

# Public Document Pack



## Cambridge City Council

### PLANNING

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

*Despatched: Thursday, 24 December 2015*

**Date:** Wednesday, 6 January 2016

**Time:** 10.00 am

**Venue:** Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

**Contact:** Toni Birkin

**Direct Dial:** 01223 457013

### AGENDA

**19** **AMENDMENT SHEET** (*Pages 3 - 48*)



## PLANNING COMMITTEE MEETING – 6<sup>TH</sup> JANUARY 2016

### Amendment/De-brief Sheet

#### MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **14/1905/FUL**

Location: 64 Newmarket Road

Target Date: 30.01.2015

To Note:

Response from County Council in respect of education contributions has been received and is set out below:

Contributions would be spent on the following projects:

- Primary - the recent extension at St Matthew's PS which provided 210 places and was completed in August 2013. Project cost = £9M for 210 places. Cost per place = £42,857.  
The development generates 3 primary school children , so the contribution would be £42,857 x 3 = £128,571.
- Secondary – the proposed extension at Chesterton CC of 2 projects totally 300 places. The cost estimate is £5million for each project (150 places). Cost per place = £33,333.  
The development generates 2 secondary school children, so the contribution would be £33,333 x 2 = £66,666.

For the avoidance of doubt I can confirm that more than five s106 Agreements have been entered into in relation to Strategic Waste and therefore we cannot currently seek further pooled contributions.

Monitoring contribution fees are sought on a case-by-case basis to reflect the time and complexity of the triggers involved. In this case the County Council consider that a case can be made for contributions towards monitoring costs and these are likely to be around £200, based on an hourly rate of £50.

A further third party representation has been received as follows:

**Address:** 142 Gwydir Street, Cambridge, Cambridgeshire CB1 2LW

## Comments Details

### Commenter

#### Type:

Member of the Public

#### Stance:

Customer objects to the Planning Application

### Reasons for

#### comment:

#### Comments:

Several times a week I use the foot/cycle paths near the proposed site, so I welcome the proposed enhancement of such paths. However, the proposed buildings are too tall. The vision for Cambridge is to develop in ways that do not detract visually from the historic city centre. The height of these proposed buildings, when combined with the current tall buildings around Cambridge, create a cumulative impact that 'swallows' the city centre. Current developments in the area, such as the ARU eye centre, should set the height restriction.

Amendments To Text: None

### Pre-Committee Amendments to Recommendation:

There has been a formatting issue with the recommendation in respect of this application. The recommendation is shown as split in the committee report on pages 105 and 121. For clarification, the recommendation should read in full as follows:

- 1) **APPROVE** subject to completion of the s106 Agreement, and imposition of the following conditions:
- 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

Please note that I no longer require delegated authority to complete negotiations in relation to education contributions as requested in paragraph 8.112 as this issue has been resolved (see above).

The following changes to the conditions are also requested:

Condition 32 amend as below (changes underlined)

**Hard and soft landscaping:** No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; details of irrigation to planters and roof terrace areas; tree pit and planting details; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Condition 34 – replace with condition below:

**Landscape management plan:** A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan Policies 3/4, 3/11 and 3/12)

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1369/FUL**

Location: 149B Histon Road

Target Date: 23.09.2015

To Note:

1. Re paragraph 8.61 - A revised site layout plan and access road detail has been received – please see Appendix 1 of this amendment report (plan PL(90)01 Rev C). This has reduced the perceived dominance of the road, by including more passing spaces and roadside planting, and retains the loading areas. This gives greater direction to confirming the finer details of construction (by recommended Condition 27) and removes opportunities for ad hoc parking, assisting enforcement through the parking management plan (Condition 37). The proposal is acceptable to the urban design officer.
2. An amended ground floor plan has been received for Block A – please see Appendix 2 of this amendment report (plan A(20)01 Rev C). This has 'handed' Block A Flat 5 and the refuse and bin stores to provide west-facing decking and private garden space to Flat 5 and make the bin and cycle stores more conveniently located to the block entrance. Overlooking is retained by flats above and opposite, avoiding concerns of 'lack of activity'. The proposal is acceptable to the urban design officer.
3. I have received updated comments received from Nature Conservation Officer 04.01.16, confirming they have reviewed the additional ecology and bat survey documents and are satisfied with the survey effort and proposed conditions, for biodiversity enhancements. To recap, those conditions are:
  - Landscaping scheme with range of new planting [Condition 28]
  - Bat and swift boxes designed to be integral into the building [cond. 31]
  - Bird boxes within the planting / landscaping scheme [cond. 31]
  - Hedgehog arches for wildlife passage through the site boundaries [cond. 31]
  - Lighting to be agreed. [cond. 33]
4. Re paragraph 8.65 – the County Council as Local Lead Flood Authority has not yet responded to the re-consultation on further details of the drainage scheme, despite their initial objection. The site has sufficient space to enable a larger on-site attenuation chamber for larger volumes and slower discharge rates, so details will remain to be confirmed by the proposed Condition 10, as recommended by the City Council Drainage Engineer.
5. Re paragraphs 6.27 and 8.73 - The Recreation Services Manager has confirmed there are appropriate options for requiring financial contributions from this development for outdoor and indoor sports facilities (£7,735 and £8,742.50 respectively), so this should be pursued.
6. Re paragraphs 6.28 and 8.73 – The Streets and Open Spaces Manager has not yet responded to the consultation request regarding planning obligations. I will provide an update as part of my presentation.
7. Re paragraphs 6.21 and 8.73 – The County Council Local Education Authority has not yet responded to the consultation request regarding planning obligations. I will provide an update as part of my presentation.

Amendments To Text:

1. At paragraph 8.62 I stated that a Planning Inspector had previously found the approach to the site to be acceptable when assessing the proposed developments at 149 Histon Road to the west. This is an incorrect statement, as the Inspector actually found it unacceptable when they last considered it during the appeal of refused application 13/0028/FUL. To clarify:
  - Application 13/0028/FUL – refused by the LPA in part due to the unacceptable site approach, which a Planning Inspector agreed with in dismissing the appeal.
  - Application 14/1254/FUL was approved by LPA planning committee, contrary to officer’s recommendations at the time, officers retained concerns over the access because the only change to the proposal at the time was the addition of street lighting and CCTV along the on-site access road.

The situation is of course much improved now within this application.

2. Condition 19 should read: “...car park to the east...”, not ‘cat park’.
3. Condition 27 should read: “...to create a high quality setting...”, not ‘quality vetting’.

Pre-Committee Amendments to Recommendation:

1. Conditions wording to be amended as above.
2. Amendments in respect of planning obligations to be verbally presented.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/0519/OUT**

Location: 295 - 301 Histon Road

Target Date: 18.05.2015

To Note:

***Additional information***

The applicant’s agent has submitted an amended access plan (see Appendix 1) that

reduces the extent of the drive and omits the narrowed/traffic calmed elements from the scheme. It is then intended that any traffic calming measures and other details of the internal road would be the subject of a reserved matters application.

## ***Representations***

### 2 Carisbrooke Road

A further representation has been received from the residents/owners of No.2 Carisbrooke Road (see Appendix 2). They note that the house has an extension that abuts the access lane to the proposed houses, and the full extent of this property has been omitted from the applicant's drawings. This extension is in the process of being converted to a bedroom. Alongside No.2 is where the applicant is proposing to narrow the road and position traffic calming. This would force all traffic adjacent to the house wall with associated noise and vibration. To address this, it is suggested:

- Any traffic calming should be moved further to the west so that it does not abut any building.
- If this is not possible, the access should be eased away from No.2's boundary and positioned equidistant between the applicant's property and No.2.
- Any traffic calming should rely on narrowing the roadway to create a pinch point and not a change in road surface.
- The footpath and lane should be straight in case this route sees an increase in cycle and pedestrian traffic if a link to Darwin Green is created.
- If approved, there should be a condition requiring the submission of amended proposals for the access lane which would be considered as a Reserved Matter.

With regards to these issues, the applicant's agent has proposed to amend the plan to cover the access to the highway only and omit the remainder of the access road from the details at this stage. I considered the original access details to be acceptable in highway safety and neighbour amenity terms. However, I also consider the proposed revised details to be acceptable and therefore recommend approval on the basis of this proposed amendment.

No.2 notes that cycling has not been prioritised and any traffic calming should have cycle bypasses in both directions. A pedestrian crossing should also be considered near Carisbrooke Road and its bus stop.

In response, I would refer Committee to paragraph 8.29 of the Committee report. In my opinion, these measures are not required or justified by the scale and nature of the development proposed in this application.

It is also noted that the applicant has failed to demonstrate ownership of the soil comprising the access lane. In response, I note the applicant has completed Certificate C (rather than Certificate A which claims all land within the site is under the applicant's ownership). I therefore consider the submitted details to be correct for the purposes of determining the application.

## Cambridge Squash Club

Further correspondence has been received on behalf of Cambridge Squash Club which states that the legal advice from the applicant's Counsel ignores relevant text in the local plan and that if the Council were to approve planning permission without a needs assessment it would be an error of law and an incorrect interpretation of the development plan and the NPPF.

Specifically, the advice references Chapter 9 Areas of Major Change and supporting paragraphs 9.3 and 9.5 - 9.6 to policy 9/1. However, the application site is not one of the Areas of Major Change identified in the introduction to this chapter of the Local Plan 2006. These are East Cambridge; Southern Fringe; Northern Fringe; Madingley Road/Huntingdon Road; Huntingdon Road/Histon Road; and the Station Area. These sites are identified on the proposals map and at the start of chapter 9. The chapter 9 policies referred to by the objectors are therefore not relevant.

The squash club make further reference to policies 5/1 and 6/1 of the Cambridge Local Plan and to the NPPF. The content of the objector's further points on these policies and the Framework does not alter the position on matters of principle as set out in the Committee report at paragraphs 8.2 - 8.11.

## 19 The Coppice

- Concerns regarding the future of Cambridge squash have been borne out. From 5 or 6 lunchtime leagues when at Histon Road, the squash club is now down to 3 at the University Sports Centre.
- Cambridge is full and residential development should be directed to areas of the country with greater need.

These issues have already been addressed within the report.

## ***For information***

The Cambridge Squash Club has submitted a Freedom of Information request to the Council requesting details of the status of the squash club when allocating the site for residential in the 2006 Local Plan. This is currently being investigated by the Policy team, with a view to providing a response before the end of the month.

## Amendments To Text:

- Paragraph 6.20 refers to £200 of monitoring fees as part of the S106. This cannot be justified and would therefore need to be omitted from any S106 agreement.
- Paragraph 8.23 refers to Plot 19 being located in part of the rear garden of No.307. This should read No.309.
- Proposed Condition 3 includes the submission of details already provided as part of the application (a desk study). This should be re-worded to avoid the need to re-submit the desk study. Part (a) of condition 3 should therefore be removed and the wording of condition 4 updated accordingly.

- Condition 10 – amend wording of the landscaping condition to require landscaping to be carried out in accordance with details approved under a reserved matters application.
- Conditions 11 and 12 – replace the wording ‘driveway’ with the wording ‘access to the highway’.
- Condition 12 – amend wording from 6m to 15m, in order to reflect the Highways Authority’s response.
- Condition 19 – omit this condition as this is unnecessary in a residential area.
- Condition 20 – part 2) includes repeated words in error. The wording ‘for adoption by any public authority or statutory undertaker and any other arrangements’ should therefore be omitted from this condition.
- Condition 23 – amend wording to require renewable energy to be installed ‘prior to the occupation of the dwelling for which it is providing energy’ rather than ‘prior to occupation of any of the flats’ as currently recommended.
- Condition 26 – replace the words ‘by the applicant’ with the wording ‘to’.
- Condition 27 – omit as this is already included in condition 16.

Pre-Committee Amendments to Recommendation:

**DECISION:** Approval, as per amended/omitted conditions referred to above.

### **MINOR PLANNING APPLICATIONS**

CIRCULATION: First

ITEM:                      APPLICATION REF:                      **15/1728/FUL**

Location:                      30.11.2015

Target Date:                      11 Lichfield Road

To Note:                      The applicants have revised the car parking arrangement from two spaces to one to meet the 2.5m by 5m spacing required by highway authority. This is still acceptable.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

**DECISION:**

CIRCULATION: First

ITEM: APPLICATION REF: **15/1308/FUL**

Location: 94 Milton Road

Target Date: 28.09.2015

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1466/FUL**

Location: 73-73A Tenison Road

Target Date: 25.09.2015

To Note: Nothing

Amendments To Text:

The Environmental Health Officer has raised no objections subject to conditions to control the hours of any construction works and to restrict the hours of any D1 use to 8am-6.30pm Monday-Friday.

Pre-Committee Amendments to Recommendation: The following additional conditions to be added:

No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

The D1 use of the premises shall not operate other than between 0800 hours and 1830 hours on Monday to Friday.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1468/FUL**

Location: 17 Newmarket Road

No amendments to report.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1474/FUL**

Location: 19 Newmarket Road

No amendments to report.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1479/FUL**

Location: 29 Newmarket Road

Target Date: 21.10.2015

No amendments to report.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1627/FUL**

Location: 2 Drayton Road

Target Date: 20.10.2015

To Note:

The proposed dwellinghouse has two bedrooms.

Amendments To Text:

In the second paragraph in the summary table the word 'not' is missing. The paragraph should read:

- The proposed development would *not* have significantly adverse impact on the residential amenity of the neighbouring properties due to location of windows and scale, layout and proximity of the development to neighbouring properties;

Pre-Committee Amendments to Recommendation: No change

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1710/FUL**

Location: 89 And 91 De Freville Avenue

Target Date: 14.01.2016

To Note:

Amendments To Text: No amendment to text

Pre-Committee Amendments to Recommendation:

Replace conditions 10, 11 and 12 with the following conditions:

10. Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of all protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

11. Prior to commencement, a site visit will be arranged with the retained arboriculturalist, developer and LPA Tree Officer to agree tree works and the location and specification of tree protection barriers and temporary ground protection.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

12. The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1589/FUL**

Location: 23 Baldock Way

Target Date: 14.10.2015

To Note: The neighbour at no.71 Glebe Road has submitted an objection letter for Members to review (See attached). The letter does not raise any additional issues over and above that have already been covered in my report. The neighbour would also like Members to visit the site before the Committee meeting.

The neighbour at no.71 has also raised concerns regarding the potential effects of additional flooding problems as a result of the proposed development. The neighbour has emailed several photos which show areas of standing water in the garden – see attached photos.

Originally, the Drainage Officer did not raise any objections. Following receipt of these photos, I consulted with the Officer again and showed him the photos to determine whether this flooding issue would be exacerbated by the proposed development. The Officer made the following comments:

*I have had a look at this and I don't believe the proposed re-development will increase the risk of flooding in the area. The photos indicate a high water table and the detailed design of the basement would need to take this into account with appropriate waterproofing and external drainage. However it will not increase the amount of groundwater locally. Through the construction process the area of the basement will need to be de-watered and this will temporarily lower the groundwater locally but again will not increase the risk. I would suggest that a drainage condition might be appropriate in this instance as I would not want to see infiltration to be used in this area as a method of surface water disposal and would also want to see adequate protection to the basement.*

Amendments To Text: No change to text.

Pre-Committee Amendments to Recommendation:

Recommended condition:

Condition 12

Prior to commencement of development a scheme for surface water drainage of the development including details of groundwater protection for the basement, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1623/FUL**

Location: 64 Glebe Road

Target Date: 22.10.2015

To Note:

I have visited the annex to the rear of no.64a Glebe Road. The annex is a timber, 1 ½ storey (bedroom in the roof-space) self contained building which does not have any functional link with the dwelling at no.64a. The annex has a toilet, kitchen, a bedroom and lounge area. There is a kitchen window south-west elevation and two rooflights in the roof, which face the rear boundary. However, the front door into the annex is in the north-west elevation. The area around the outbuilding appears to be used as the main amenity area for the existing occupant.

The annex, whilst self-contained, does not have an independent curtilage or access. The rear garden is shared with the existing residents of no.64a and access is from Glebe Road via the front driveway and side access.

In my view, whilst the proposed development would have some degree of impact due to its location and scale on the residential amenity of the existing occupier, I do not consider the degree of harm would be significant enough to warrant refusal. This is mainly due to the level of separation and layout and orientation of the outbuilding. The proposed development, particularly Unit 1 which would be the closest, would be approx. 16 metres from the side window and with appropriate landscaping in conjunction with the existing landscaping on the rear boundary of no.64a, I do not

consider the proposed development would cause adverse levels of overlooking. I also do not consider the proposed development would cause significant overshadowing of the annex due to the separation distance and the spacing between the proposed dwellings.

I have been unable to gain access to the single storey annex to the rear of no.62 Glebe Road which I understand is also used as an independent dwelling with no functional link to the no.62. There does not appear to be a separate access to the outbuilding from Glebe Road which is a significant distance down the garden but slightly forward of Unit 1. There is an access on the western side of no.62 which is defined by an iron gate but the gate has vegetation overgrowing and it does not appear to have been used for some time. The only alternative access is through no.62.

In terms of impact, I do not consider the proposed development would have a significantly harmful impact on the residential amenity of the existing occupier. There are no habitable room windows in the side elevation of the two storey side element that would enable direct overlooking. There are three windows at second floor level which serve a bathroom, study and landing. These windows would be 7.5 metres from the side boundary and the viewing angle would be restricted by the two storey side element. I have also recommended a condition (25) so that 1.7 metre high screens are attached to the side of the rear terraces to prevent overlooking.

The applicant has submitted a shadow study showing how the proposed development would affect the annexes to the rear of no.64a and 62 Glebe Road – see attached. As you can see from the shadow study, the proposed development would have a negligible impact in terms of overshadowing over and above that which is currently experienced by the occupiers of the two annexes.

This shadow study has not been seen by neighbours as it was received today (5/12/16). Nevertheless, I thought it would be important for members to see this to assist in their consideration of the proposed development.

Amendments To Text: No change to text.

Pre-Committee Amendments to Recommendation: No change to text.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **15/1705/FUL**

Location: Digital Village, 86 Mill Road

An additional condition which repeats that on the previous consent relating to the flue is recommended:

Condition 6

The flue shall only be erected in the event of a change of use of the property to an A3 use and shall be removed within 3 months following the subsequent reversion to A1 use or any other use if it is demonstrated that the flue is not necessary.

Reason: In the interest of minimising the unnecessary accumulation of flues within the Conservation Area (Cambridge Local Plan 2006 policy 4/11)

**DECISION:**

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Aerial View



Aerial View Looking North



Aerial View Looking West

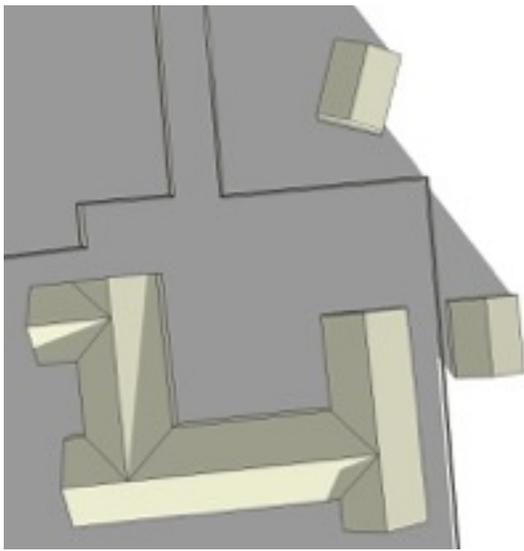


Aerial View Looking South

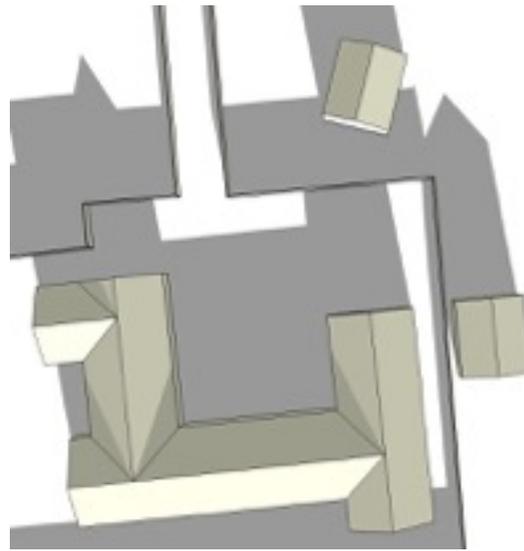


Aerial View Looking East

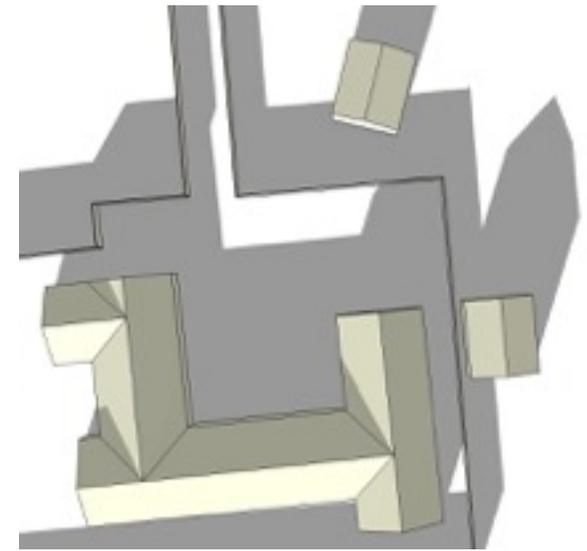
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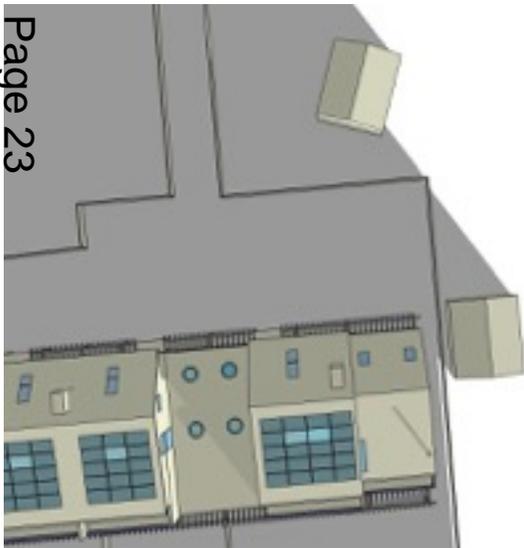
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12:00 Existing Condition



14:00 Existing Condition

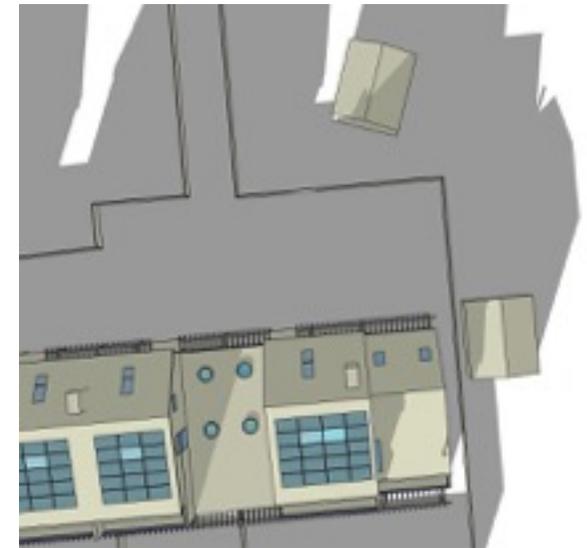


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10:00 Proposed Condition



12:00 Proposed Condition



14:00 Proposed Condition

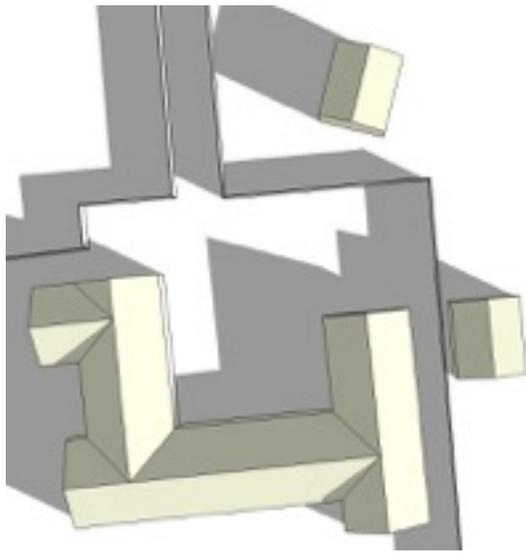
Date	Rev.	Status
160105	-	Issued for Planning

HaysomWardMiller Architects  
 7 Downing Place Cambridge CB2 3EL  
 T: 01223 578545 F: 01223 351955  
 email: info@haysomwardmiller.co.uk

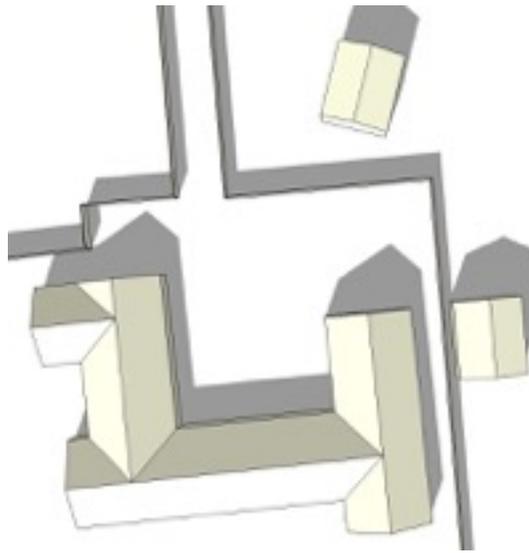
SUN STUDY - 21<sup>ST</sup> DECEMBER

Project	64 Glebe Road, Cambridge	Job no.	15.562
For	Exemplar Homes / Enterprise Property Group	Drawing no.	P43
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		Revision no.	-

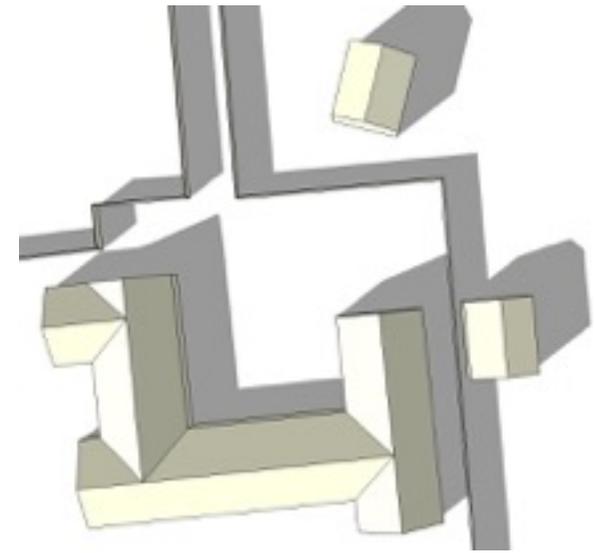




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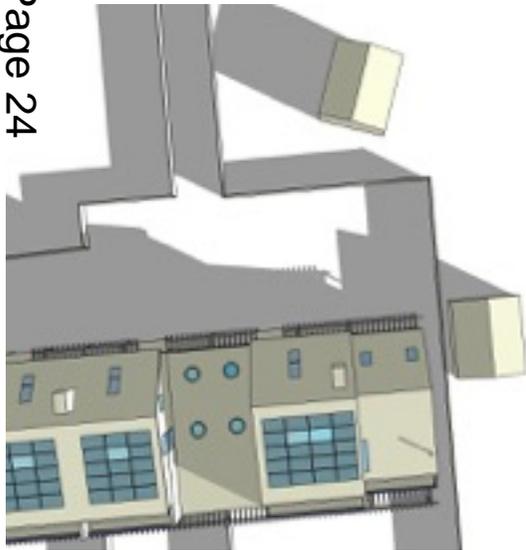


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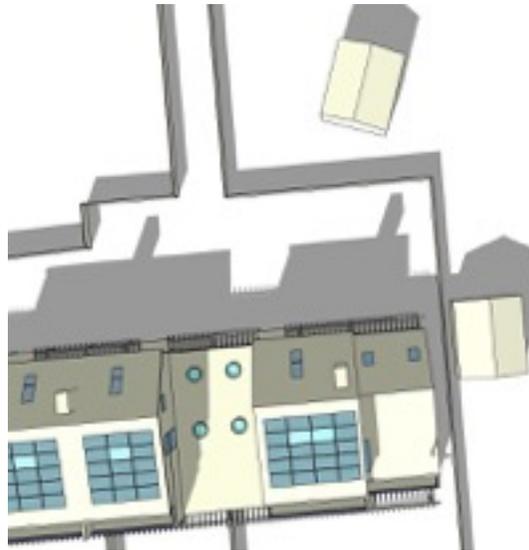


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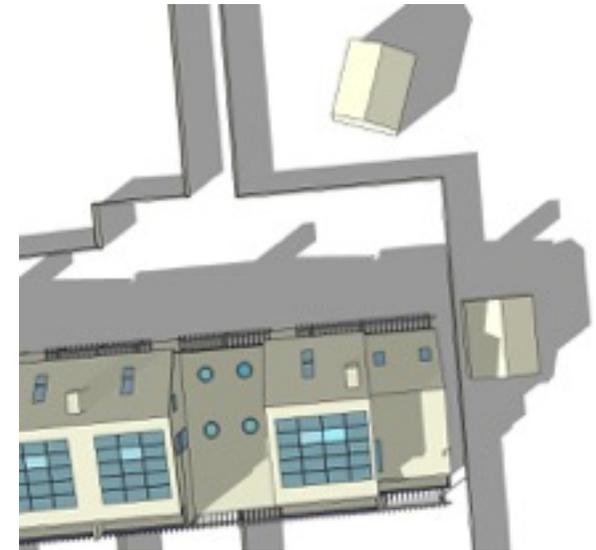
Page 24



9:00 Proposed Condition



14:00 Proposed Condition



16:00 Proposed Condition

Date Rev. Status

160105	-	Issued for Planning

HaysomWardMiller Architects

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SUN STUDY - 21<sup>ST</sup> MARCH

Project 64 Glebe Road, Cambridge

For Exemplar Homes / Enterprise Property Group

Scale n.t.s.

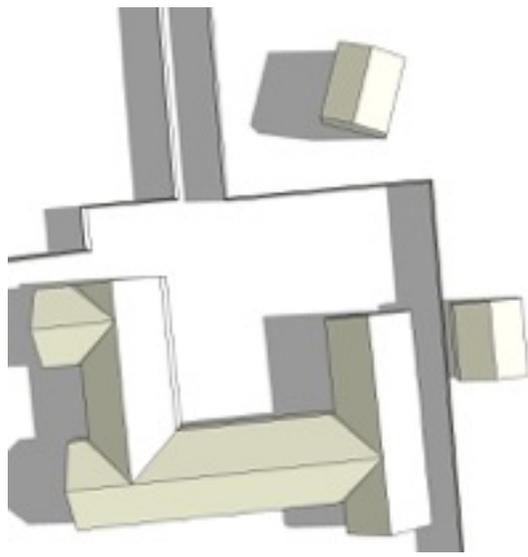
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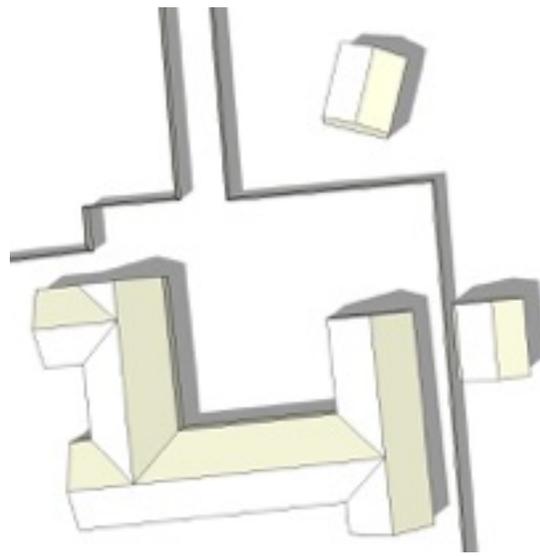
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Revision no. -

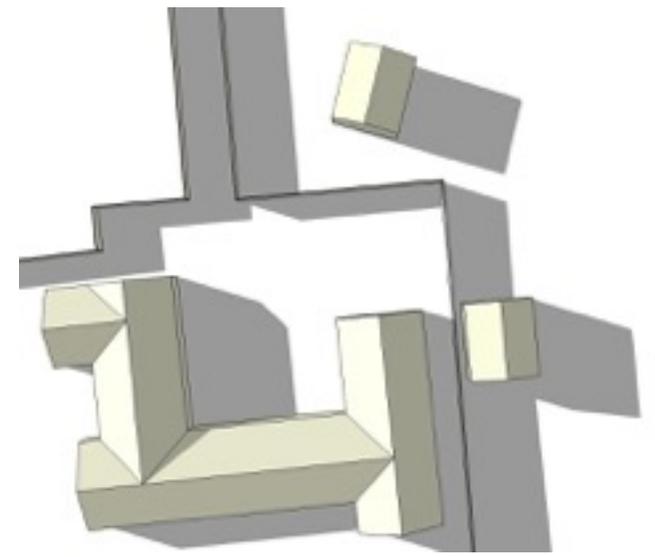




8:00 Existing Condition

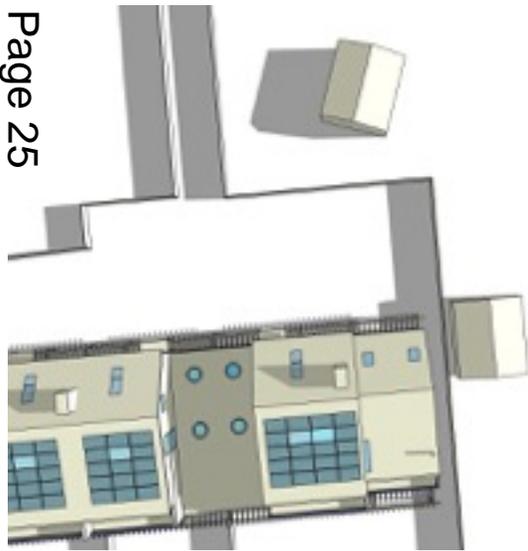


15:00 Existing Condition

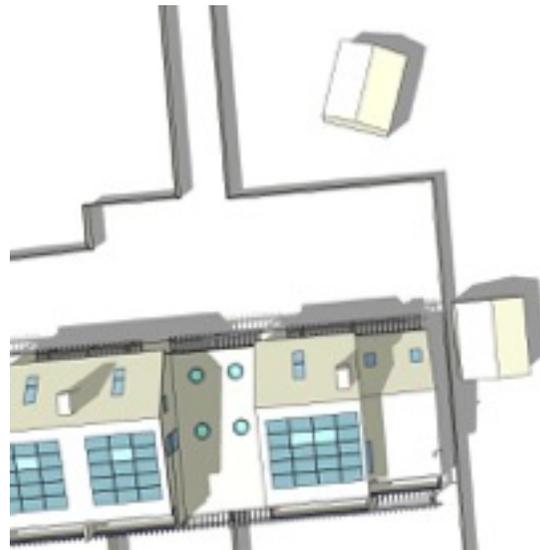


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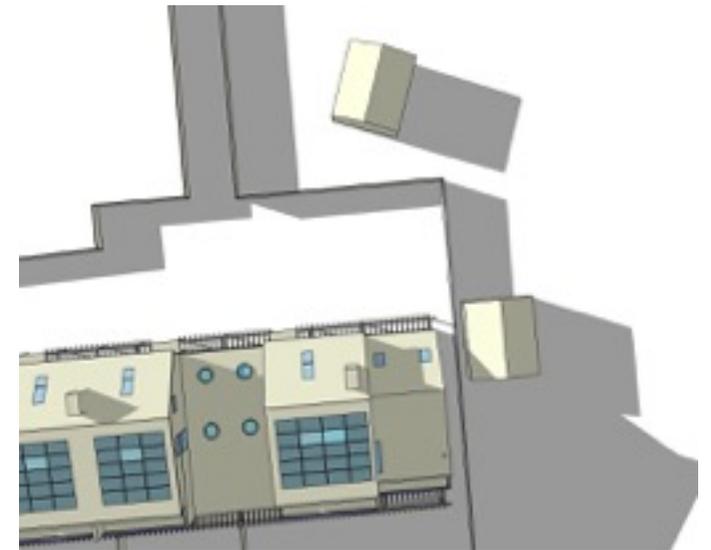
Page 25



8:00 Proposed Condition



15:00 Proposed Condition



19:00 Proposed Condition

Date Rev. Status

160105 - Issued for Planning

HaysomWardMiller Architects

SUN STUDY - 21<sup>ST</sup> JUNE

7 Downing Place Cambridge CB2 3EL

Project 64 Glebe Road, Cambridge

Job no. 15.562

T: 01223 578545 F: 01223 351955

For Exemplar Homes / Enterprise Property Group

Drawing no. P45

email: info@haysomwardmiller.co.uk

Scale n.t.s. Paper Size A4

Revision no. -



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DO NOT SCALE

KEY:

--- 2.4x43m VISIBILITY SPLAY

INTERNAL ESTATE ROAD LAYOUT  
TO BE DETERMINED AT  
RESERVED MATTER STAGE

R6

1.8m

5

10

0.5m

R11

TABLE TOP RAMP AND  
TACTILE PAVING



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REV	DATE	BY	DESCRIPTION	CHK	APD
D	04/01/16	GW	ISSUED FOR	NJE	NJE
C	29/05/15	GW	ISSUED FOR	NJE	NJE
B	30/01/15	IB	ISSUED FOR	NJE	NJE
A	17/12/14	GW	ISSUED FOR	NJE	NJE

SCALE @ A3:	CHECKED:	APPROVED:
1:250	NJE	NJE

DRAWING STATUS: FOR INFORMATION ONLY

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CLIENT: -

ARCHITECT: Page 27

PROJECT: LAND ADJACENT HISTON ROAD

TITLE: PROPOSED ROAD AND ACCESS DESIGN

CAD FILE: 3597-SK-003D.DWG DESIGN-DRAWN: GW DATE: January 16

PROJECT No: 70003597 DRAWING No: 3597-SK-003D REV: D

P:\70003597 - Land adj 303 Histon Rd, CAMBRIDGE - Copy\E Models and Drawings\SK - Sketch\3597-SK-003D.dwg 04/01/2016 15:04:09 Westgarth, George

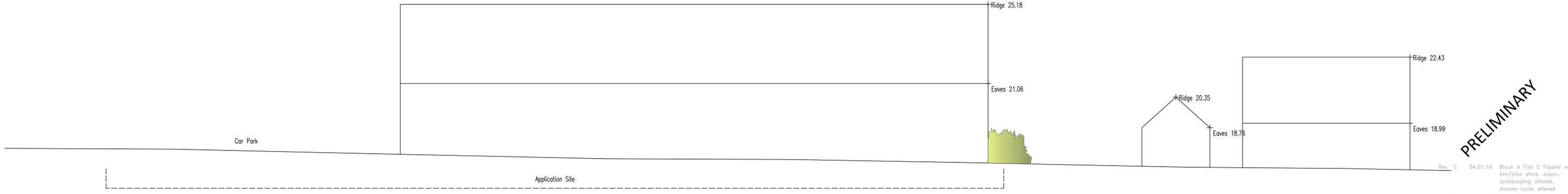
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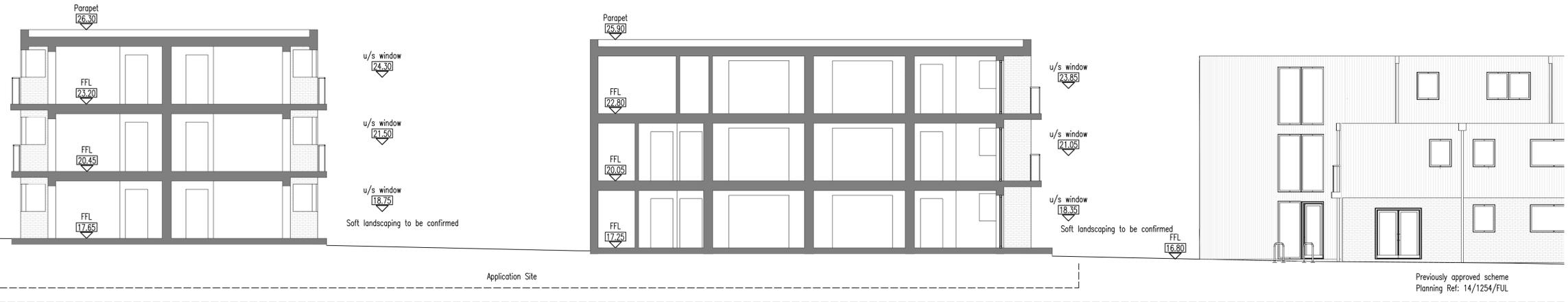
Proposed Site  
1:200

- Site Boundary - Please see Location Plan
- ▤ Permeable Block Paving - Access
- ▤ Permeable Block Paving - Footpaths
- ▤ Landscaped / Private gardens

- NOTE
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Existing Site Section A-A  
1:100



Proposed Site Section A-A  
1:100

**PRELIMINARY**

- Rev C 04.01.16 Block A Flat 5 flipped with bin/bike store, assoc. landscaping altered.
- Rev B 09.12.15 Access route altered Block B reverted to previous scheme
- Rev A 02.10.15 Landscaping updated Block B updated Block A and parking moved Attenuation tank location Cycle/Bin Store to 149

Client  
Alistair Green

Project  
Redevelopment of No.149B  
Histon Road, Cambridge

Title  
**PROPOSED**  
Site Plan & Section

Drawn TW	Checked CS	Status PLAN
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Scale @ A1  
As Indicated

Date  
July 2015

THE GALLERY  
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**dpa**  
architects

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info@dpaarchitects.co.uk

Project Number 377	Drawing Number PL(90)01	Rev C
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DPA Architects Ltd Company No. 7772815

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Supplementary information for the January 2016 Planning Committee regarding 15/0519/OUT 297 Histon Road  
From the residents and owners of 2 Carisbrooke Road

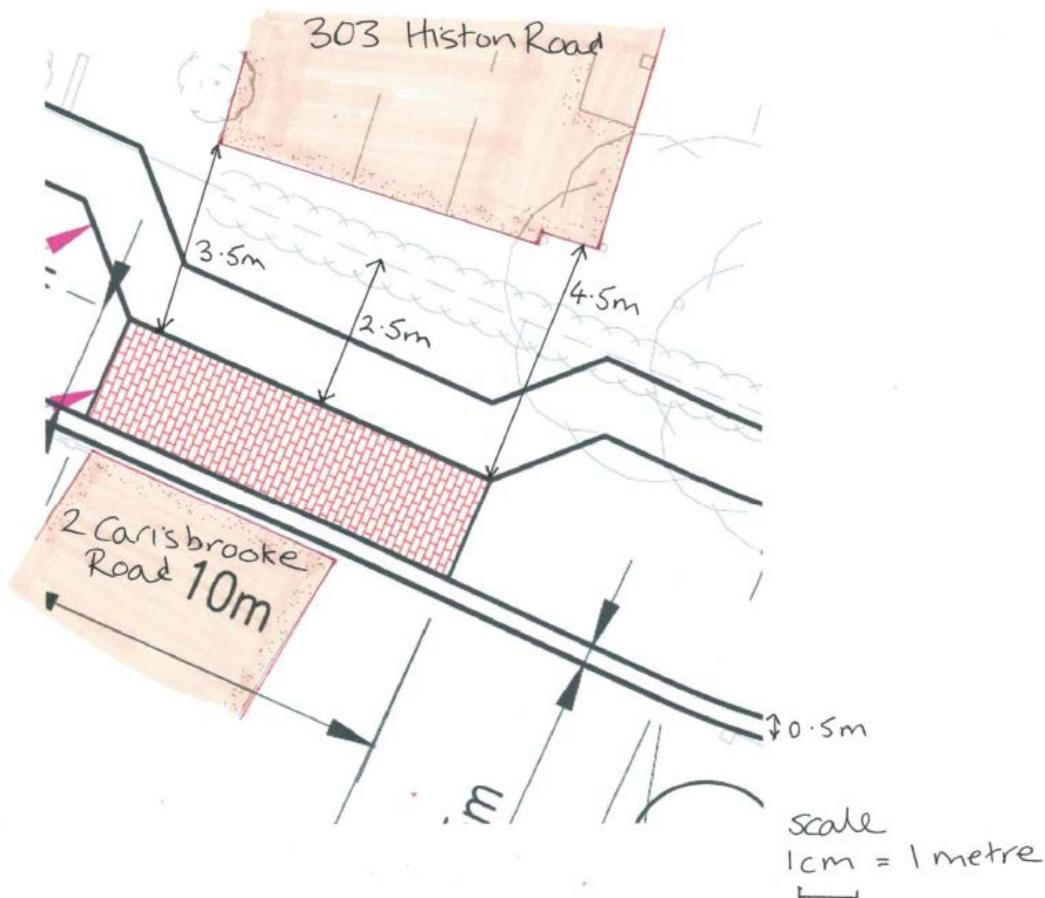
**Summary**

The 'Proposed road and access design' for which the applicant is seeking full planning permission disproportionately disadvantages 2 Carisbrooke Road.

2 Carisbrooke Road is the only house that abuts the access lane to the proposed houses. However, alongside 2 Carisbrooke Road is where the applicant is proposing narrowing the road and positioning traffic calming. We strongly object to this as it forces all incoming and all exiting traffic along our house wall, with the associated noise and vibration. We understand it is unusual to put an adopted road and traffic calming up to a house.

We suggest that any traffic calming is moved further (West) down the lane so that it does not abut any building.

**We ask that, if conditional consent was to be issued, the Council impose a condition requiring the applicant to submit amended proposals for the access lane which would be considered as a Reserved Matter after taking into account the needs of the residents of the properties abutting the lane.**



## **Background**

Our house abuts the lane that the applicant is seeking to develop into an adoptable highway. The lane runs from Histon Road to the proposed houses. The rear of our house (2 Carisbrooke Road) lies on the southern side of the lane and 303 Histon Road on the northern side. The applicant owns 303 Histon Road, but has not yet evidenced proof of ownership of the lane which is not currently registered with the Land Registry.

The plans submitted with the application were misleading as they failed to show the existence of an extension to 2 Carisbrooke Road that, as far as we are aware, was constructed at least 40 years ago. This extension immediately abuts the lane. In particular the location of our home in relation to the proposals is not clear from the applicant's proposed road and access design drawings. The applicant has omitted the extent of our home and positioned the measurements of the proposed 10m traffic calming zone over the small part of our house that they have shown.

We are in the process of converting that end of the extension that abuts the lane into a bedroom. We are concerned about:

- the disproportionate disadvantage of the applicants proposals to our home and relative advantage assumed by the applicant, who also owns 303 Histon Road
- the routing of all traffic (in and outbound) immediately alongside our building
- the potential for noise and vibration transmission from the proposed traffic calming
- the potential impact from new streetlights which would accompany an adopted road

## **Applicant's proposals**

The 'Proposed Road and Access Design' drawings:

1. narrow the lane by bringing the pavement in to the centre of the lane to divert the traffic away from the applicants house (303 Histon Road) and so that all traffic would run alongside our building – putting the traffic approximately 3.5m from the applicants house (303 Histon Road) and just 0.5m from our home with all incoming and leaving traffic driving up against our house. Having two way traffic at this point would half the amount of traffic running up against our home.
2. lay 10m of traffic calming up to the boundary of our house. We understand it is very unusual to run an adopted road up to the wall of someone's home, and even more unusual to lay traffic calming alongside someone's home.
3. narrow the road, where there is space for a straight pavement and straight two way road, which is surely preferable for pedestrians, cyclists and road users

## **Potential solutions**

We assert these proposals have been designed to give 2 Carisbrooke Road disproportionate disadvantage. As ours is the only house that abuts the lane we suggest:

1. any traffic calming is designed so that traffic is queued further up the lane away from both properties (i.e. to the west of the lane between 303 Histon Road and 2 Carisbrooke Road)
2. if for some reason this is not possible, traffic should pass equidistant between the houses the lane runs between – i.e. the applicant's property and our home
3. any traffic calming relies on narrowing the roadway to create a pinch point and not a change in road surface which may cause noise and vibrations
4. the footpath and lane are run straight and are not permanently narrowed by the traffic calming, as this route may see a considerable increase in cycle and pedestrian usage if a NIAB/Darwin Green link is created

## **Other considerations and concerns**

### **1 Ownership of the lane**

Although the applicant has claimed to own the whole of the application site, it has so far failed to show ownership of the soil comprising the access lane. The land abutting the lane is in the ownership of the applicant under Title Numbers CB97977 (303 Histon Road), CB40550 (301 Histon Road) and CB352166 (295-299 Histon Road). The latter title does contain a reference to rights of way over the lane granted by Kate Wade by conveyances dated 1 December 1928 and 1 February 1930, but by implication the soil of the lane is not included in the applicant's title and remained unregistered at the Land Registry.

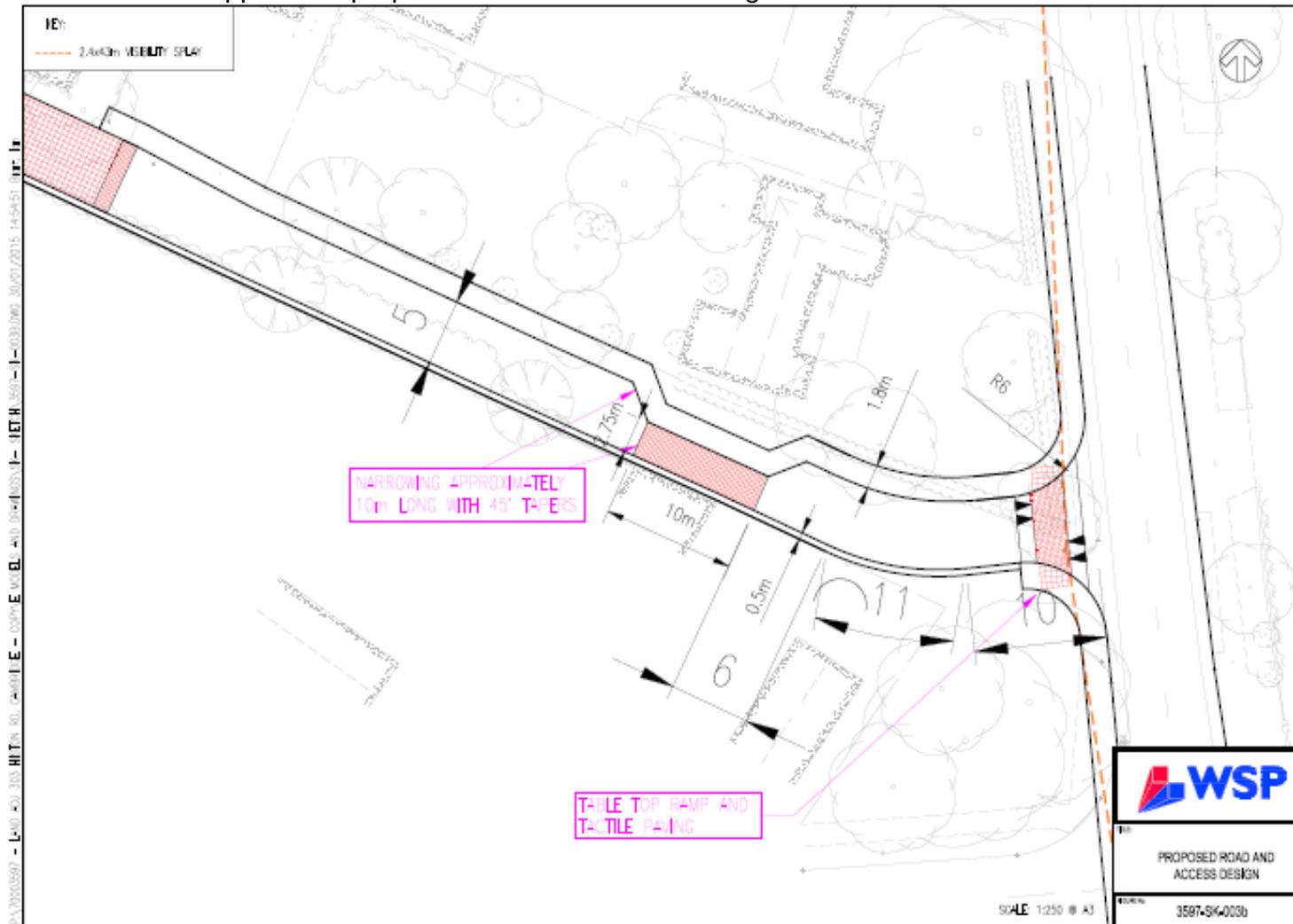
### **2 Connection to NIAB/Darwin Green**

There has been speculation in the application and from the Highways unit at the County Council that this lane would also link to a pedestrian and cycle way through from the NIAB/Darwin Green site. With a view to it potentially connecting to over 2000 further homes we suggest that cycling has not been properly prioritised and any traffic calming should have cycle bypasses in both directions, such as on Arbury Road or Station Road in Impington/Histon.

### **3 Needs of pedestrians**

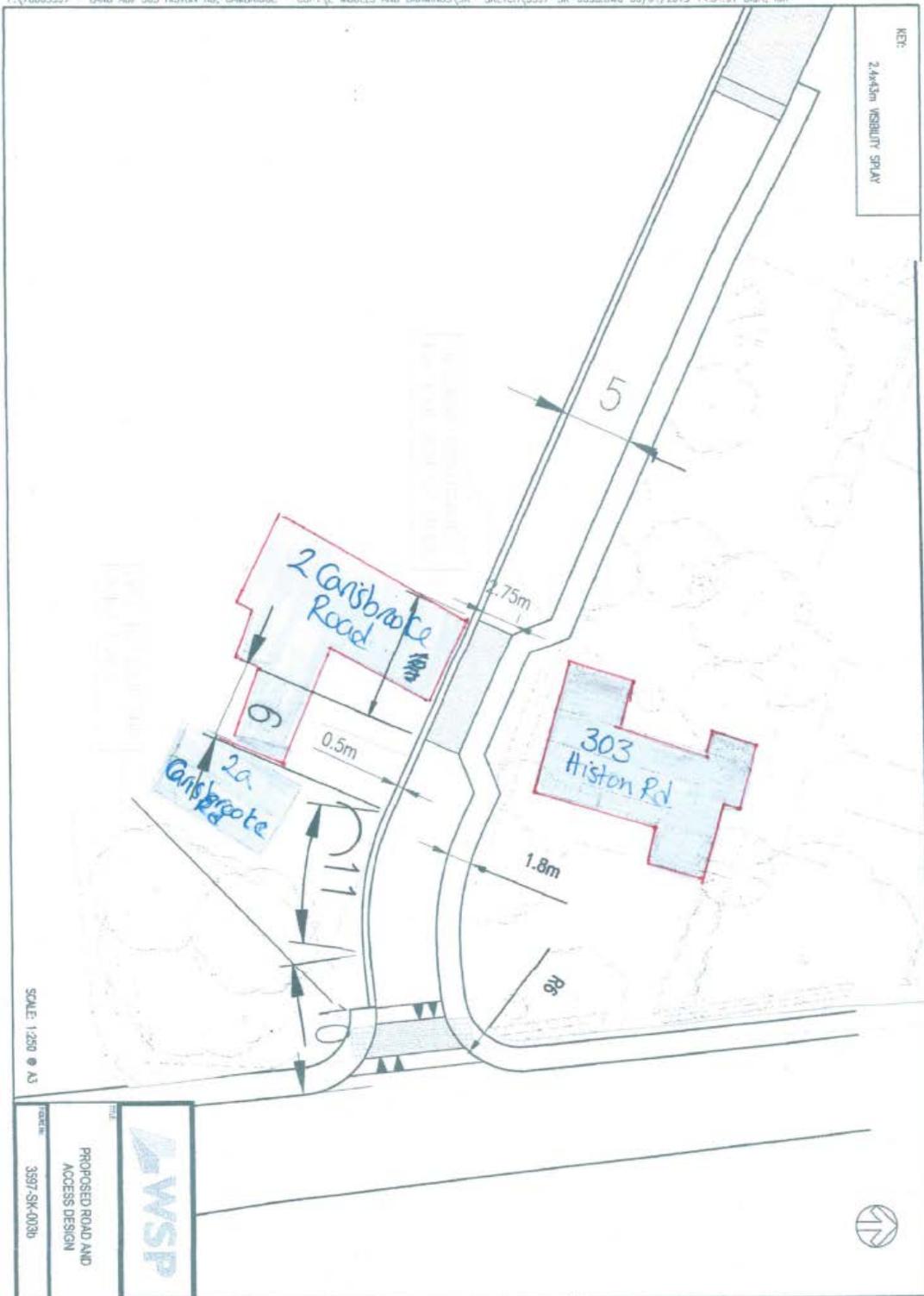
There is already a busy junction between Carisbrooke Road and Histon Road. The Council might like to consider the need for a pedestrian crossing near Carisbrooke Road and its bus stop as this area is developed further. The transport statement associated with this application seems to suggest walking to the Gilbert Road/Warwick Road crossing (364 metres to the South of the site) to cross Histon Road to the bus stop on the other side of the road (page 22 point 6.2.10). Approx 364m South and then 364 metres back North. This is not what people actually do. It is a stretch of road that already warrants a speed camera next to the bustop, suggesting it is not always safe to cross.

Attachment 1 - Applicant's proposed road and access design

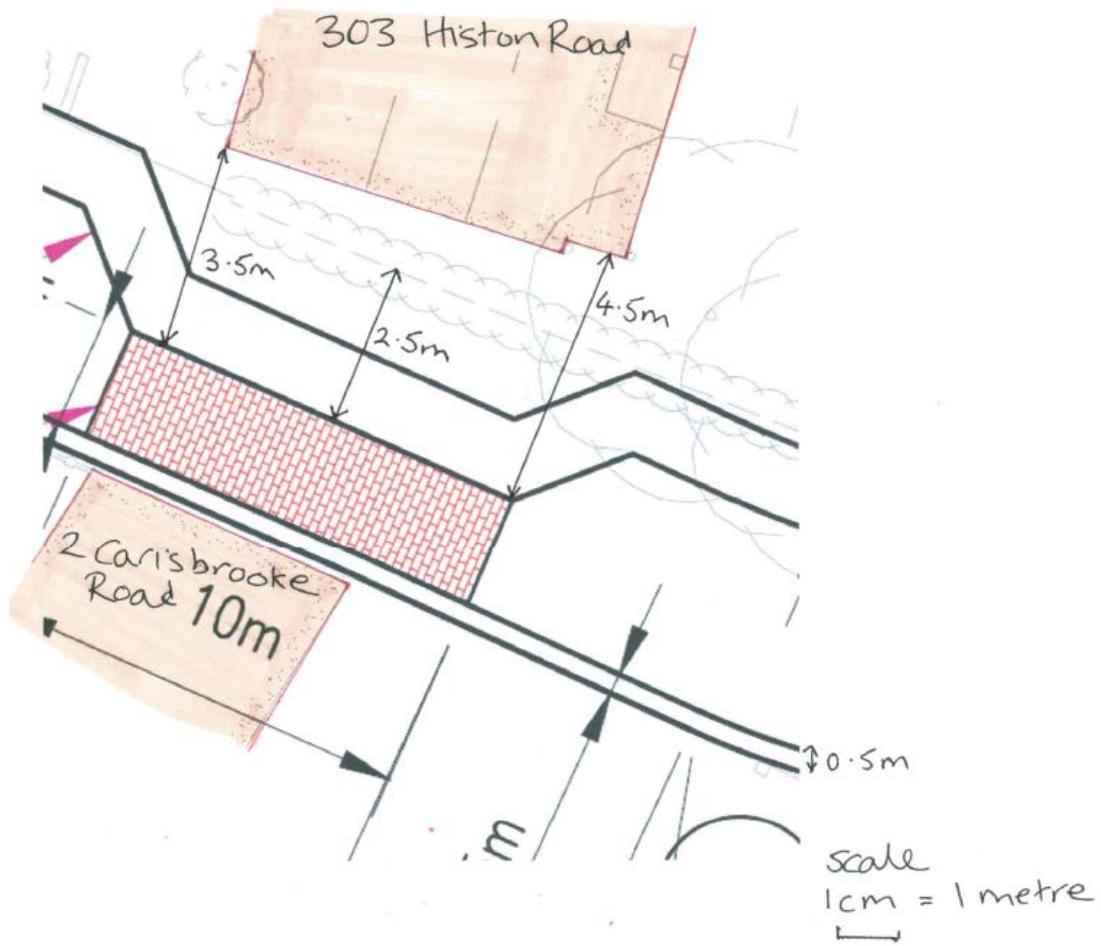


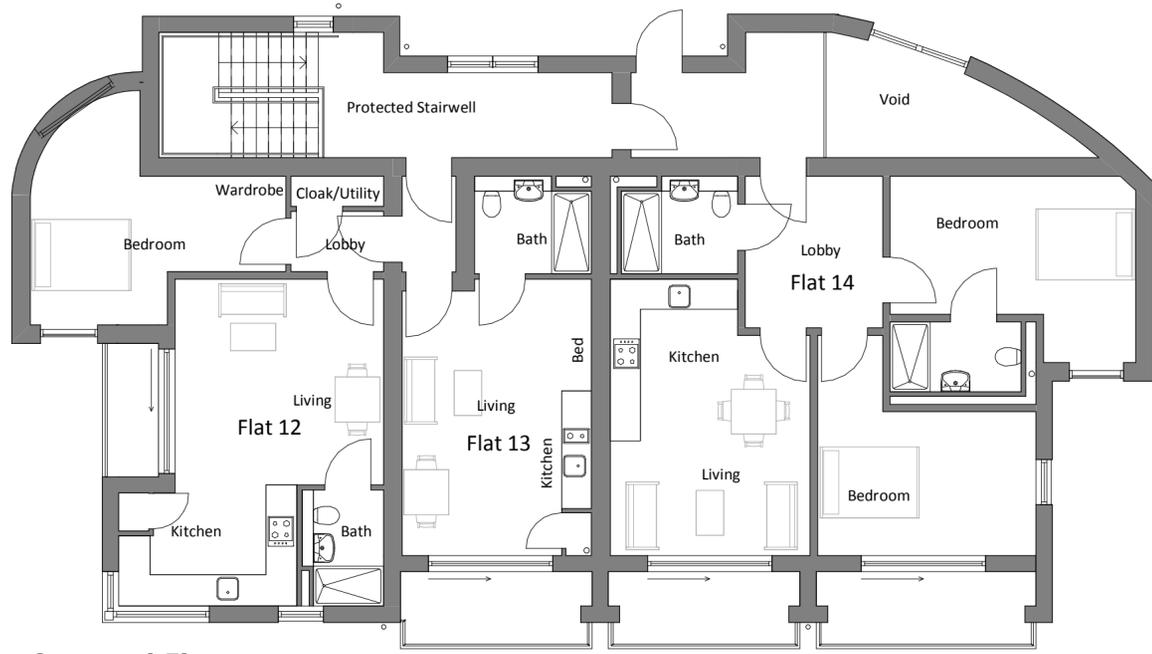
# Attachment 2 – Location of 2 Carisbrooke Road

P:\70003597 - LAND ADJ 303 HISTON RD, CAMBRIDGE - COPY/E MODELS AND DRAWINGS\SK- SKETCH\3597-SK-003B.DWG 30/01/2015 14:54:51 Bart, lan



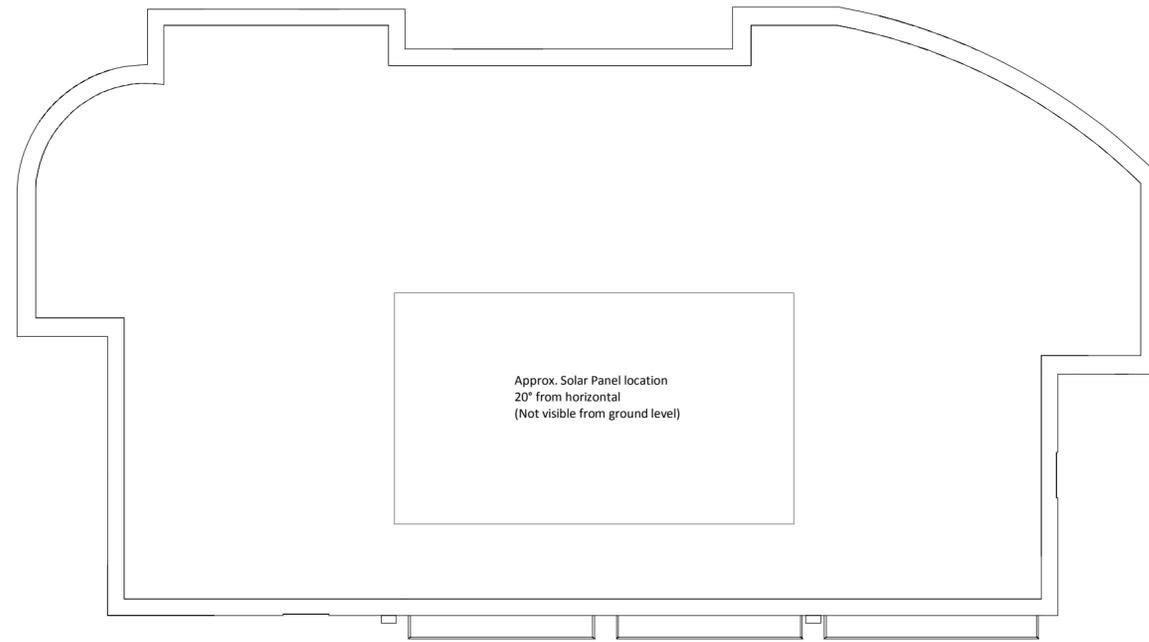
**Attachment 3 – Close up of proposals near 2 Carisbrooke Road**





**Second Floor**

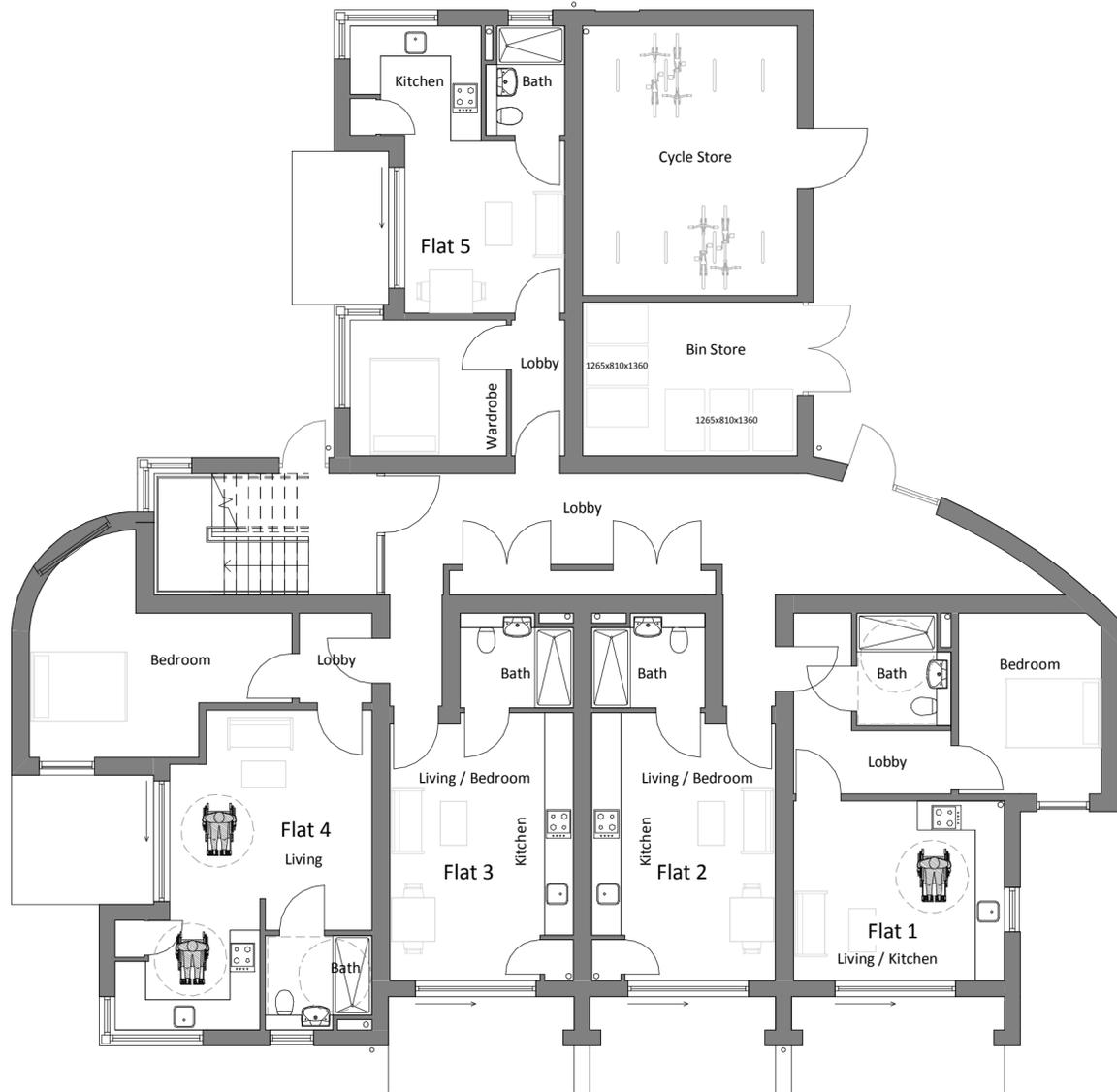
1 : 100



**Roof Plan**

1 : 100

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**Ground Floor**

1 : 100



**First Floor**

1 : 100

**PRELIMINARY**

C 04.01.16 Flat 5 flipped. Elevations update  
 B 09.12.15 Internal layout. Elevations update  
 A 06.10.15 Flat 4,9,12 bedroom windows altered

Client  
Alistair Green

Project  
Redevelopment of No.149B  
Histon Road, Cambridge

Title  
Block A – Floor Plans

Drawn TW	Checked CS	Status PLAN
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Scale @ A7 1 : 100	Date June 2015
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Project Number 377	Drawing Number A(20)01	Rev C
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**71 Glebe Road  
Cambridge  
CB1 7TF**

December 21<sup>st</sup> 2015

Dear Committee Members

**RE: PLANNING APPLICATION REFERENCE: 15/1589/FUL – 23 BALDOCK WAY, CAMBRIDGE, CB1 7UR**

I refer to the above Planning Application for 2 houses that have been submitted which would run adjacent to my property. I write to **OBJECT** to the Application for the following reasons:

As you will already be aware, 2 previous planning applications have been refused for this site. Both of these plans were for 1 house. The current plans are for 2 houses. These plans do not address the reasons for refusal that were clearly defined by the Council and supported by the Committee and the Inspector; the only issue that has been mentioned in the new plans are that of height. All other reasons for refusal have not been addressed. Therefore these plans are still unacceptable and contrary to policies in the Cambridge Local Plan 2006. This is for the following reasons:

**Height**

As stated the new plans do mention the height of the proposed dwellings and states that this has been addressed. This has been lowered by 0.7 metres than that of the existing bungalow. However, this is then compromised by 1.7 metres to allow for the roof top terraces. Subsequently this will be taller in height by 1 metre than that of the existing bungalow. The height was addressed in the last plans for the chalet bungalow and this was still refused due to this not being the only issue/reason for refusal within the application. The new proposal is still unacceptable and should not be allowed.

**Dominance, Enclosure and Close proximity to the common boundary of neighbouring properties**

The proposed plans still do not eradicate/address the problem regarding the close proximity of the boundary to my property, no.71, and that of my neighbours at no.73. This was another reason for refusal and this has not been resolved or addressed whatsoever within the new plans. Previous applications stayed within the current footprint of the existing bungalow. The last application was smaller than the existing footprint but was still viewed as unacceptable in terms of dominance, enclosure and close proximity to neighbouring properties. This new proposal would bring the development closer to the rear and side boundary of no.71 and no.73 than the existing bungalow and previous applications. The proposed plans will not only take up the existing footprint but will extend beyond this, taking up the entire site. Subsequently this will run the total length of the boundary line between my garden and this development. It is proposed that plot 2 will sit on the boundary of that of my neighbours at no. 73; subsequently this will bring this plot closer to my property as well. Due to this, my property and that of number 73 will be affected to a worse degree by these new plans. The existing bungalow already gives a sense of dominance and enclosure, extending this even closer to the rear and side boundary will exacerbate this. The proposed dwelling would be more dominant and this would result in my property and that of my neighbours feeling more enclosed and hemmed in to an unacceptable degree.

### **Overdevelopment and Little External Amenity Space**

Two houses on such a small plot of land will be a very prominent feature; the building will have an overbearing appearance contrary to the character of the area and to the enjoyment of my property and that of neighbouring properties. The new proposal is still too large and still only allows for very little external amenity space. The applicant has tried to address this by allowing for 2 very small roof top terraces. These roof top terraces could only be viewed as a secondary space due to their size and location. Weather conditions would mean that access to these would be restricted and would only be viable during certain months of the year. The basement external space would not compensate for this due to the small nature of the proposed area. Both of these amenity spaces do not function well and would be extensively shadowed all year round. This is evidenced in the written submissions done by the landscape team who were consulted and did not support this application. The roof top terraces would also raise concerns in terms of the privacy of neighbouring properties as well as safety. I do not believe that this proposal allows for enough outdoor space especially for any children to play in a safe and secure environment. The last application was for a 3 bedroom detached chalet bungalow which allowed for more amenity space than provided in these plans, this was refused. This plan allows for 2 houses and is to become a 4 bedroom site, the 2 study areas could easily be converted into additional bedrooms making this a 6 bedded site. This plot of land was originally the garden of no. 73 and is far too small to allow for a development on this scale. I have taken professional advice on this matter and I am aware that the existing bungalow would not be granted planning permission for these reasons. To allow a site that is already viewed as overdeveloped to be developed even further and on a larger scale would not be logical or reasonable. As very little external amenity space is provided, the proposal fails to provide accommodation that offers an adequate level of residential amenity for its future occupants and in doing so has not recognised the constraints of the site or responded to the context of the site and its surroundings. This was another reason for the last refusal, this has not been eradicated or addressed in the new planning application.

### **Privacy and Overlooking**

I have erected fencing along the entire length of my back garden in order that the current bungalow does not overlook my garden; this also ensures my privacy and that of the current occupiers of the bungalow. As stated above, the proposed plans see an increase in the height to allow for 2 roof top terraces. This will cause overlooking and have an undesirable impact on my privacy and that of neighbouring properties. Even though these terraces would have a 1.7 meter enclosure, this is only effective while people are in a seated position. Plot 2 would sit very close to the rear of my property and that of number 73. Anybody standing on this terraced area would have a clear view into our properties; this includes the bedrooms and bathrooms. The idea that at any stage during the day or night somebody could be watching me or my neighbours gives a real sense of unease and is a very unsettling thought. This is totally unacceptable and would have a major impact on my privacy and enjoyment. The positioning of these terraces would also have an impact on any future occupiers of the proposed properties; the roof top terraces will be visible from Baldock Way, passer-by's will have full view of people on these terraces. This will have a negative impact on the privacy of any future residents.

### **Disability and Mobility**

These plans do not align with Part M. Any person with a disability or any type of mobility issue will not have full access to these properties or the external amenity space. The properties are accessed via the bedroom level. The plans that I have had sight of do not give any indication of any door or stairwell measurements. Subsequently anyone with such issues would be stuck at this bedroom level. This cannot be considered fair and equal access to all. I am aware, due to my profession, that 1 in 4 households in the UK are currently affected by such issues. With the ageing population on the increase, more homes

are in need that addresses disability and mobility. The current bungalow is perfectly serviceable regarding this and is in accordance with Part M and the Councils incentive regarding 'life time homes'. These new plans do not give consideration to this.

### **Parking**

The current proposal has no parking spaces. While I am aware that the Council encourage people in Cambridge to cycle and use public transport there is no guarantee that the people that occupy these properties will not be car users. The Local Plan sets out that for a 2 bedroom property there should be 1 parking space. Parking is already a major concern for all local residents in this road and surrounding roads. The roads are heavily congested due to multiple schools. Addenbrookes Hospital and the train station are within walking distance, many people working at the Hospital or travelling by train use these roads for the purposes of parking. Allowing 2 family dwellings without parking will have a significant impact on local residential amenity and will impose additional parking demand on roads that are already stretched. I also believe this would compromise the safety of road users and pedestrians. The road outside the existing bungalow narrows significantly and the junction of this road is complex, parking in this area would be extremely difficult and unsafe. The existing bungalow allows for 2 cars to park and subsequently does not have any impact. I would strongly urge that a comprehensive risk assessment be undertaken before any plans are approved. I have significant concerns regarding the impact this would have on safety and I strongly believe this is an accident waiting to happen.

Again, these plans have not considered anyone with a disability or mobility issue. They would not be provided with suitable on site or off street parking. They would have to park a considerable distance from the site in order to park safely. This does not give fair and equal access.

### **Flooding**

The plans state that there is no risk of flooding. I have lived in my property for over 20 years and can testify that this is not true. My garden is very much boxed in by the bungalow. Due to this, when it rains my garden becomes water logged and does flood, as does that of my neighbours. In December 2013, I had this assessed and was told that the water table is high in this area. If 2 more dwellings were to be built with basements, this would further compound these problems having a massive impact on the flooding to my garden and that of my neighbours. It would also have significant consequences for future occupiers of the proposed properties. Water would collect and sit at basement level, the potential for water to enter these properties is high. Before any planning application for this site is approved, I would urge that an up to date risk assessment be carried out.

### **Drainage/Sewage**

The bungalow and numbers 73, 71 and 69 Glebe Road share the same drainage/sewage system. Unfortunately, this system does not always adequately cope with the requirements of all 4 of these properties. On numerous occasions the drain at the rear of the bungalow and the drain at the front of number 69 have become blocked, myself and my neighbour at number 69 have had to call out the relevant professionals to deal with this. There have been a couple of incidents where the drain at the rear of the bungalow has completely overflowed and raw sewage has spilled out into my back garden. The proposed plans would put a much higher demand on the current drainage system. I would be really concerned that this would become completely unmanageable and could have a detrimental impact on the health and well-being of all parties. Before any planning application for this site is approved, I would urge that this is considered and a resolution required.

### **Current Tenants**

I believe that the bungalow does have tenants that are currently renting this property. I cannot see where they have been consulted or their views sought regarding these plans. There is no mention as to what provisions, if any, will be made for them. Are they to be evicted and made homeless?

### **Other concern**

I am aware that an application for planning permission for 64 Glebe Road is currently pending. The driveway to this property sits directly opposite Baldock Way and is in very close proximity to this proposed application. I know that this cannot be a reason for refusal for either application but careful consideration would have to be given if both these applications were approved. Construction on both of these sites at the same time would be very dangerous and cause many hazards to all local residents, road users and pedestrians.

### **Conclusion**

The new proposal would still have an impact on neighbouring properties to an unacceptable degree and should be refused.

I have taken professional advice on this matter due continuous applications being submitted. I have been told that in order for any application to be considered it would need to thoroughly address the Councils, the Committee's and the Inspectors reasons for previous refusal. This application does not do this. The only issue that these plans have attempted to address is that of height. Previous refusals were for a combination of reasons and not on height alone. These included width, sense of enclosure, dominance, close proximity to the boundary of neighbouring properties and the lack of external amenity space. All of these reasons led to the conclusion that the development would be harmful. These have not been addressed. In fact this development is on a larger scale than those previously proposed and the issues of boundary, sense of enclosure and dominance would have an impact on me and my neighbours to a much worse degree. These new plans also raise separate and new concerns regarding overlooking and privacy. All of these issues are unacceptable and contrary to policies in the Cambridge Local Plan and should be refused.

I trust that my comments are self-explanatory but if you require any further information or clarification please do not hesitate to contact me. I also welcome and urge anybody who is part of the decision making process to visit my property in order to assess the full impact of this application.

Yours faithfully,

Owner and occupier of 71 Glebe Road.