

PLANNING COMMITTEE MEETING – 1st October 2014

Amendment/De-brief Sheet for Major Planning Applications

CIRCULATION: First

ITEM: APPLICATION REF: **14/0790/FUL**

Location: Cambridge City Football Ground, Milton Road

Target Date: 18th August 2014

To Note:

Amendments To Text:

8.95 – Pre-school education figure should read £78,570

8.82 – Heads of Terms table – The Indoor Sports Facilities contribution should be £70,343.50

8.105 – City Council's Obligations total is £327,014 and the 5% monitoring fee should therefore be for £16,350.70.

Pre-Committee Amendments to Recommendation:

None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/1111/FUL**

Location: Ashley Hotel, 74 - 76 Chesterton Road

Target Date: 7th October 2014

To Note:

Third party comments have been received from 32 Trafalgar Road. These are summarised below:

- Object to the proposal to add substantially to the bulk of Ashley Hotel.
- Concerned about the impact on the Conservation Area.
- Overlooking a neighbourhood which has terraces and semi-detached houses, with garden space.

- Concerned with the height. Inappropriate and out of scale with neighbouring properties.
- Overshadowing.
- No extra car parking spaces provided to go with extra hotel rooms.
- Lime trees along property boundary were removed. Presumably there will be space for replacement of the trees.

Additional conditions recommended:

19. Vehicle crossover: Prior to occupation any redundant vehicle crossover of the footway shall be returned to normal footway and kerb.

Reason: for the safe and efficient operation of the public highway and to comply with policy 8/2 of the Local Plan (2006)

20. Hard and soft landscaping: 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 (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. 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.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

21. Boundary treatment: 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 treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced 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. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

22. Landscape works maintenance: 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. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

23. Archaeology: 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).

24. SUDS and Renewables: No development shall take place until technical details of the location and size of the rainwater harvesting tank and the design of the landscaped area have been submitted to and approved in writing by the local planning authority. Further details of carbon calculations based on the SBEM calculations required for Building Regulations approval and carbon calculations on the specification of the ground source heat pump and maintenance requirements, shall be submitted to the Council and approved in writing by the local planning authority. This should be carried out in line with the guidance contained within Section 2.4 of the Sustainable Design and Construction SPD.

Reason: To ensure the suitability for attenuating with the surface water runoff arising from the site and to provide more detailed carbon calculations to comply with policies 3/1, 8/16, 8/17 and 8/18 of the Local Plan (2006).

Informative:

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

Informative:

The Access Officer suggests the reception to the hotel has a hearing loop and there to be a vibrating fire alarm for deaf guests.

Amendments To Text:

Propose the piling condition is updated to include the latest advice from Environmental Services.

Condition 9 – Piling: Construction/Demolition noise, vibration and piling:

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.

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 residential amenity of nearby residents (Cambridge Local Plan 2006 policy 4/13).

Pre-Committee Amendments to Recommendation:

DECISION:
