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Cambridge City Council

PLANNING

To: Councillors Dryden (Chair), Blencowe (Vice-Chair), Gawthrope, Hart, Hipkin, Pippas, C. Smart and Tunnacliffe

Despatched: Tuesday, 29 September 2015

Date: Wednesday, 7 October 2015

Time: 1.00 pm

Venue: Committee Room 1 & 2 - Guildhall

Contact: Toni Birkin

Direct Dial: 01223 457013

AGENDA

17 AMENDMENT SHEET (*Pages 3 - 26*)

PLANNING COMMITTEE MEETING –

Amendment/De-brief Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 15/1163/FUL

Location: 104 Wulfstan Way

Target Date: 08.10.2015

To Note: Deferred to November Committee at applicant's request as he wishes to speak at the meeting and is unavailable to attend the October meeting. Request to defer agreed by Chair at the Briefing on 5/10/15

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1308/FUL

Location: 94 Milton Road

Target Date: 08.10.2015

To Note: Deferred. Agreed by Chair at Briefing on 5/10/15.

Reason for deferral - Recommendation to approve was subject to it being demonstrated that satisfactory and adequate bin and cycle storage can be provided on site, the former to address concerns raised by the Environmental Health Officer. The requested information has not been provided to date. As the application is retrospective in nature, Officers feel these issues need to be resolved prior to any decision being made rather than being dealt with by planning condition. Additionally, the applicant's agent is unavailable to attend the October meeting.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0585/FUL

Location: 84 Cavendish Road

Target Date: 01.07.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0908/FUL

Location: 14 Worts Causeway

Target Date: 22.07.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0796/FUL

Location: Ice Rink, Parkers Piece

Target Date: 02.09.2015

To Note:

Further information has been received regarding plant noise and mitigation. The

Environmental Health Officer is satisfied with the calculations and recommendations of the applicant's acoustic consultant and has recommended that condition 5 is amended, to ensure that the noise from plant does not exceed the background level when measured from the boundary or Parkers Piece.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Condition 5 is amended to read:

When measured at any boundary of Parkers Piece, the Noise from plant (including generators, chillers and motors) and amplified music and voices from the amusements, shall be less than or equal to the existing background level (L_{90}), in accordance with BS4142: 2014.

Reason: To protect the amenity of any adjoining or nearby residential/sensitive properties. (Cambridge Local Plan policy 4/13)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0596/FUL

Location: Land Rear of 268 Queen Ediths Way

Target Date: 28.05.2015

To Note: Nothing

Amendments To Text:

Last paragraph of 2.3 – The land to the south of plot 3, which is sectioned off from the site, would not be in the applicant's ownership. It is to remain in the ownership of 268 Queen Edith's Way.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1111/FUL

Location: Land at 58 Fishers Lane

Target Date: 05.08.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: Enforcement - request for authority to serve notice

Location: 136 Perne Road, Cambridge

Target Date:

To Note:

To items submitted by applicant for members to view – annex 1 and annex 2 pdf

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

TO JAMES GOODARD
COMMITTEE MANAGER

TO PLANNING COMMITTEE FOR 7TH OCTOBER 2015

REGARDING 136 PERNE ROAD CAMBRIDGE CB13N.

SOME RECORDS FROM 2000 MR CARTER,

AND APPROVED OUTLINE PLANNING FOR

3 BED DETACHED HOUSE COPY SUPPLIED

BUT MR CARTER WHO WROTE ME A LETTER

SAY I WILL NEVER BENEFIT FROM

PLANNING ON MY SITE 136 PERNE ROAD

ITS USED ABUSE OF PROCEDURE TO ^{CANCEL} ~~CANCEL~~

THE PLANNING APPEAL GIVEN BY PLANNING

OFFICER OF CAMBRIDGE CITY COUNCIL

MR MANNING. I REQUEST THE PLANNING

COMMITTEE REMEDY THIS ABUSE OF PROCEDURE

AND NOT ISSUE, ENFORCEMENT

NOTICE AGAINST USE OF MOBIL HOME.

AS SEPARATE UNIT. AS IT HAS ESTABLISHED

PLANNING FOR RESIDENTIAL USE WITH HOUSE.

In case of enquiry contact Peter Carler
Direct Line 10223 457155
Fax 01223 457109
E-mail: peter.carler@cambridge.gov.uk



**CAMBRIDGE
CITY COUNCIL**

**Environment
and Planning**

Mr Sanderson
136 Perne Road
Cambridge
CB1 3NX

25 August 2000

Our Ref C/00/0538
Your Ref

Dear Mr Sanderson

New dwelling to the side of 136 Perne Road Cambridge

I write further to our very brief telephone conversation last Friday regarding your recent application. My apologies for not getting back to you, as I promised I would, last Friday. I have discussed this matter with John Summers, who is the head of the development control service.

As you are aware the application was written up for approval by Mr Mannering and passed to me with that recommendation, as I have delegated authority to determine certain applications. I have looked at the file and, given the proposal and the lengthy history of informal advice about such development of this plot offered in the past, was surprised that Mr Mannering, on balance, was prepared to recommend approval. I could not see what change in circumstances had occurred to warrant departing from that earlier advice.

Before I had had the chance to finish my considerations, I was informed that you had contacted the office and been advised that the application had been approved. I am sorry if there was any misunderstanding, but an application is not determined until it has been signed off by a senior officer with delegated powers and the decision notice has left the building.

In summary, my professional opinion and judgement is that the application should be refused in the light of the history of the site and the circumstances of the case. I therefore intend to refuse the application under officer delegated powers. A decision notice will be sent to you shortly. You can, of course, appeal against the refusal.



I apologise for any inconvenience caused. Please contact John Summers or N
Mannering if you have any further queries.

Yours sincerely

SITE CATCHER PLAN

APPROVED PLAN
APPLICATION

1/22/00/0558/00

Revised A

Siting of
proposed
dwelling

56

64

84

COMMITTEE

REFUSED

AMENDED PLAN
FOR APPLICATION

No.

C/00/0538/06

DELEGATED
APPROVED

SUB COMMITTEE

REFUSED

CAMBRIDGE
CITY COUNCIL

03 JUL 2000

SCALE:
DRAWN BY:
DATE



136 Perne Road

Planning Department

This copy has been produced specifically for the Map Return Scheme by
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11/2/2000

Paul,

Your plans returned - I will get our letter off to you this week.

Regards,

...nand and Musloe Architects

With Compliments

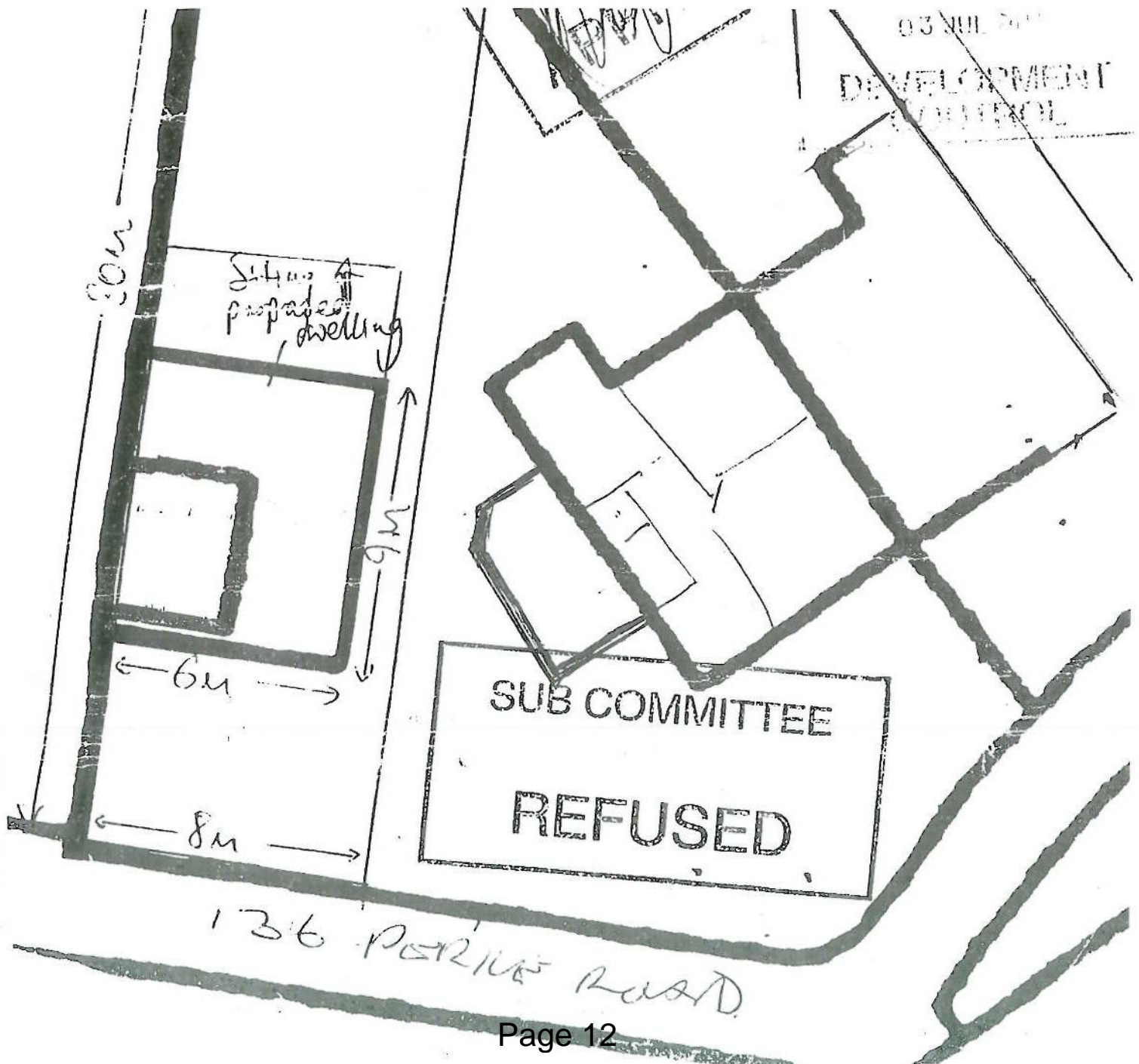
49 Main Street
Cambridge MA 02142

AMA

Telephone 617/23-4671
Fax 617/23-4672
Email ama@amaarch.com

03 JUL 2011

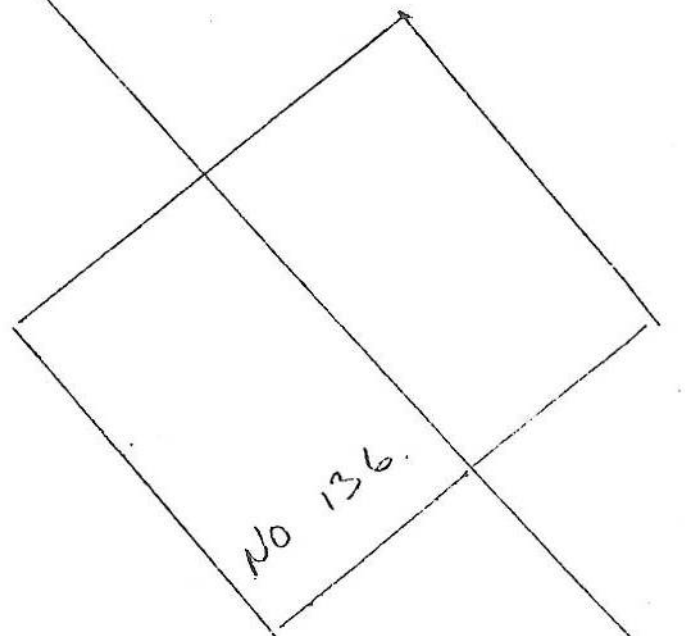
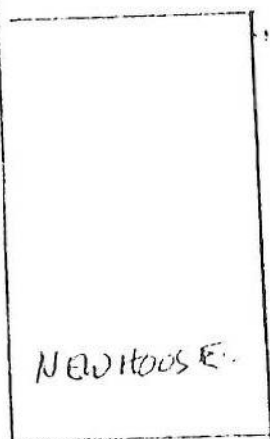
DEVELOPMENT
CONTROL



Require a site
plan at scale
approx. 1:200



C/ 00 / 0538 / DP



6m

CAMBRIDGE CITY COUNCIL

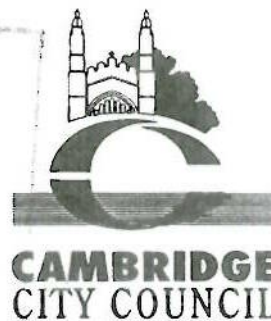
APPLICATION for PLANNING PERMISSION

Town and Country Planning Act 1990

Use this form if you want planning permission to carry out development other than works to an existing house or flat.

Please read the notes accompanying this form.

PART A



1 APPLICANT

name

address

post code

telephone no

fax. no.

2 AGENT (if any) who will receive all correspondence

name

address

post code

telephone no.

fax. no.

contact

3 APPLICATION SITE

- Address or location of site..... 136 PERNE ROAD
CAMBRIDGE
- Total site area (sq. metres or hectares)..... 240
- Existing use of building/land..... PRIVACY CUR PARK
 - If vacant
 - last previous use..... ARMED
 - when that use ceased..... 1988
- Is any adjoining land owned or controlled by the applicant? yes ☒ no ☐
If yes, outline the land blue on the location plan

4 PROPOSED DEVELOPMENT

- Describe the type and scale of the proposal
For example : Change of use from shop to estate agents
Erection of two storey extension to school, and creation of new access and car park
48 bed nursing home with 3 staff flats and additional car parking

THREE BED ROOM HOUSE

- Does your proposal involve
 - erection of new building(s) yes ☒ no ☐
 - alteration/extension of building(s) yes ☐ no ☒
 - change of use of land/building(s) yes ☒ no ☐
 - construction of a new access to a highway yes ☐ no ☒
 - alteration of an existing access to a highway yes ☐ no ☒
 - diversion/closure of a highway yes ☐ no ☒
 - diversion/closure of a public footpath yes ☐ no ☒
 - demolition of a dwelling(s) yes ☐ no ☒

Boundary walls and fences

- Describe the height, materials and type of any proposed walls/fences or other screening

Works to trees/hedges

- Will any tree, or part of a tree (including its roots), be removed or pruned? yes ☐ no ☒
- Will any hedge, or part of a hedge (including its roots), be removed or pruned? yes ☐ no ☐
- Will there be any other works, such as changes to ground levels or excavations, that will affect trees on or off the site? yes ☐ no ☐

If you have answered 'yes' to any question, show which trees/hedges will be affected on the layout plan

Parking

	Existing	Spaces lost	New spaces	Final total
Total number of car parking spaces				
Car spaces for people with disabilities				
Cycle parking spaces				

('final total' means the total number of spaces on completion of the development)

Drainage

- How will surface water be disposed of?
- How will foul drainage be disposed of?

Rights of way

- Are there any public rights of way within the site? yes ☐ no ☒

7 PLANS (see note 3)

- List and number all the plans you are sending with this application (attach separate list if necessary)

.....

.....

.....

.....

.....

8 I / WE APPLY FOR

- approval of the development and the accompanying plans

signed 

date 31-5-2

on behalf of

(insert applicant's name if signed by an agent)

PLEASE COMPLETE PART B OVERLEAF IF YOUR APPLICATION IS FOR ANY NON-RESIDENTIAL DEVELOPMENT

Please note Your planning application is a public document, which anyone can look at. We will send you a receipt for your fee and a letter of acknowledgement for the application. Information given on this form may be held on computer files, but for your protection use of this information is regulated by the Data Protection Act 1984

Use read the notes overleaf before completing any part of this form.

CAMBRIDGE CITY COUNCIL
CAMBRIDGESHIRE

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 66

CERTIFICATE A


WHERE APPLICANT IS OWNER

I HEREBY CERTIFY

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- *2. None of the land to which the application relates constitutes or forms part of an agricultural holding, or
- *2. I have/the applicant has* given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Address

Date of service of notice

Signed 
*Delete where

half of 2 - 6 - 2 date
see overleaf

CERTIFICATE B

WHERE THE APPLICANT IS NOT THE OWNER

I HEREBY CERTIFY

1. I have/the applicant has* given the requisite notice to all the persons other than myself/the applicant* who, 20 days before the date of the accompanying application were owners of any part of the land to which the application relates, viz:

Name of owner

Address

Date of service of notice

- *2. None of the land to which the application relates constitutes or forms part of an agricultural holding, or

- *2. I have/the applicant has* given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name of tenant

Address

Date of service of notice

Signed on behalf of date
*Delete where inappropriate see overleaf

BROOK STEWART

GRAHAM

HANDLEY

ARCHITECTS

Our Reference: GH/dr/S

Mr P Sanderson
136 Perne Road
Cambridge
CB1 3NX

Dear Mr San

Re: Development at 136 Perne Road, Cambridge

Further to my letter of 28th October, I confirm that I have now had a positive meeting with Fiona Lennon of Cambridge City Council regarding the proposals.

It appears that Cambridge City Council are keen to grant permission for residential development on your site (within certain constraints), and that they no doubt (in part) see this as a way of removing your current use of the site. During discussions with Fiona Lennon, she indicated that the possibility of extending and converting your existing property may well provide four units. However, she did not favour the option of a free-standing building (possibly to provide two units).

I would suggest that, initially, we should prepare outline drawings in order to explore the above options, and to arrange to meet Fiona Lennon to assess the option most likely to receive permission. Once this has been established, we could then prepare detailed plans and elevations and submit a Planning Application on your behalf.

I set out below two alternative fee structures, with a view to minimising your payments.

• Option 1

Fee of £1,500 to be paid to us prior to commencement of any of the initial drawings, followed by a fee of £1,750, payable immediately prior to submission of the Planning Application.

• Option 2

Fee of £1,500 to be paid to us prior to commencement of any of the initial drawings, followed by a fee of £1,000, payable immediately prior to submission of the Planning Application. A fee of £1,750 would become payable either upon the granting of Planning Permission or upon the sale of the property (whichever is the soonest).

To all the above fees should be added expenses and VAT.

Whilst writing, I would note that there would be a Planning Application fee of approximately £220 per unit. You should therefore budget for approximately £900 to be paid to Cambridge City Council at the time of the application.

I look forward to hearing from you.

Yours sincerely

Graham Handley

CHARTERED ARCHITECTS

Page 17

Our Reference: GH/dr/S

17th September 2003

Mr P Sandersom
136 Perne Road
Cambridge
CB1 3NX

Dear Mr Sandersom

Re: Development at 136 Perne Road, Cambridge

I was pleased to meet you this morning and to have had the opportunity to learn of your plans to develop the above site. I understand that your broad requirements are to convert/extend the existing house in order to provide two flats, and to develop two flats within the garden area.

I understand that in July 2000 Cambridge City Council refused an application based upon the above. However, as noted by a more formal, polished and detailed application should stand a greater chance of success.

I confirm that our fees to visit site, take survey dimensions as required, develop initial proposals, obtain comments from Cambridge City Council, develop detailed drawings and submit a Planning Application would be in the order of plus expenses and VAT - payment terms being 14 days from date of invoice. Interest would be charged at 2% per month thereafter.

Our fees to monitor the application and undertake any post-application amendments would be charged on a time basis.

I confirm that we would be very pleased to be appointed to undertake the above, and look forward to receiving your written confirmation in this respect.

In the meantime, please do not hesitate to contact me should you wish to discuss the above in further detail.

Yours sincerely

Graham Handley

AMEND APPLICATION CO/9202/200

BRUCE STUART ARCHITECT RIBA
1 Pemberton Terrace Cambridge CB2 1JA Tel.01223 576916 Fax.01223 518133

P. Sanderson Esq.
136 Perne Rd.
Cambridge
CB1 3NX

14 June 2005

Dear Paul

As discussed I met with Rebecca Flood at Cambridge City Council yesterday to discuss the site and the options open to you for development.

Rebecca confirmed the following:

1. 1 parking space per unit would be required, due to lack of residents' parking on-street. She suggested that we speak to Ian Dyer at County re highways implications but thought that there would not be a problem in this location re. access. Car parking to be at the front of the site - otherwise potential problem with amenity to no. 134 (no. 138 is less of an issue as the public right of way separates)
2. Enclosed bin and bicycle space (1 bicycle per bedroom) would be needed.
3. Either a joined or detached scheme would be possible - it would depend on the design.
4. 2 storey would be preferable - possibly with rooms in the roof.
5. The planners would look for an amenity space for the flats (area not stipulated)
6. A payment would be required under the 'Planning Obligation Strategy' towards open space, community development and education
7. It was agreed that we would go back to Rebecca with some design sketches for her initial informal comments.

As you can see the meeting was very positive and I believe the next stage would be to prove out the fit of accommodation, parking etc. on the site; perhaps you would let me know if you wish to progress with that, in the meantime I enclose, for your kind attention, an invoice for the work to date.

Yours sincerely,

BRUCE STUART ARCHITECT RIBA

1 Pemberton Terrace Cambridge CB2 1JA Tel.01223 576916 Fax.01223 518133

P. Sanderson Esq.
136 Perne Rd.
Cambridge
CB1 3NX

31 August 2005


Dear Paul

I met with Rebecca Flood at Cambridge City Council again yesterday to discuss your site and sketch proposals which I have produced (copy enclosed).

The sketches show a detached three storey block with two flats of one bedroom and three bedroom and three parking spaces with turning and utility space.

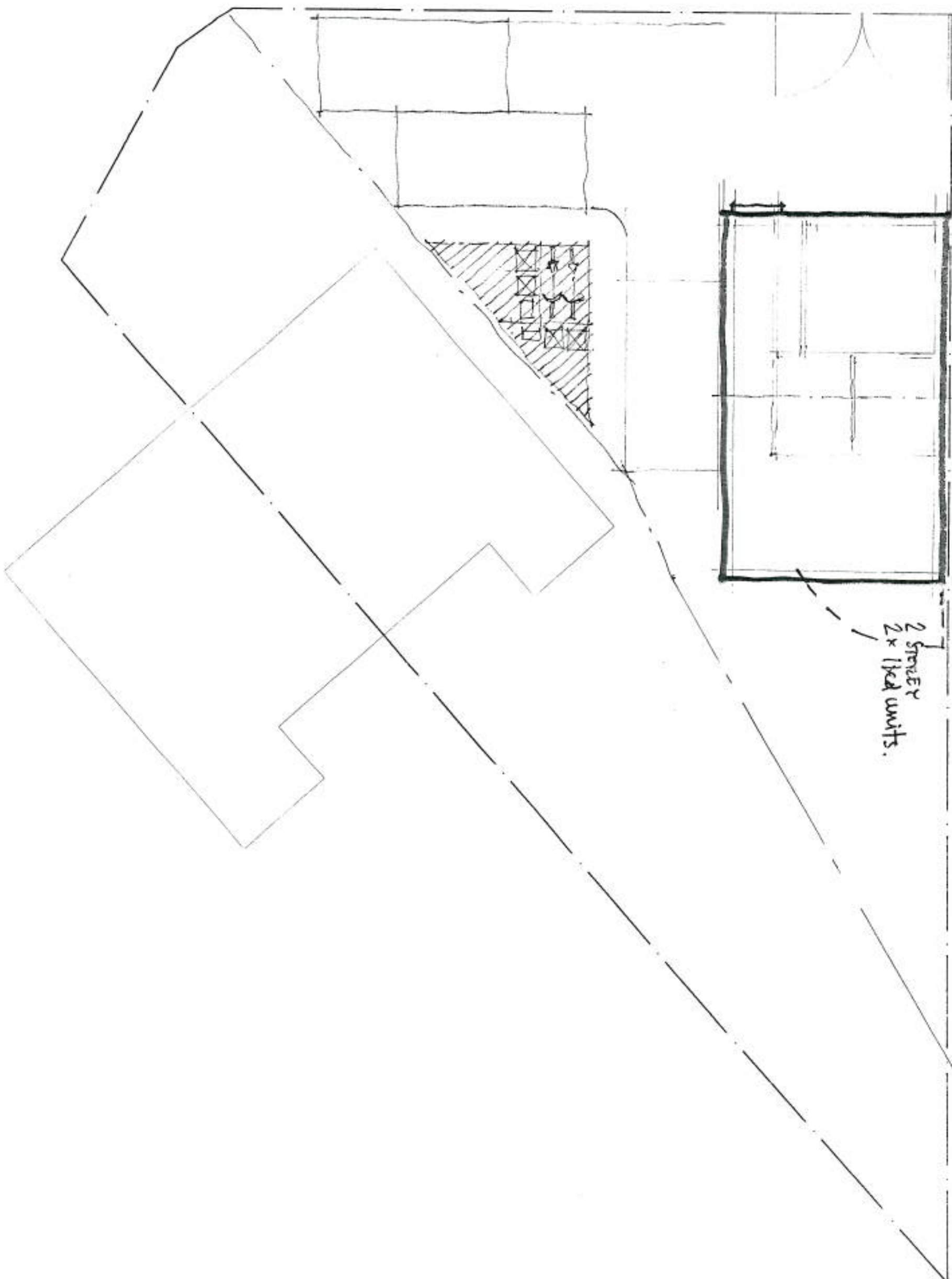
Rebecca advised that if the existing house was three bedroom it may require two parking spaces and any three bedroom flats may also. She also was nervous about the massing of the third storey, although I explained to her that this could be adjusted. I have left copies of the sketches with her to enable her to discuss the scheme at an internal meeting on Thursday and I suggest we wait until we have feedback from her before we progress it further.

In the meantime I enclose, for your kind attention, an invoice for the work from 14 June to date.

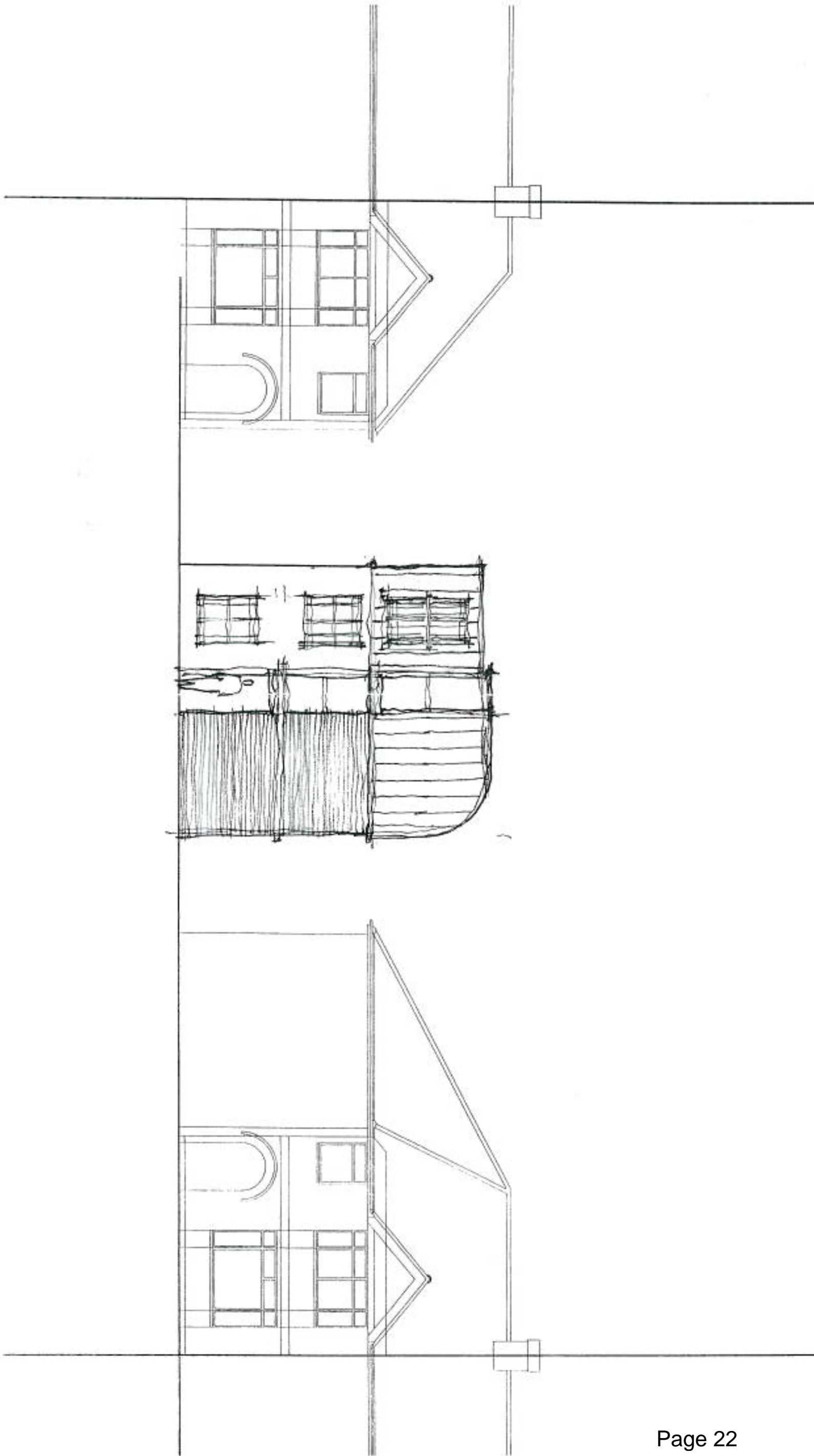
Yours sincerely 

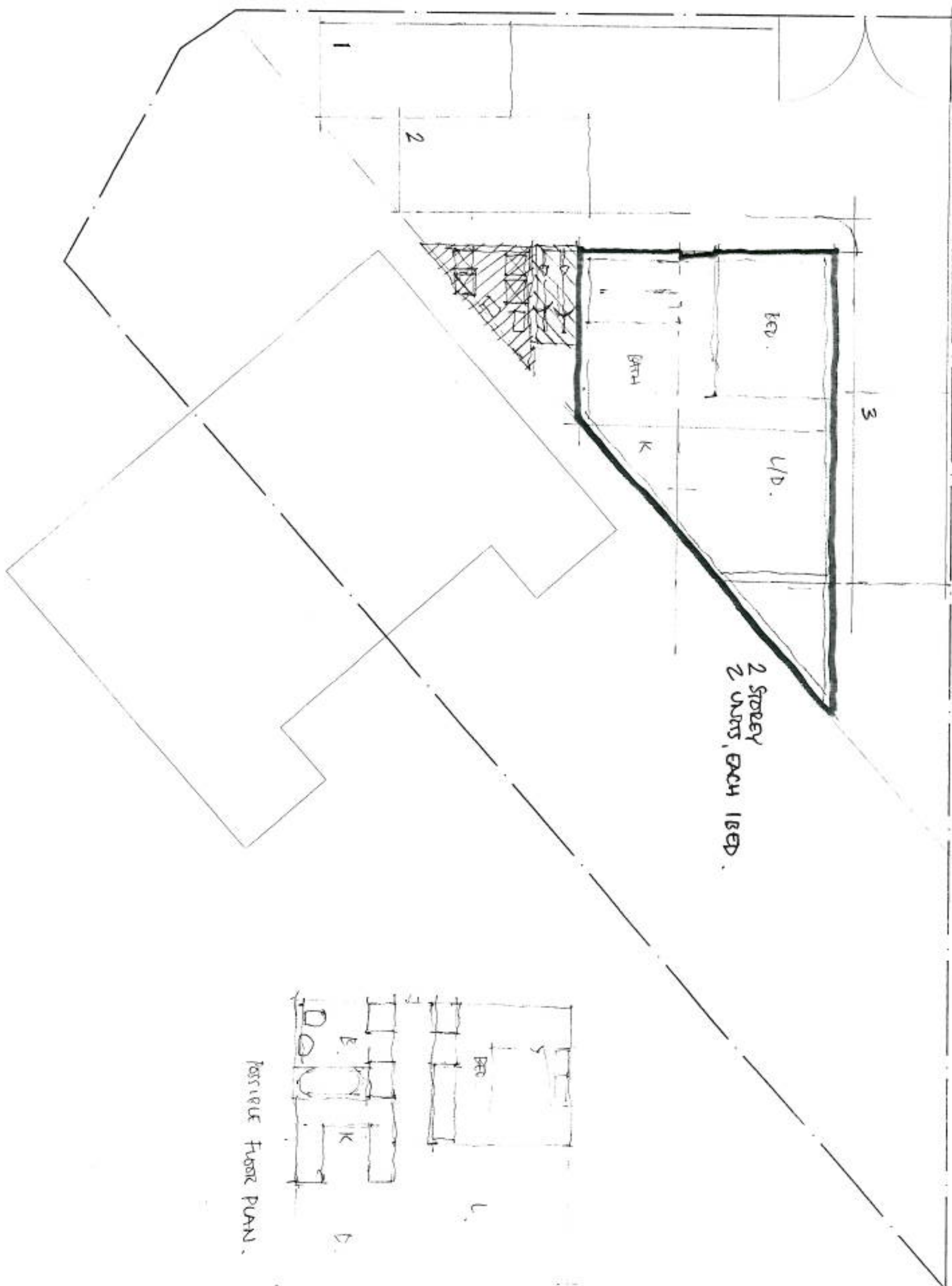
Bruce Stuart

Encl.



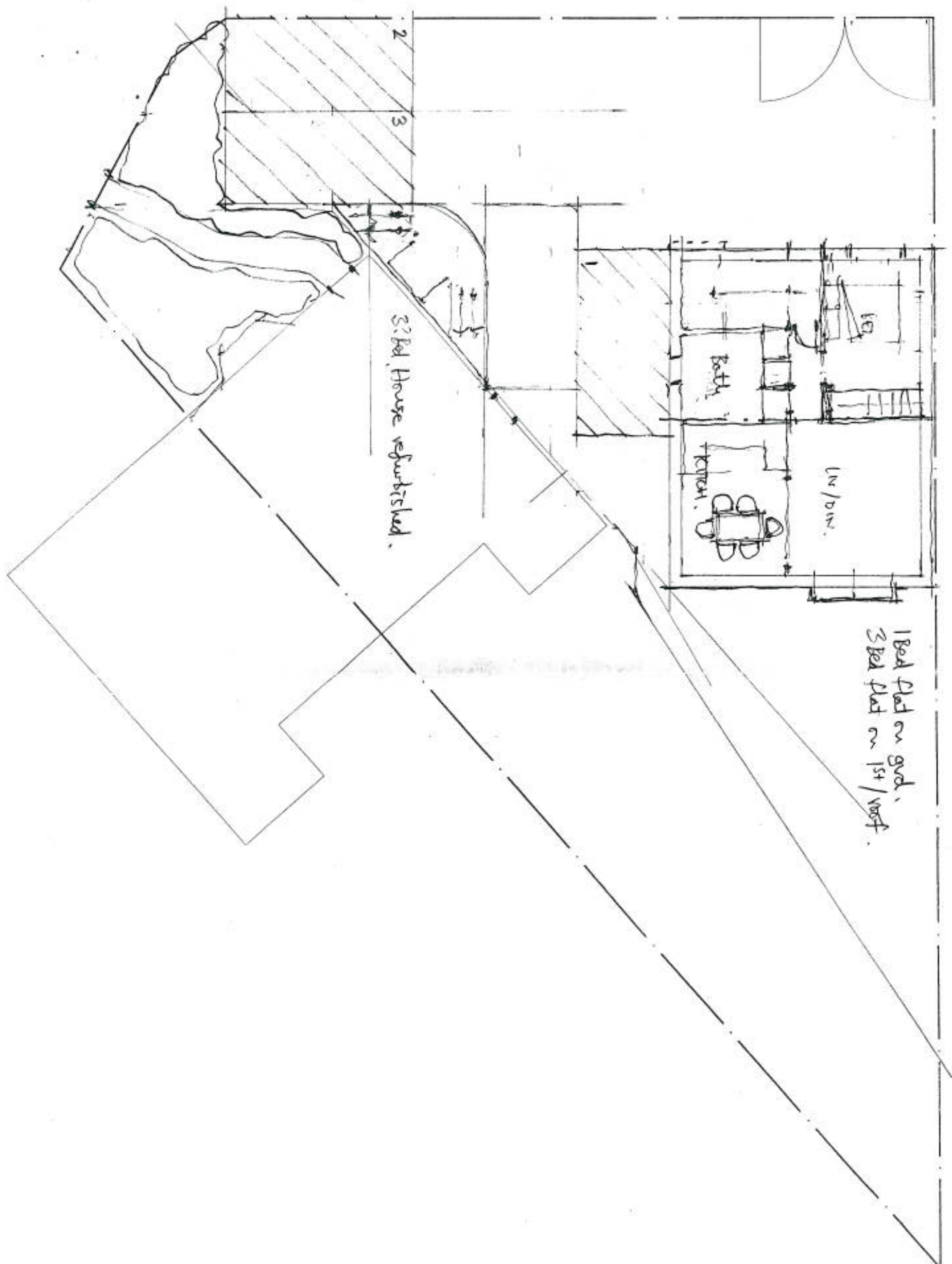
Job No. 05-1085 Sheet No. A01	Sheet Title EXISTING SITE PLAN Scale 1:100 @ A3 Date JUNE 2005	Project Title DEVELOPMENT OF SITE 136 PERNE RD, CAMBRIDGE	Drawings	BRUCE STUART ARCHITECTS LTD 1 PEMBERTON TERRACE, CAMBRIDGE CB2 3PL Tel: 01223 526916 Fax: 01223 580113
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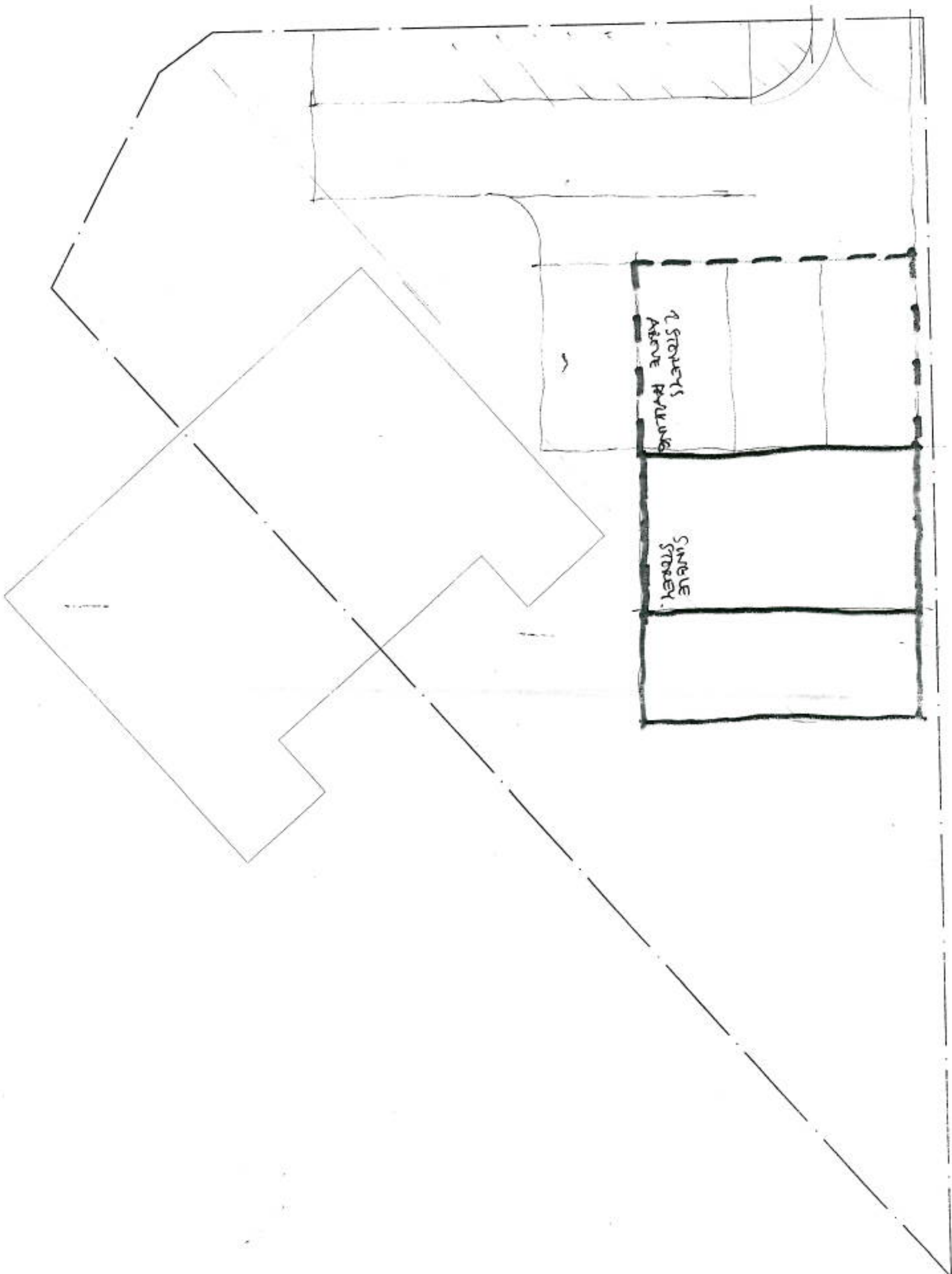


Sheet No. A01 05-10995	Sheet Title EXISTING SITE PLAN Scale: 1:100 @ A3 Date: JUNE 2005	Project Title DEVELOPMENT OF SITE 136 PERNE RD, CAMBRIDGE	Revision	BRUCESTUART ARCHITECT RIBA 1 PEMBERTON TERRACE CAMBRIDGE CB2 3JA Tel: 01223 526916 Fax: 01223 50133
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05-10935	<div> <div> Sheet No. A01 </div> <div> Sheet Title EXISTING SITE PLAN </div> <div> Scale: 1:100 @ A3 </div> <div> Date: JUNE 2005 </div> </div>	<div> <div> Project Title DEVELOPMENT OF SITE 136 PERNE RD. CAMBRIDGE </div> </div>	<div> <div> Designer BRUCE STUART ARCHITECT RIBA </div> <div> 1 PEMBERTON TERRACE CAMBRIDGE CB2 1JA Tel. 01223 576916 Fax. 01223 518133 </div> </div>
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576916 ~~518133~~