

PLANNING COMMITTEE MEETING – 1st July 2015

Amendment/De-brief Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 14/2051/FUL

Location: 156-160 Chesterton Road

Target Date: 03.04.2015

To Note: Nothing

Amendments To Text:

Paragraph 8.56 I have received comments from the Development Manager (Streets and Open Spaces). He has recommended that an appropriate use of commuted sums for Informal Open Space would be on improvements to Chesterton Recreation Ground, Midsummer Common or Jesus Green. These improvements would be in the form of improving access by providing new paths, lighting, benches, bins or signage or improving facilities such as skate ramps.

In my view such a use of commuted sums would pass the CIL tests.

I have amended my recommendation below to request that officers be given delegated powers to agree which open space area is targeted for improvement and included in the s106 Agreement.

Pre-Committee Amendments to Recommendation:

APPROVED subject to agreement by officers of the open space area to be targeted for improvements via the planning obligations and completion of the s106 Agreement.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0363/FUL

Location: Land at 21 to 23 Milton Road

Target Date: 05.06.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0140/FUL

Location: Former Hilltop Day Centre, Primrose Street

Target Date: 04.05.2015

To Note: Nothing

Amendments To Text:

0.5 On-site warden/arrangements for 24 hour contact

The applicants have provided details of the Management Company and Draft Management Plan to cover this point. The Managing Agent will provide day to day management of the facility. They have experience in providing this service elsewhere in the City and it is stated that the Tenancy Agreement, House rules, Management Plan and onsite facility will be provided and the managing agents will be contactable 24 hours a day. Section 4 of the draft Management Plan states that contact details of the managing agent (SAB) will be available on site or by phone 24 hours a day and the contact details will be displayed on the building. SAB in their covering letter under paragraph 2 state that they manage other student blocks and provide 24hour contact to both neighbours and students in case of any issues.

Condition 18

Prior to the occupation of the building a Management Plan shall be submitted to and approved in writing by the local planning authority. The Management Plan shall then be implemented in accordance with the approved details.

Reason: To protect the amenity of neighbouring occupiers. (Cambridge Local Plan (2006) policies 3/7 and 4/13).

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0225/FUL

Location: 2 Barrow Road

Target Date: 03.04.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0665/S73

Location: Cambridge Water Company, Rustat Road

Target Date: 13.07.2015

To Note: Since the publication of the Committee report, the applicants have submitted a proposal for a revised layout of the northernmost courtyard. In my view, this represents an improvement, as it reduces the extent to which the space is broken up by cycle storage. However, I do not consider it to be a high-quality design; I am of the view that the quality of this space can be further improved. I therefore recommend retaining the condition on the layout of this courtyard which I have recommended on the agenda.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/2063/CLUED

Location: 15A Derby Street

Target Date: 06.05.2015

To Note: Nothing

Amendments To Text: Paragraph 0.3 should read as; “A1.Advice from a City Legal Officer is as follows: The Applicant has to prove on a balance of probabilities that 15A Derby Street has been used as a separate C3 dwelling house for more than **10** years.”

Paragraph 0.6 should read as; “The Planning Officer accepts that the building has been let as an independent dwelling for more than **10** years continuously prior to the date of the application taking all the above factors into account and the fact that that Council Tax has been paid by the tenants (during the tenancy agreements) and by the Applicant at the other times.”

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0065/FUL

Location: 15B Derby Street

Target Date: 06.05.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0430/FUL

Location: Garage Block 1 – 34 Fulbourn Road

Target Date: 01.05.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0634/FUL

Location: 6 Hooper Street

Target Date: 03.06.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0268/FUL

Location: Rear of 175-177 Cherry Hinton Road

Target Date: 14.04.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0557/FUL

Location: Langham House, Histon Road

Target Date: 19.05.2015

To Note:

204 Gilbert Road – Object

Object on the grounds of:

- Overlooking
- Congested parking

84 Windsor Road – Support

Support good design and car-parking provision

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0380/FUL

Location: 2 Tenison Road

Target Date: 27.04.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0663/FUL

Location: 70 Paradise Street

Target Date: 23.06.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: Additional Construction Method Statement to read as:

“Prior to the commencement of development of any reserved matters approval, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the local planning authority. The CMS shall demonstrate how the construction of the reserved matters approval accords with the details of construction criteria A-U (except criteria E) of the Construction Environmental Management Plan (CEMP). In addition to criteria A-V, the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; the parking of vehicles of site operatives and visitors; and the location of contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).”

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0687/FUL

Location: 109 Perse Way

Target Date: 03.07.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0600/FUL

Location: 1 Belvoir Road

Target Date: 03.07.2015

To Note:

Revised plans have been received replacing the metal Juliet balcony with a glazed Juliet balcony. Whilst the Urban Design and Conservation team continue to object to the application it is my view that the revised proposal would not have a detrimental impact on the character or appearance of the Conservation Area.

As the application is now recommended for approval Cllr Tunnacliffe has confirmed that he is happy for the application to be determined under delegated powers.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Committee is asked to agree that the application can be determined under delegated powers.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0299/FUL

Location: 8 College Fields

Target Date: 17.04.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

ENFORCEMENT ITEMS

CIRCULATION: First

ITEM: APPLICATION REF: CE/5622

Location: 27 Babraham Road

Target Date:

To Note: Nothing

Amendments To Text:

Within 'Summary' on page one the text should read:

"Notice 1: for unauthorised change of use of a car port garage extension for the storage of ice cream vans.

Notice served and appealed. Appeal **upheld** 30 April 2015"

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: EN/337/14

Location: 213 Huntingdon Road

Target Date:

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:
