

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

18TH APRIL 2012

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

Circulation: JDCC
Item: 4
Application Reference: Discharge Condition of 13 of Planning Permission 11/0698/REM
Subject/Title: Royal Showground Parcels 19 and 20 Land between Long Road and Shelford Road, Cambridge
Target Date: Not Applicable
To Note:

Further Representations Received:

149 Shelford Road Mr Brookes has asked if the developer can attach a restrictive covenant to prevent any future removal of the second floor rear glass screen balconies.
I can confirm the developer has agreed to do this.

17 Cabbage Moor Mr Harper has submitted an additional representation as he is unable to attend Committee (see attached). In summary, these are;

(1) Mr Harper is concerned he wasn't consulted at the outline stage of the process.

The Council's records show that 17 Cabbage Moor was included in the consultation process at both outline and reserved matters stage.

(2) The scheme is too dense and too high.

The design and layout of the proposal was considered at reserved matters stage and considered acceptable in its existing context.

(3) The building site is too noisy.

The Council's Environmental Health Officers are monitoring the site and have carried out monitoring from 17 Cabbage Moor which has indicated the building noise is within acceptable limits and there is no amenity impact.

(4) The development is far too close.

This issued was covered in my initial assessment of the reserved matters scheme which concluded that there would be no amenity impact on 17 Cabbage Moor due to its location being approximately 50m away.

(5) The balconies are inappropriate.

The principle of the balconies was approved as part of the reserved matters scheme. The scheme was amended at reserved matters stage in response to Mr Harpers concerns

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to include opaque glass panels at second floor level.

(6) The volume of the balconies will allow for nearly 50sqm of first and second floor space per dwelling.

The first floor terrace is approx 12.6sqm and the second floor terrace is approx 25sqm. The total are of terrace space is approximately 37.6sqm.

(6.1) There has been no acoustic site planning.

The developers provided a full acoustic report of the site at reserved matters stage and this was supported by the Council's Environmental Health Officer.

(7) The noise from the balconies will impact on future amenity.

The Council's Environmental Health Officer has assessed the scheme and has concluded there will be no impact on the amenity of existing residents through the use of the balconies. If there are any future issues these can be reported directly as a noise nuisance to the Council's Environmental Health Team.

(8) The orientation of the site is such that there will be overlooking into habitable rooms.

The location and proximity of the development to 17 Cabbage Moor is such that whilst the properties may be visible there will be no direct overlooking from the new properties of the development.

Amendments To Text: None Proposed

**Pre-Committee
Amendments To
Recommendation:** None

Decision: As per recommendation

**MR ANDREW HARPER
MOLECATCHER'S COTTAGE CABBAGE MOOR
GREAT SHELFORD CAMBRIDGE CB22 5NB**

16 April 2012

**TO
Kelly Walther
Cambridge City Council,
Planning Services [New Neighbourhoods],
PO Box
Cambridge
CB1 0JH**

"PUBLIC SPEAKING-IN ABSENTIA"

Dear Sir/Madam,

**Planning Application Number: 11/0698/REM
Discharge of Condition 13 pertaining to Balcony Details in relation to reserved matters application (access, appearance, landscaping, layout and scale) for 128 Dwellings at Parcels 19 and 20 Clay Farm, Cambridge, Cambridgeshire pursuant to outline approval 07/0620/OUT.**

We refer to your letter dated 10 April 2012 informing us of a committee hearing to be held 18 April 2012 to discharge condition 13 pertaining to balcony details. We cannot attend and ask that this letter is submitted to the committee in advance and that this letter is read-out to committee during the committee hearing.

[1] We live in our home located at 17 Cabbage Moor, Great Shelford; we live in the footprint of South Cambridgeshire District Council which is why we (and the other residents of cabbage moor) were never afforded the same level of consultation or information as the residents of Trumpington or those residents along Shelford road . At a meeting with council planning held on 9 August 2011 the councils main officer stated that we had been forgotten but it did not matter as the scheme has been approved by government.

[2] We now have a scheme (effectively) at the bottom of our garden which is too big, too dense and too high the scheme is intrusive on every level. This is not a NIMBY attack; if the dwellings had been reasonable in density and height then we would not have complained.

[3] At this time we are assailed by intrusive building noise left uncontrolled by the council. We can hear everything (and we mean everything) and we will be able to hear everything when the development is completed.

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MOLECATCHER'S COTTAGE CABBAGE MOOR
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[4] The greatest concern that we have right now is the height of the development and its very close proximity to our home. Please note that the developer and the council drawing used to indicate the location of our home is incorrect; our home is nearer this dense development and, moreover, our home has a high-level of fenestration to the rear which once, backed onto protected greenbelt.

[5] We have made our detailed observations on the inappropriateness of these balconies'. In our view the balconies which back on to our home are wholly inappropriate and all of these inappropriate balconies should be removed.

[6] The first floor and second floor balcony configuration with external stairs from ground to first floor will allow for nearly 50m² of easily accessible first floor and second floor space per dwelling. At this time the only attempt at any sought of attenuation has been to the second floor with nothing offered at first floor level.

[6.1] Inspection of the drawings submitted shows that the developer has not incorporated any form of acoustic site planning, to the southern elevation adjoining our home, moreover, there has been no attempt to reduce noise impact by introducing noise buffers and noise shields. In fact the developer has provided nothing save the concession of a second floor balcony screen...and that's it!

[7] The noise from these inappropriate balconies is a material issue, especially at night. The noise-wash will be uncontrolled and very intrusive. There is nothing between this dense, high-level development and our home; the noise will 'wash' directly over our home completely uncontrolled and un-attenuated destroying our right to enjoy our amenity.

[8] Finally the configuration and orientation of the balcony configuration of the dwellings adjoining our home will mean that we will be overlooked and anyone looking from the dense development (first floor and/or second floor) will be able to see directly into our bedrooms and bathrooms destroying our privacy and our amenity...this cannot be right on any level.

Yours Sincerely

Andrew Harper

Andrew Harper

This document has been signed electronically under the Electronic Communications Act 2000
