

WEST/CENTRAL AREA COMMITTEE MEETING –
Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 13/1360/FUL

Location: 89 Barton Road

Target Date: 08.11.2013

To Note:

A river scene visualisation and a block plan are attached to the amendment sheet.

Further representation

11, Elowen Close
Falmouth

Officer comment

The issues raised are covered in the summary of representations in the main report.

Biodiversity

The Council's Ecology Officer has made the following comments:

Barton Road Pool (lake) is a designated County Wildlife Site (CWS). The reason for designation is that it is on the JNCC Invertebrate register with interesting Lepidoptera, associated with the reedbeds, and a nationally notable Musk Beetle *Aromia moschata*.

The proposed replacement dwelling is not within the designation, which follows the lake boundary, and is unlikely to impact on the invertebrate interest of the site. However, due to the sites proximity and direct frontage to the CWS I feel Local Plan policy 4/6 (Protection of Sites of Local Nature Conservation Importance) requires a phase 1 habitat and protected species assessment, including recommendations for any necessary mitigation, and potential enhancements (for example integral swift and bat boxes within the new building) to be made prior to determination. Certainly, the water body is likely to attract a significant number of foraging bats and the building proposed for demolition should be surveyed for potential roosts.

It would appear that no trees are being affected by the proposals and there is no mention of landscaping or external lighting. It would be good to clarify these issues as they have the potential to either adversely affect or enhance the sites biodiversity value.

Officer Comment

In light of the above, the applicant has commissioned a phase 1 habitat survey. Officers will update verbally at the Committee.

The suggested landscape conditions will adequately cover any potential external lighting of the garden. There is however no intention to install any such lighting.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/1280/FUL

Location: 50 Gough Way

Target Date: 05.11.2013

To Note:

Additional details:

Visual perspectives of the west and front of the proposed development and a massing floor plan have been submitted at officers' request. These details give the proposed development a sense of visual perspective from the street scene and show that the massing of the development is acceptable. They are put forward for illustrative purposes.

See attached:

West Perspective

East Perspective

Front Perspective

Massing Floor Plan (drawing no. 13-170 Ground Floor Massing Plan)

Proposed revised site plan (drawing no.13-170-GA 5 rev A)

Representation:

Additional representation received from owners of no.52 Gough Way:

- Bulk and change of appearance of house would destroy set back and remove

- openings, create a terrace effect and risk of damage from future floods
- The proximity of garage would block light in east facing window, affect foundations.
- Overlooking of front garage area from bedrooms above garage
- Greater risk of flooding and flood damage
- The proposal would be contrary to policy 3/14 and draft 2014 plan policy 58.

Drainage Officer

According to the NPPF and the latest standing advice from the EA, non-residential extensions under 250sqm (footprint) are permitted if the floor levels are the same and flood proofing and resilience have been incorporated into the design or the floor levels are 300mm above the 1 in 100 year level.

This needs to be demonstrated for it to be compliant with the NPPF. Because of the proximity of the existing garage and conservatory, the new situation does not appear to make the situation significantly worse.

This is changing in the new local plan whereby the interruption of flood flow routes is a consideration.

Amendments To Text: No amendment

Pre-Committee Amendments to Recommendation:

Additional Condition

No development shall take place until details of flood proofing and resilience measures have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details. The flood proofing and resilience measures shall be:

Either ;

That floor levels within the proposed development are set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.

Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)

Or;

Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones

This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance

Datum. The development shall be carried out in accordance with the approved plans.

Reason: To mitigate any adverse impact from flooding (Cambridge Local Plan 2006 policies 3/7 and 4/13)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/1122/FUL

Location: 6 John Street

Target Date: 25.09.2013

To Note:

Representation

7 John Street

- The building will severely reduce light to the outside amenity space.
- Any further extension will limit light.
- Concerns regarding effects on privacy.

Officer Comment

- The proposed two storey extension does not project any deeper than the existing flat roof extension.
- The proposed single storey extension is not excessive in depth and will not in my view result in a significant loss of light for 7 John Street.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/1174/ADV

Location: Co-Op, 3 Grantchester Street

Target Date: 03.10.2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:
