

PLANNING COMMITTEE MEETING – 4TH NOVEMBER 2015

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **15/1200/FUL**

Location: Gonville Hotel, Gonville Place

Target Date: 28.08.2015

To Note: Nothing

Amendments To Text:

6.52 – Comments from the Walking and Cycling Officer have been received which are summarised as follows:

Visitor cycle parking should be located both at the front of the hotel and close to the spar entrance. Visitors to the spar and residents who are arriving by cycle should be encouraged to use the entrance off Gresham Road as Gonville Place is not a very cycle-friendly environment.

Staff and resident parking should be covered and secure.

To access cycle parking an aisle width of at least 1m is needed and the current layout shown on the site plan in the area for 58 cycles needs re-designing so that all the spaces are accessible (if some of these spaces are relocated close to the entrances for visitors as above then the number here can be reduced).

Response: A cycle parking condition is recommended to deal with these issues.

6.47 – Solar panels have been shown on a plan and the Senior Sustainable Officer (Design and Construction) supports this plan which exceeds the 10% policy requirement.

7.1 – Additional neighbour letter received from residents of 3 and 3a Gresham Road (Figtrees) raising the following concerns:

- Proposed extension is too large;
- Our properties will be over-looked and over-shadowed;
- Noise impact;
- Light pollution from the glazed link;
- Increase in pedestrian and vehicular traffic on Gresham Road.

These concerns are shared by other residents and I have responded to them in my report.

8.46 – Landscaping and Drainage – Discussions have taken place to overcome concerns relating to landscaping (tree planting) and the drainage strategy. The issue of concern was that the two attenuation tanks along the boundary with Gresham Road, below ground, are very closely situated to the tree roots which may cause the tree to become constrained and potentially become hazardous. The attenuation tanks are proposed to deal with the surface water drainage on the site and need to be located in an area where they can be easily accessed and maintained. Other locations were discussed with the agent to minimise the risk to the trees. However, further away locations would mean that the tanks may have needed additional equipment for it to be effective. Discussions between the Trees and Landscape Officers and the agents agreed that tanks as shown on the amended tree survey and arboricultural impact assessment (4400-D Rev D, dated 22nd October 2015) are acceptable subject to a suitable root barrier being installed at 600mm deep. Further conditions are also recommended relating to the management and maintenance of the drainage strategy and the soft landscaping (see below).

The Landscape Architect and Tree Officer also raised a concern relating to the line of pleached lime trees along the boundary with the main hotel building. The concern was about the space and depth allowed for this species. Discussions took place between the Landscape Architect, Tree Officer and the agents on-site to resolve this concern. The amended landscape masterplan illustrate the location of this and a strategy to improve the planting of these trees. Further suggested conditions relating to this area of planting is also recommended as detailed below.

8.47 – Air Quality – update: The comments from the Environmental Health Officer in relation to Air Quality were based on the information contained within the submitted Transport Assessment indicating that there would be an approximate slight increase in vehicular traffic from other modes of transport, other than from the private car e.g. Taxi. However it is noted that the car parking provision will be reduced on-site. The provision of the 3no.electric car charging points would seek to mitigate against the increase in traffic flow which would result in lower overall fuel emissions within the AQMA, to within acceptable air quality limits.

8.55 – Transport – comments have been received based on an amended Transport Assessment. The County Council raise no objection subject to a condition requiring details of the Travel Plan and car parking management plan.

Pre-Committee Amendments to Recommendation:

Replace condition 30 (Public Art) with the following:

Within six months of the commencement of development, a Public Art Delivery Plan shall be submitted to and approved in writing by the local planning authority and shall include the following:

-Details of the Public Art and artist commission;

- Details of how the Public Art will be delivered, including a timetable for delivery;
- Details of the location of the proposed Public Art on the application site;
- The proposed consultation to be undertaken with the local community;

The approved Public Art Delivery Plan shall be fully implemented in accordance with the approved details and timetable.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 3/4 and 3/7 of the Cambridge Local Plan 2006.

Add a following condition (31) related to the maintenance of the public art, as follows:

Prior to the occupation of the development, a Public Art Maintenance Plan shall be submitted to and approved in writing by the local planning authority and shall include the following:

- Details of how the Public Art will be maintained;
- How the Public Art would be decommissioned if not permanent;
- How repairs would be carried out;
- How the Public Art would be replaced in the event that it is destroyed;

The approved Public Art Maintenance Plan shall be fully implemented in accordance with the approved details. Once in place, the Public Art shall not be moved or removed otherwise than in accordance with the approved Public Art Maintenance Plan.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 3/4 and 3/7 of the Cambridge Local Plan 2006.

Add condition 39 (Travel Plan and car parking management plan):

Prior to occupation of the proposed development, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan should include details of how on-site car parking will be managed.

Reason: In the interests of highway safety and to encourage sustainable transport to and from the site (Cambridge Local Plan 2006 Policy 8/2).

Add condition 40 (drainage management and maintenance):

Prior to the commencement of development a management and maintenance plan shall be submitted and approved in writing by the Local Planning Authority which will demonstrate that the drainage strategy can be managed and maintained for the lifetime of the development. The works shall be completed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of surface water management (Cambridge Local Plan policies 3/12 and 4/13)

Add condition 41 (Tree pits):

No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating all the details including tree pit sizes (depths and widths); root director/barrier and/or root cell specifications (where used); drainage (where needed); methods of securing and irrigating the trees; any tree furniture (where applicable); and soil specifications.

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

Add condition 42 (Pleached Tree Planters):

No development shall take place until there has been submitted to and approved in writing by the local planning authority all drawings and/or documents associated with the design and construction of the pleached tree planters. These details shall include plans and sections which will identify all elements associated with the planting and maintenance of the pleached trees which secure the longevity of the trees in perpetuity.

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

Add condition 43 (Pleached tree management and maintenance plan):

No development shall take place until a maintenance and management plan is submitted to and approved in writing by the local planning authority which demonstrates that the pleached lime trees included in the approved landscape layout will be maintained and managed to ensure the longevity of the trees. Any of the trees that are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation, for the lifetime of the development.

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

DECISION: No change.

CIRCULATION: First

ITEM: APPLICATION REF: **15/1020/FUL**

Location: 141 Ditton Walk

Target Date: 05.08.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **15/1522/FUL**

Location: Daedalus House, Station Road

Target Date: 08.10.2015

To Note:

In order to overcome the concerns raised by the Walking and Cycling Officer an entrance door has been added to the rear elevation of the building to provide direct access from the cycle parking. This entrance links to the second staircase. This results in the relocation of the gas meter room to the eastern boundary and a minor change to the cycle parking arrangements. An amended ground floor plan has been submitted and the Walking and Cycling Officer is satisfied with the amendment.

In order to overcome the concerns raised by the Disability Panel regarding the location of the disabled parking spaces in the basement the core of the building has been redesigned, moving the position of the entrance to opposite the disabled parking spaces. An amended basement plan has been submitted and the Disability Officer has confirmed that this is an acceptable solution.

Amendments To Text:

Paragraph 8.45

Due to the minor change made to the cycle parking arrangements lines 5 and 6 of paragraphs 8.45 should now read:

25 Sheffield stands to the west of the building which are within the secured area (50 spaces)

Line 10 should now read:

4 Sheffield stands adjacent to the rear boundary (8 spaces)

Pre-Committee Amendments to Recommendation:

The Disability Panel's recommendations regarding internal changes are to be passed on to the applicant by an informative. This informative has been omitted from the report in error and reads as follows:

The applicant is advised that the Disability Panel recommends that the reception area seating includes seats both with and without arm rests. The accessible WC. appears to be adequate although the Panel recommends that the orientation is mirrored so that some pedestals have right-handed and others left-handed transfer. The pedestals should also be within close proximity to the sink. Mirror dimensions should be suitable for both wheelchair and ambulant users with hooks on the cubicle doors. The entrance door to the core in the basement should be powered or have an opening weight of no more than 20 Newtons.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **15/1303/FUL**

Location: Stephen Perse Foundation Senior School

Target Date: 30.08.2015

To Note:

Amendments To Text:

The last sentence and bullet points of paragraph 6.4 shall be re-worded as follows:

“Conditions recommended:

- *Collection during construction*
- *Construction Hours*
- *Construction/ demolition noise, vibration and piling.*
- *Dust*
- *Plant Noise Insulation*
- *Hours of Use*
- *MUGA Perimeter Structure*
- *MUGA Lighting (compliance)*
- *Contaminated Land Informative”*

Insert below comments from Cycling and Walking Officer under paragraph 6.24 of

the report:

“Cycling and Walking Officer

6.24 *Concerns regarding under provision of cycle spaces and lack of details of type of cycle parking. If approval is recommended, please amend the travel plan condition to provide details of the cycle parking and where additional cycle parking will be located if there is obvious demand with details of how the demand will be monitored.”*

Pre-Committee Amendments to Recommendation:

Condition no. 25 (Travel Plan) should be re-worded as follows:

“Prior to occupation of the proposed development, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan should include details of pick up and drop off of pupils. In addition staff post code data should be mapped to identify those that could travel by alternative modes other than the private car to the site. Details of the cycle parking and where additional cycle parking will be located if there is obvious demand with details of how the demand will be monitored shall also be provided.

Reason: In the interests of highway safety and to encourage sustainable transport to and from the site (Cambridge Local Plan 2006 Policy 8/2).”

Condition nos. 3- 8 should all be removed.

A Contaminated Land Informative should be added to the end of the decision notice which shall read as follows:

“INFORMATIVE:

If during the works contamination is encountered, the LPA should be informed, additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA. The applicant/agent to need to satisfy themselves as to the condition of the land / area and its proposed use, to ensure a premises prejudicial to health situation does not arise in the future.”

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **15/1302/FUL**

Location: Whichcote House, Springfield Road

Target Date: 07.09.2015

To Note:

As a result of removing condition 27 all other conditions from this point forward change number i.e. condition 28 becomes condition 27, condition 29 becomes condition 28 and so on and so forth this is the same for recommended informatives also.

Amendments To Text:

Condition 10 (no gates) to include the work 'vehicular access' amended condition text to read as follows:

'Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved vehicular access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety Cambridge Local Plan policy 8/2'

Condition 27 (infiltration testing) removed and incorporated within condition 29

Condition 29 (surface water drainage) incorporates condition 27 infiltration to read as follows:

'Development shall not begin until a detailed surface water drainage scheme for the site and infiltration testing, based on the agreed surface water drainage strategy (348121/BSE/BNI/001/A) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, and to ensure that there is a suitable surface water drainage system that functions for the lifetime of the development Cambridge Local Plan 2006 Policy 8/18'.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First
ITEM: APPLICATION REF: **15/1163/FUL**
Location: 104 Wulfstan Way
Target Date: 25.08.2015
To Note: Nothing
Amendments To Text: None
Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First
ITEM: APPLICATION REF: **15/1000/FUL**
Location: 61 Norfolk Street
Target Date: 12.08.2015
To Note: This application has been withdrawn.
Amendments To Text:
Pre-Committee Amendments to Recommendation:

DECISION: APPLICATION WITHDRAWN.

CIRCULATION: First
ITEM: APPLICATION REF: **15/1314/FUL**
Location: 40 Cambridge Place
Target Date: 11.09.2015
To Note: Nothing
Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **15/0926/FUL**

Location: Meadowcroft House, 16 Trumpington Road

Target Date: 31.07.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **15/1602/FUL**

Location: 40B Green End Road

Target Date: 27.10.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **15/1760/FUL**

Location: 23-25 Hills Road

Target Date: 13.11.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **15/1364/FUL**

Location: 50 Alice Bell Close

Target Date: 09.09.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **15/0804/FUL**

Location: 2 Barrow Road

Target Date: 25.06.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

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