the moment comes to present the cheque I will make the sum over to the Society for the Preservation of Ancient Buildings.

Yours sincerely,