

PLANNING COMMITTEE MEETING – 4th February 2015

Amendment/De-brief Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 14/1633/REM

Location: Land To The West And South West Of Addenbrooke's Campus,
Robinson Way

Target Date: 12 January 2015

To Note:

In addition to the objections listed in the report three further points of objection have been received.

- Waste disposal from this proposed facility will be disposed of in the adjacent incinerator(s) at Addenbrooke's Hospital leading to an increased risk of the production of potentially dangerous airborne pollutants including dioxins.
- A general concern regarding large scale development in what is essentially a semi-arid region and the consequent increased demands on water supply.
- Lack of road safety installations at the proposed site, people crossing between the two buildings are required to cross a roadway which does not seem to have a pedestrian crossing or underpass. I think this presents a hazard which will become more apparent as road traffic increases in the future.

In response to the above, officers consider the following:

- Waste from this site will not necessarily use the adjacent incinerator at Addenbrooke's. The resultant waste from this development, to be incinerated will have to be done through existing permits, and those permits will control the levels of airborne pollutants to an acceptable level.
- There has been no objection from the relevant water body in terms of demands on water supply. Any infrastructure necessary to serve the development will need to be upgraded (if necessary). The proposals do utilise rainwater harvesting for the development with 3 tanks that will hold approximately 250,000 litres of rainwater for re-use which will offset the potable water demand.

- A pedestrian crossing is provided between the two sites which provides for controlled safe access across Francis Crick Avenue. The nature of this area between the two buildings will change through the 'Circus' proposals (this design is still evolving) and highway safety will need to be considered as part of that application.

A late representation (circulated directly to Members of the Planning Committee) has been made by the British Union for the Abolition of Vivisection (BUAV), which can be summarised as:

- The Committee should only make a decision after all the relevant information has been considered. BUAV does not consider that all the information is available to Members.
- BUAV consider it essential that the Council inform themselves of the activities that will be carried out on site as it could raise public safety concerns particularly in relation to hazardous activities; it cannot simply delegate responsibly to agencies responsible for regulating these activities.
- The Council wrote to the applicant, and the applicant confirmed that the buildings proposed comply with the EU Directive 2010/63/EU.
- The Council should enquire further as to the detail; for example there is a requirement for dog runs within the EU Directive and there is no indication that there are dog runs provided for within the application. If they are provided on site then noise aspects will need to be considered on the nearby uses.
- In the event the application is approved a condition prohibiting dogs should be attached.
- Sustained protests will lead to an impact on the amenity of local residents, hospital and school, as well as traffic.
- The report (at para 8.147) is wrong as the precise source of noise is irrelevant, and noise from protests would in any case be directly related to the development.
- There is no assessment from the Police about the scale of protests and the impact on the local community.
- A number of key facts about the applicant's animal research are identified in the letter.
- For the above reasons the BUAV believe that it would be premature for members to make a decision on the application.

Officers will respond the points raised at the Committee Meeting

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1648/REM

Location: Homerton Business Centre, Purbeck Road

Target Date: 20.01.2015

To Note:

Attached is a copy of the Design and Conservation Panel's comments (dated 10 September 2014), which were made pre-submission, when the scheme was at an earlier stage of its evolution. Officers are of the view that the main comments have been taken on board by the applicant.

Amendments To Text:

Comments from the Walking and Cycling Officer:

There is to be no vehicular through access from Purbeck Rd to Harrison Drive. As such bollards should be installed to prevent this.

More detail is needed of the garages – they need to show that cycles can be parked in a horizontal position. The plan appears to show them parked vertically which is not acceptable.

The cycle parking to the rear of H8 also appears to show vertical cycle parking.

There are steps up to access the rear gardens of H1- H6 and so these steps need a ramp on one side to wheel cycles up them.

It is not clear which block the middle cycle parking (which also incorporates the energy centre) is for and so which entrance residents will be using.

Visitor cycle parking (2 or 3 racks) are needed near the main entrances to each block.

These issues can be resolved through the discharge of condition 16 of the outline permission.

Pre-Committee Amendments to Recommendation: Condition 16 (Cycle Parking) needs to read 'Requires discharge, requires further information' instead of 'Discharged'.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1811/FUL

Location: 35 Tenison Road

Target Date: 09.01.2015

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1649/FUL

Location: Land To R/o 8 Montreal Road

Target Date: 15.12.2014

To Note:

Please refer to the attached site plan of the extant permission (12/0480/FUL) for information.

Representations made by owner of 380 Mill Road (02/02/2015) (please see attached)

Comments on the report were made on 02/02/2015 by the owner of no.380 Mill Road. They are attached to this amendment sheet. In response to this, I would like to address the following points:

Points 1.1 to 1.3

The heights of the terraces are the same as the extant permission (12/0480/FUL), and the relationship and area of land that the proposed houses would stand on is very similar to that of the previously approved scheme.

Point 1.4

The site proposes 4 houses on a site of 0.12ha which equals a density of 33.3 dwellings per hectare which is the same as the previous permission.

Point 1.5

Consideration was given to the inclusion of the dormer windows to the loft rooms. The Conservation Team were supportive of the amended dormer designs and I agree with this assessment. The dormers do not raise the height of the ridge and would not have an impact on the character of the area. As there are already windows on the first floor rear elevations on the proposed building I do not consider the additional views from the dormers to significantly overlook or infringe the privacy of any of the neighbouring properties. Similarly, I do not consider that they would adversely affect sunlight to any neighbouring properties to any significant extent.

Point 2.

The points raised regarding the removal of permitted development rights do not alter my conclusion and the additional house on the south of the site has been assessed in the main body of the report.

Paragraph 3

I accept and apologise for the fact that there is an error in the distance reported between house no.4 and 6/ 5 Montreal Square. The distance should read 15m between house no.4 and 5 Montreal Square, and 15.5m between house no.4 and 6 Montreal Square. However I do not consider this 1m reduction in reported separation distance to alter my assessment on the impact on the Montreal Square houses.

Paragraph 3.1

I have considered the impact of the gable of house no.4 and I consider that this will not dominate or enclose the existing properties in the surrounding area.

Paragraph 3.2

I acknowledge the error regarding the roofline of house no.1 I intended to say that this roofline height is equal to that of the previously approved scheme (12/0480/FUL).

Paragraph 4.1

I have indicated in earlier comments that I consider the scale of development on site to be similar because the additional house is proportionate to the additional land gained.

Paragraph 4.2

I have noted the view that the proposed development is not of a similar scale to the previously approved application (12/0480/FUL), and that it is not justified because the land is not 'Previously Developed'.

As I have indicated in my assessment, it is my view that the additional dwelling proposed on the south side is in proportion to the additional land added to the site for this application and that the development therefore remains of a similar scale.

I have also indicated in my assessment that although this site cannot be considered 'previously developed', the proposal is in accordance with policy 3/10 and that the development is justified by the addition to the housing stock, which outweighs any

limited loss of openness.

Amendments To Text:

Paragraph 3.2 should read; *“In this scheme, **two 2** bedroom and **one 1** bedroom attached dwellings were set in the centre of the site and **one 2** bedroom detached dwelling was positioned along Montreal Road.”*

Paragraph 3.3 should read; *“House no.1 of the proposed scheme has a ridge height of 5m, equal to the previously approved scheme.”*

Paragraph 8.8 should read; *“Permission was granted by East Area Committee under 12/0480/FUL (12/0480/FUL) was made for the erection of four dwellings; a **two** bedroom house fronting onto Montreal Road...”*

Paragraph 8.2, the final sentence *“The proposal is therefore in compliance with these policy objectives.”* should be removed.

Paragraph 8.3 should read; *“**However** the NPPF declassifies garden land from the definition of **previously developed** land and such sites are no longer included within the Authority’s five year housing land supply. This notwithstanding, Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots which remain acceptable in principle, subject to design and the impact on the open character of the area. Policy 3/10 recognises the important part of the character and amenity value gardens contribute to the City.”*

Paragraph 8.20 should read; *“House no.4 would be positioned approximately **15.5m** away from no.6 Montreal Square and **15m** away from no.5 Montreal Square.”*

Paragraph 9.1 should be labelled as 9.2

Insert Paragraph 9.1 to read as; *“I have noted the view in the latest representations that that the proposed development is not of a similar scale to the previously approved application (12/0480/FUL), and that it is not justified because the land is not ‘Previously Developed’. As I have indicated in my assessment, it is my view that the additional dwelling proposed on the south side is in proportion to the additional land added to the site for this application and that the development therefore remains of a similar scale. I have also indicated in my assessment that although this site cannot be considered ‘previously developed’, the proposal is in accordance with policy 3/10 and that the development is justified by the addition to the housing stock, which outweighs any limited loss of openness.”*

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1382/FUL

Location: Land Rear Of 268 Queen Ediths Way

Target Date: 07.11.2014

To Note:

The following third party representations were missed off in my report:

-256 Queen Edith's Way
-264 Queen Edith's Way

The issues they raise have been dealt with in my report.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

On page 228-229, the Recommendation should read:

1. REFUSE for the following reasons:

1. The introduction of development on this edge of city site, which has an important role in providing a buffer and transition between the urban environment and designated protected sites to the east and south, would, by virtue of its incongruous scale, intrusive and unsympathetic design and angled layout of the buildings, have a significantly detrimental impact on the character and appearance of the site, and setting of the city. The proposed design would also appear out of character with the existing built form along Queen Edith's Way and in doing so introduce an alien form of development adjacent to Lime Kiln Road. For these reasons the proposed development in conflict with policies 3/2, 3/4, and 3/12 of the Cambridge Local Plan (2006), and government guidance the National Planning Policy Framework 2012.
2. The proposed development would result in the loss of five trees which are protected by Tree Preservation Orders and several others trees along the eastern and southern boundary which are group protected. As a group these trees make a significant contribution to the character of this edge of city site. Given the limited size of the amenity space associated with the houses it is likely that future residents will be pressured into having to remove/reduce the size of these and other trees. The removal of trees from the site would expose the development to both the surrounding area and the dwellings to the west in Queen Edith's Way. In so doing, the development would have a detrimental effect on the character of the site and the contribution it makes to the wider setting of the city and would adversely affect the residential amenity of occupiers in Queen Edith's Way. The development would be contrary to

policies 3/4, 3/7 and 4/4 of the Cambridge Local Plan (2006) and Government Guidance in section 11 of the National Planning Policy Framework 2012.

3. The proposed development would due to the angled layout of dwellings and scale of development, create a walled barrier which would enclose the rear gardens of dwellings in Queen Edith's Way and have an adverse effect on outlook from these dwellings. The rear elevation of the proposed dwellings would also contain windows which would directly overlook the rear gardens of the existing dwellings such that it would have an adverse impact on the residential amenity of the existing residents in terms of overlooking and loss of privacy. The proposed development would create an adverse sense of enclosure on the existing residents and cause loss of privacy to gardens that are not currently overlooked. For these reasons, the proposed development conflicts with policies 3/4 and 3/7 of the Cambridge Local Plan (2006).
 4. The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 8/3 and 10/1 Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012
- 2. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development**

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1820/FUL

Location: 25 Cambridge Place

Target Date: 16.01.2015

To Note: The relevant appeal decision referenced in the report is attached to the Committee Pack at page 329.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1872/FUL

Location: 39 Windsor Road

Target Date: 29.01.2015

To Note: This application is being reported to Planning Committee for a decision because it has been called-in by Cllr Hipkin on the grounds of concern regarding the overbearing impact the development may have upon the neighbouring property.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1936/FUL

Location: Land Between 2 And 3 Shaftesbury Road

Target Date: 28.01.2015

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1653/FUL

Location: Land To Rear Of 551-555 Newmarket Road

Target Date: 16.12.2014

To Note: Please refer to the attached shadow diagrams for information.

The site address should read land to rear of 551-555 Newmarket Road.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1769/FUL

Location: 220 Victoria Road

Target Date: 05.01.2015

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

**Cambridge City Council
Design & Conservation Panel**

Notes of the meeting Wednesday 10th September 2014

Present:

Terry Gilbert	RTPI (Chair)
Russell Davies	RTPI
Alasdair Travers	RIBA
Ann Bassett	RIBA
Chris Davis	IHBC
Carolin Gohler	Cambridge PPF
Tony Nix	RICS
Jon Harris	Co-opted member

Officers:

Glen Richardson	City Council
Matthew Paul	City Council
Sav Patel	City Council

Apologies – David Grech, Helen Thompson and Ian Steen.

1. Presentation - Homerton Business Centre, Purbeck Road.

Reserved Matters scheme (layout, scale, appearance, landscaping and access) for 95 residential units comprising a mix of town houses and apartments (including affordable housing) pursuant to outline application 13/1250/OUT.

The scheme is being developed in accordance with parameter plans referred to in the outline element of a hybrid planning application approved in February 2014. Hybrid planning proposals for a mixed use consolidation and redevelopment of the Homerton Business Centre were presented to the Panel in December 2012 and October 2013. At the latter presentation, the Panel's verdicts on the scheme presented by Martindales Architects Ltd were RED 1, AMBER -3 for the full application, and RED -1, AMBER -3 for the outline proposal.

Presentation by Alan Wright of bptw Architecture on behalf of applicant Hill Residential Ltd and Homerton College. Justin Bainton of January's was in attendance.

The Panel noted that the scheme was at an early stage in its development with various details still to be resolved such as; the choice of a specific palette of materials, a detailed landscaping scheme, elevational detailing including of the entrances, the appropriateness of incorporating winter gardens, and the resolution of the northern boundary/interface with the adjoining proposed college building and its curtilage space.

The Panel commented as follows:

- Scale and massing (Blocks D1, D2,& D3)
The scheme proposes a stepped building form along the boundary with the railway, the lower elements being sited towards the south. The combination of lower linking elements with three taller towers helps to break-up the overall length and mass of the buildings and articulate the roofline alongside the railway. In general, the Panel supported the proposed overall height of the residential blocks which appeared to comply with the height parameters. However, the Panel hope that comfortable internal storey height dimensions can be achieved, given the desire to incorporate an additional storey in each

block when compared with the indicative outline scheme and the likely technical requirements (such as the need to incorporate mechanical ventilation to the units alongside the railway and a 'long span' structure in the basement) so as not to exceed the overall height parameter.

- **Movement and access.**
The Panel felt that refuse collection arrangements for block D1, the gateway off Kett Way and the detailing of the car park entrance off Harrison Drive were unresolved and warranted further work.
- **Layout**
 - Affordable housing. The Panel questioned whether the objective of creating a 'tenure blind' scheme would be achieved by incorporating all the affordable housing units in block D1 as proposed, and would have liked to have been presented with options for the dispersal of affordable units throughout the site.
 - Dual aspect apartments – the Panel would hope that the number of such units is optimised, particularly as the proposed floor-ceiling height in the apartments is relatively low.
- **Townhouses – Harrison Drive streetscape.**
The street frontage was perceived to be bland and inactive, with windowless elevations at ground floor level and fronted by curtilage car parking with an absence of landscaping.
- **Landscaping.**
The Panel were supportive of the general arrangement of the proposed amenity spaces. However, in the development of the landscaping proposals it is recommended that;
 - a) trees are to be incorporated into the amenity strip alongside the railway - which will contribute to reducing the perceived scale and length of the built form, - and that this landscape strip be considered and drawn alongside the same zone of the site to the north;
 - b) provision is made for informal activities such as ball games on the open space north of the townhouses and to the east and north of the D blocks,
 - c) the treatment of the site's northern boundary/interface with the adjoining proposed college building and its curtilage space is resolved through a dialogue with the promoters of the adjoining development.
 - d) Planting is included on the Harrison Drive frontage and,
 - e) the triangular space at the entrance to the car park (serving the D blocks) should include planted areas as part of an overall scheme to enhance the location.

Conclusion

The scheme has been shaped by the parameters set by the outline consent and is still in development. Important elements need to be resolved to make the scheme acceptable.

VERDICT – AMBER (unanimous)

2. New Museums site. The Panel's discussion following the site visit Monday 8th September 2014. A separate note of the discussion has been produced.

3. Notes of the meeting Wednesday 13th August 2014.

Notes agreed.

4. Any Other Business.

- Glen Richardson announced that Di Haigh has accepted the role of Panel Chair and will begin in October. The Panel thanked Terry Gilbert for his Chairmanship for almost two years. Terry has agreed to stay on as Vice Chair.
- Planning Committee Tour – October 22nd. All are invited to join a bus tour of completed development sites around the city (09:30-13:30). Any suggestions of sites to visit would be welcomed by officers as they prepare the itinerary. Please RSVP by October 1st.

5. Date of next meeting – Wednesday 8th October 2014.

Apologies in advance from Ian Steen.

Reminder:

CABE 'traffic light' definitions:

GREEN: a good scheme, or one that is acceptable subject to minor improvements.

AMBER: in need of significant improvements to make it acceptable, but not a matter of starting from scratch.

RED: the scheme is fundamentally flawed and a fresh start is needed.

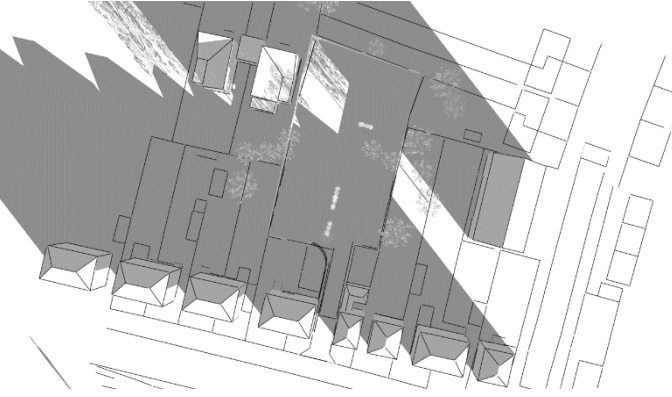
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Existing Sun path and Shadow Study

Land to the rear of 551-555 Newmarket Road,
dpa architects

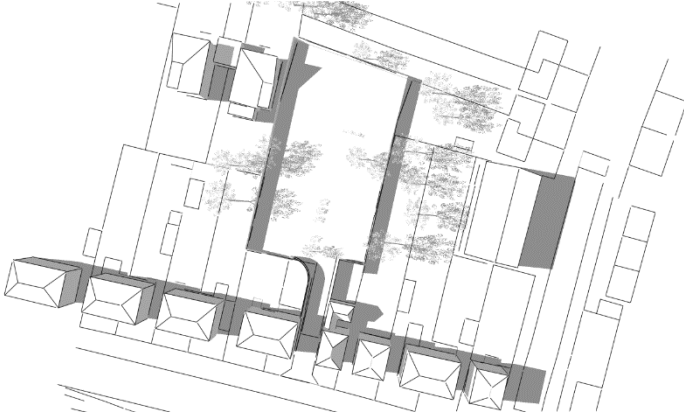
21st December: Winter Solstice



21st June: Summer Solstice



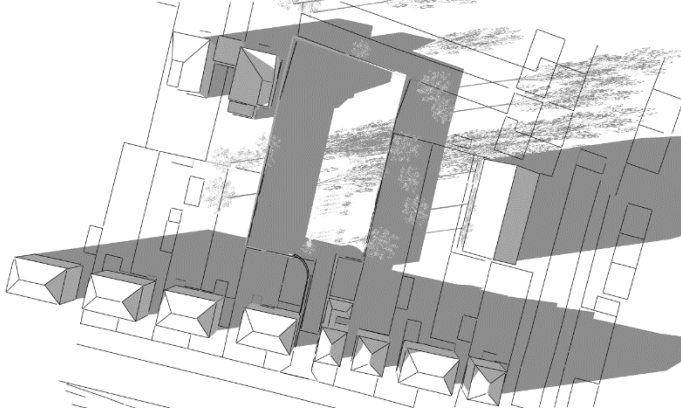
21st June: Summer Solstice (Continued...)



20th March/ 23 September: Equinox



20th March/ 23 September: Equinox (Continued...)



17:00
Page 21

Sunrise : 06:04 BST
Sunset : 18:14 BST

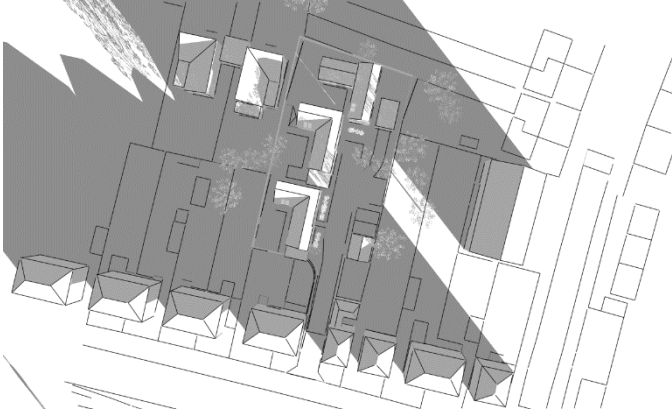
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Sun path and Shadow Study

Land to the rear of 551-555 Newmarket Road,
dpa architects

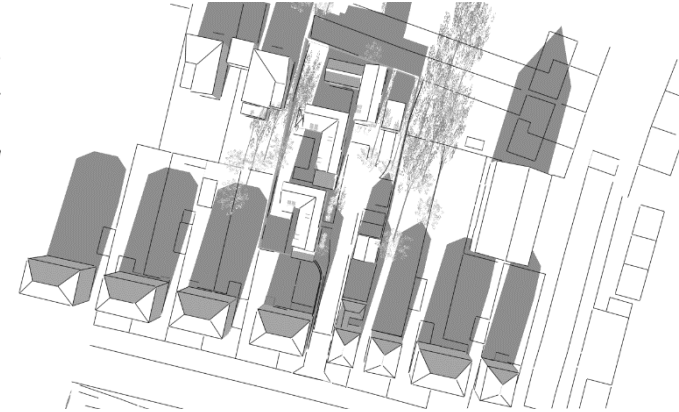
21st December: Winter Solstice



09:00



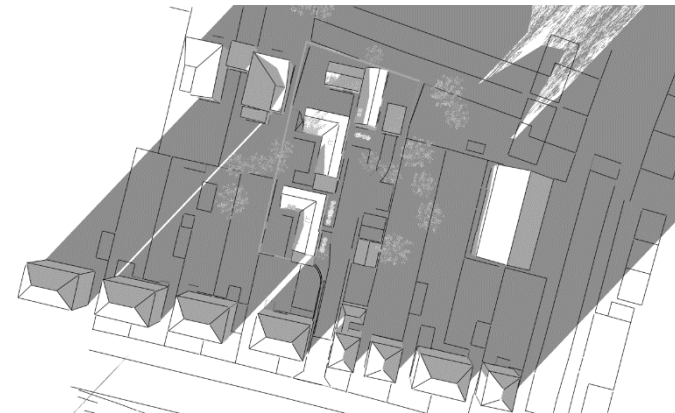
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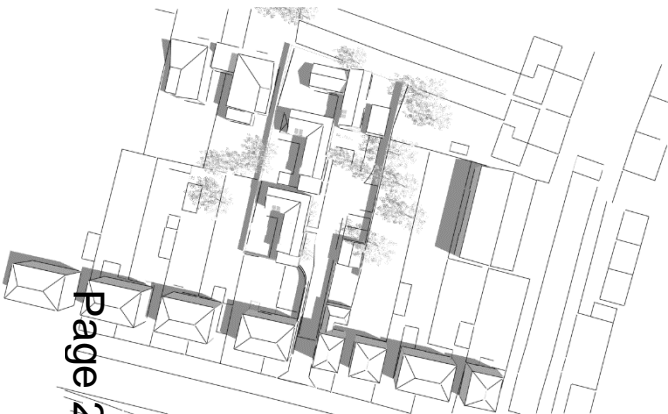


15:00

Sunrise : 08:04 GMT +0

Sunset : 15:53 GMT +0

21st June: Summer Solstice



09:00



12:00



13:00



14:00



15:00



16:00

Sunrise : 04:43 BST
Sunset : 21:21 BST

21st June: Summer Solstice (Continued...)



17:00
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18:00

Sunrise : 04:43 BST
Sunset : 21:21 BST

20th March/ 23 September: Equinox



Page 26
09:00



12:00



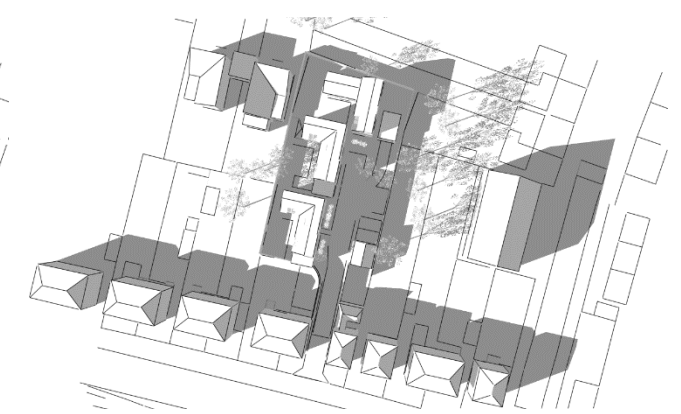
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16:00

Sunrise : 06:04 BST
Sunset : 18:14 BST

dpa

20th March/ 23 September: Equinox (Continued...)



17:00
Page 27

Sunrise : 06:04 BST
Sunset : 18:14 BST

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Dear Councillor

Planning application 14/1649/ FUL, 8 Montreal Road is to be heard at Planning Committee on Wednesday 4 February.

The report into it has factual errors and omissions which seem to me to be very misleading. I hope you will not mind if I point these out to you briefly; you can, of course, check the truth of my claims for yourself.

It seems wrong to ask councillors to make a decision on this application based on incorrect information.

1. The report on several occasions compares the proposed scheme to 12/0480/FUL, a previous application that was granted. Each time it says that they are 'very similar' (8.5): 'the general pattern, scale and density of development on the site is very comparable to that of the extant permission on the site' (8.9).

In reality this is NOT the case.

1.1 The footprint of the proposed terrace block on the site is 33% bigger than 12/0480/FUL. Where three houses were approved, the proposal is now for four houses.

1.2 The accommodation planned has been hugely increased from 5 bedrooms to 11 bedrooms; from 2 two-storey houses and one single-storey house, to 3 three-storey houses and one single-storey house with loft room.

1.3. Paragraph 3.2 detailing the number of bedrooms in the buildings of 12/0480/FUL, and paragraph 3.3 saying the terrace blocks of each scheme are 'identical in scale' are entirely wrong and misleading.

1.4. As is the inclusion of the house that fronted Montreal Road in 12/0480 in the calculations to do with comparative development density; that land is no longer within the application boundary

1.4.1. The report is also wrong in paragraph 2.1 as to the nature of the application; permission is not being sought for the demolition of 8 Montreal Road, which is outside the boundary of the application.

1.5. The profile of the roofline has also been considerably increased by the inclusion of dormer windows to loft rooms. No consideration is given to this.

2. No mention is made of the fact that permitted development rights were removed from the three houses in the terrace block as a condition of permission 12/0480/FUL, even though it is a material consideration. This application clearly seeks to circumvent this condition, that barred any such intensification.

I feel these facts completely undermine the conclusion reached in paragraph 8.28 that, 'The previous approval is an indication that this level of development on this site is acceptable.' The site is smaller than before and the level of development is considerably greater.

3. Paragraph 8.20 reports the distance of separation between House 4 and 6 Montreal Square as 16.5 metres. This is wrong. I measured the distance between 6 Montreal Square and the boundary (14.5 metres) with the planning officers. The distance of separation will be 15.5 metres, and between 5 Montreal Square and House 4, 15 metres.

3.1. No mention is made of the fact that the gable end of House 4 will rise behind the Montreal Square house to more than **9 metres**, nor is any consideration given to the fact that **it will dominate and enclose existing properties**.

3.2. I cannot see that the drawings support the assertion in para 3.3 that the roofline of House 1, that rises 13.5 metres from my back door, will be lower than in 12/0480. No consideration is given to the fact that a few metres beyond this the buildings rise to above 9 metres.

4. The report asserts the acceptability of **the principle of development** on two counts, both are **WRONG**:

4.1. it argues that the similarity in levels of development between the previous and the proposed schemes supports the principle of development (para. 8.5). I hope you now agree that this is factually incorrect.

4.2. it claims that the principle of development is acceptable on the grounds that the site is a previously developed windfall site. This too is factually incorrect. The site is now composed solely of garden land from 6, 7 and a small part of 8 Montreal Road, 5 Hobart Road and the original isolated allotment plot. It has never been developed. Annex 2 of the National Planning Policy Framework makes it clear that only previously developed land may be considered 'windfall', and that neither garden land nor former allotment land can be considered previously developed land.

I trust you will be mindful of these errors and the shortcomings in the report when you deliberate this application.

With best wishes,

380 Mill Road