

EAST AREA COMMITTEE MEETING – 31ST JULY 2014

Amendment De-brief Note

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **14/0607/FUL**

Location: 1 Great Eastern Street

Target Date: 18th June 2014

To Note:

1. I apologise that the Inspectors decision on the previous application on this site was not attached to the Agenda. This has now been circulated separately.
2. Since the completion of the Committee report, comments have been received from the Council's Arboricultural officer. They are as follows.

The current scheme has taken on board previous reasons for objection and the layout of the rear element allows for greater defence of the retention of the adjacent Tree of Heaven should pressure be placed to the Council to remove it to reduce nuisance associated with its retention. It should be noted however the relationship between the tree and proposed building is still not ideal.

With regard to foundations and construction activity allowing the safe and healthy retention of the tree, again previous comments have been taken on board. The principle of the foundation design is acceptable but it has not been demonstrated that there are no roots within the zone of existing hardcore and concrete slab. Given the age of this area of hard standing it is possible that roots have managed to penetrate and at the distances involved, the removal of substantial roots to accommodate the slab will not be acceptable.

Should the application be granted permission, I would request standard tree protection conditions, but also that the submitted foundation detail is not approved in its entirety. The foundation design should only be approved following hand excavation of test pits to ascertain the extent of root growth.

The above advice requires changes to the tree protection conditions recommended on this application. I have indicated these changes below.

3. The printed minutes of the Development Control Forum held about this application are attached to this amendment sheet.
4. Since the submission of the Committee report, and in response to questions raised at the DCF, the applicant has submitted revised drawings showing the transfer of a portion of land from the application site to enlarge the rear yard of No.3 Great Eastern Street. I understand that these drawings have also been forwarded to the owners of No. 3 Great Eastern Street. The relevant sections of the revised drawings, showing this change, are attached to this amendment sheet.
5. Since the submission of the Committee report, and in response to questions raised at the DCF, the applicant has submitted shadow studies focussing on the rear gardens of Nos.3 and 5 Great Eastern Street. The shadow studies are for spring and summer, at non and 3pm. I have enlarged the key sections of these drawings and added them to the amendment sheet.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

1. Delete Condition 14 and replace with the following:

‘14. 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, including foundation design, 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 welfare of trees of amenity value. (Cambridge Local Plan 2006 policy 4/4)’

2. Delete Condition 15 and replace with the following:

‘15. Prior to commencement, a site visit shall be arranged with the retained arboriculturalist, developer and the Council’s Tree Officer to agree tree works and the location and specification of tree protection barriers and temporary ground protection.

The approved AMS and TPP shall 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 welfare of trees of amenity value. (Cambridge Local Plan 2006 policy 4/4)

3. Renumber Condition 16 as Condition 17, and insert a new Condition 16 as follows.

'16. Notwithstanding any details of foundation design previously submitted, no work to create foundations for the buildings hereby permitted shall commence until test pits have been excavated by hand to ascertain the extent of the root growth of the adjacent protected Tree of Heaven, in accordance with a scheme agreed in advance with the Council's Arboricultural Officer. The results of the test pits shall be forwarded to the local planning authority and a revised foundation design to accommodate root growth revealed by the test pits shall be submitted to, and approved in writing by, the local planning authority before the commencement of foundation works. The foundations shall be constructed only in accordance with the approved final design.

Reason: To protect the welfare of trees of amenity value. (Cambridge Local Plan 2006 policy 4/4)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/1005/FUL**

Location: 97 Perne Road

Target Date: 26th August 2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **14/0658/FUL**

Location: 19 Mill Road

Target Date: 2nd July 2014

To Note: The location plan attached to the agenda for this application is very limited in its scope. A wider location plan, showing street names, has been added to the amendment sheet.

Amendments To Text: Nothing

Pre-Committee Amendments to Recommendation: None

DECISION:
