

PLANNING COMMITTEE MEETING – 2nd September 2015

Minor Applications - Amendment/De-brief Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 15/0225/FUL

Location: 2 Barrow Road

Target Date: 03.04.2015

To Note:

The officer report omitted to include 15 Barrow Road as having made an objection. The issues raised by the objector are covered in the officer report.

The applicant and objector have both submitted additional information for consideration. I have set out below my response to the information submitted.

4.0 Additional information:

4.1a Additional information has been received from the applicant and objector at no.4 Barrow Road. I set out below the additional information that has been received:

4.2b Additional information from the applicant:

Additional information	Response
Shadow studies	I have assessed the studies in the annex part of my report – see section 1.0a
Street Elevations	The street scene plan is useful in showing how the proposed dwelling would sit within context of the neighbouring properties.
Cover letter (dated 13 August 2015), which also responds to the additional information submitted the objector.	Nothing to add or comment on.

4.2c Additional information received from the objector:

Additional information	Response
<p>A statement (with nine attachments) The statement sets out the objectors main areas of concern which relate to:</p> <ul style="list-style-type: none"> - Street scene - Ridge height - Existing versus proposed site plans - Front elevations in context - East elevation in context - Shadow 'Video' - Gatehouses; - Local Plan - new house must make a positive contribution <p>Shadow stills</p>	<p>The reason why the application is being brought back to Committee is because officers did not consider that the Committee had full information before it regarding loss of light and overshadowing. The update to the report addressed these points. The view of officers is that a decision has been taken on the application in relation to other matters and it is not appropriate to reopen the debate on other matters.</p> <p>However I have addressed all of the issues raised by the objector below to ensure that there is no basis for arguing that these points have not been considered.</p>
<p>Street scene plan</p>	<p>The street scene plan is not to scale and the objector appears to have superimposed the front elevation proposed dwelling by photo-coping it onto the plan.</p>
<p>Ridge heights</p>	<p>I have clarified the ridge height dimensions in paragraphs 2.1a-2.3c of my annex report.</p>
<p>Existing versus proposed site plans</p>	<p>The applicant did not show the roof profile of the existing properties and it was not necessary for this information to be included on the plans. My assessment of the proposed dwelling did not require me to know the roof profile of the existing dwellings in order to arrive at my recommendation.</p> <p>My assessment of the proposed development was carried out having visited the site to understand the existing context and judgement to assess how the proposed development would relate to the neighbouring property and the existing street scene.</p>
<p>Front elevations in context</p>	<p>As above.</p>

East elevation in context	As above.
Shadow video	This video has not been uploaded onto public access at the objector's request. I therefore do not make any comments on it.
'Gatehouses' sketch	The objector has provided an untitled sketch plan of no.1 and no.2 Barrow Road. In my view this does not alter the views reached by Committee in the previous debate i.e. that the houses facing one another are similar.
Local Plan – new house must make a positive contribution	I have addressed why I consider the proposed dwelling acceptable in the context in my original report.
Shadow stills produced at 5-30pm on 21 July 2015	I have acknowledged in paragraph 1.1k that the proposed dwelling would cast a shadow over the neighbouring plot (no.4). However, this is the only time of day that the proposed dwelling would cast such a shadow i.e. late afternoon/early evening. I do not consider it would be reasonable to refuse the application on the basis the proposed dwelling would cast a shadow at 5:30pm on 21 July when for the majority of the day the proposed dwelling would not cause any overshadowing.

Amendments To Text:

Pre-Committee Amendments to Recommendation: No change.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1123/S73

Location: The Perse Upper School, Hills Road

Target Date: 11.09.2015

To Note: Nothing

Amendments To Text: None
Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First
ITEM: APPLICATION REF: 15/0787/FUL
Location: St Marys School, Bateman Street
Target Date: 14.08.2015
To Note: Nothing
Amendments To Text: None
Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First
ITEM: APPLICATION REF: 15/0567/FUL
Location: 63 Thoday Street
Target Date: 21.05.2015
To Note: Nothing
Amendments To Text: None
Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First
ITEM: APPLICATION REF: 15/0400/FUL
Location: 23 Garden Walk

Target Date: 19.05.2015

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION

CIRCULATION: First

ITEM: APPLICATION REF: 15/0999/FUL

Location: 161 Gwydir Street

Target Date: 07.09.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0134/FUL

Location: 44 Queen Ediths Way

Target Date: 31.03.2015

To Note:

The officer report omitted to include the owner/occupier of 67 Queen Edith's Way as having made an objection. The issues raised by the objector are covered in the officer report.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0287/FUL

Location: Cantabrigian Rugby Club, Sedley Taylor Road

Target Date: 12.08.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1038/FUL

Location: 92 Queen Ediths Way

Target Date: 04.08.2015

To Note:

Revised plans have been received following an objection by County Highway regarding the sliding door at the front of the site. The applicant has also amended the visibility splays.

The removal of the sliding door and revised visibility splays has removed the County Highway Officer objection.

The revised plans will be shown in the Officer presentation.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1085/FUL
Location: 253 Chesterton Road

Target Date: 10.08.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1014/FUL

Location: 74 Catharine Street

Target Date: 23.07.2015

To Note:

Amendments To Text:

- 2.1 The application seeks full planning permission for a rear roof extension designed in slate and timber. A previous application was refused for a similar design under planning reference 15/0377/FUL.
- 2.2 The changes are that the dormers have been slightly reduced in size and the link through has been steeped back further from the elevation.

Pre-Committee Amendments to Recommendation:

The changes do not alter the recommendation of refusal.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0611/FUL

Location: 3 Ascham Road

Target Date: 25.05.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0729/FUL

Location: 15 Coleridge Road

Target Date: 04.09.2015

To Note: Nothing to note

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1021/FUL

Location: 15 Whitehill Road

Target Date: 27.07.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: No change

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0945/FUL

Location: 23-25 Hills Road

Target Date: 28.07.2015

To Note:

-Condition 20 and condition 22 are repeated as conditions 21 and 23 respectively.

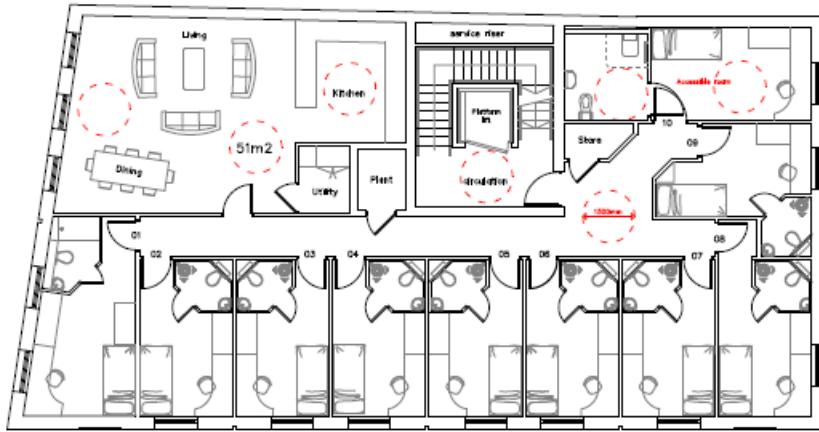
-With regard to the comments from the Disability Consultative Panel, a revised floor plan drawing has been prepared. This demonstrates how two bedrooms within the development are fully accessible for disabled users. These are located at first and second floors and the living/ kitchen areas are also fully accessible. See revised proposed floor plans drawing below (no. 499/200 Rev B).

Amendments To Text:

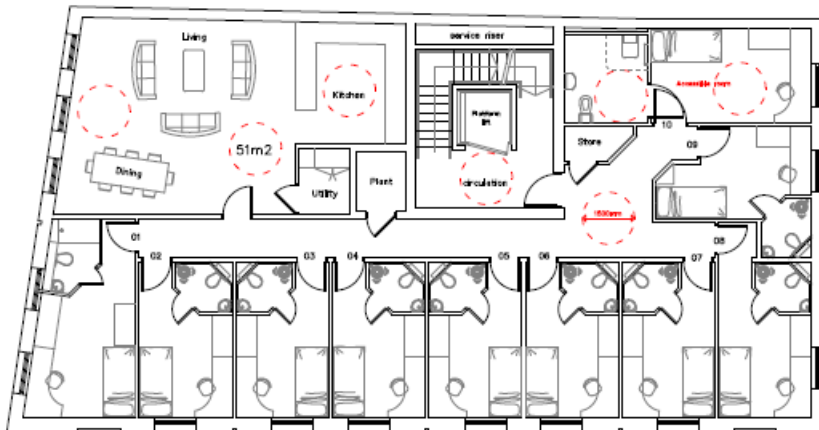
Pre-Committee Amendments to Recommendation:

-Delete conditions 21 and 23.

-Reorder condition numbering accordingly.



First Floor



Second Floor

DECISION:

General Items

CIRCULATION: First

ITEM: APPLICATION REF: 14/1740/FUL

Location: Double Tree By Hilton, Granta Place

To Note: nothing

Amendments To Text: none

Pre-Committee Amendments to Recommendation: none

DECISION: No change.

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