

EAST AREA COMMITTEE MEETING – 11th September 2014

Amendment De-brief Note

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 14/0607/FUL

Location: 1 Great Eastern Street

Target Date: 18.06.2014

To Note:

1. The above advice requires changes to the tree protection conditions recommended on this application. I have indicated these changes below.
2. The printed minutes of the Development Control Forum held about this application are attached to this amendment sheet.
3. The application also sets back the eastern part of the proposed two storey building by 600mm. My recommendation does not change with this amendment as I am recommending approval for the scheme without this set back.

Amendments To Text:

There has been an additional third party comment received from neighbour at 3 Great Eastern Street.

The comments are as before. The objection is as follows:

"Policy 3/10a, of the Local Planning Policy states that "Residential development within the garden area or curtilage of existing properties will not be permitted if it will have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance"

In addition Policy 3/14b, states "The extension of existing buildings will be permitted if they. Do not unreasonably overlook, overshadow or visually dominate neighbouring properties."

The proposal would create a large two storey building across the width of the site which will dominate our whole western skyline. In addition the frontage of the existing house will be widened, as will the extension to the rear of the house which will also increase in height. This represents a further increase in building mass compared to the previous proposal of 2012 which was rejected and dismissed on Appeal. This current application means that the Courtyard of number 3 will be further enclosed and dominated from both

sides.

The amended plans that have been submitted do not address the main issue of the domination of our property and its courtyard garden from both aspects. While the potential provision of the additional 2m of courtyard is welcome the amendments to the actual buildings is minor. Whilst we acknowledge the amendments, and appreciate this, our view remains that they do not go sufficiently far to counteract the dominance and overbearing nature of this proposal.

The application also makes no arrangement for adequate car parking for the new development which is in clear contravention of - Policy 3/10b which states "Residential development within the garden area or curtilage of existing properties will not be permitted if it will provide inadequate ... vehicular access arrangements and parking spaces for the proposed and existing properties."

We believe that the development is inappropriate in the Central Cambridge Conservation Area; and note the comment of the arboricultural officer that the relationship between the development and the Tree of Heaven is "still not ideal".

Develop Cambridge City Council

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DEVELOPMENT CONTROL FORUM

10.00 am Wednesday, 9 July 2014

Committee Room 1 & 2 - Guildhall

Contact: Claire Tunnicliffe **Direct Dial:** 01223 457012

AGENDA

To:

Councillors Blencowe (Chair), Owers (Vice-Chair), Baigent, Benstead, Hart, Herbert, Johnson, Moghadas, Roberts, Robertson, Sinnott and C Smart.

1 INTRODUCTION BY CHAIR TO THE FORUM

2 APOLOGIES

To receive any apologies for absence.

3 DECLARATIONS OF INTEREST

Members are asked to declare at this stage any interests that they may have in an application shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services **before** the meeting.

4 14/0607/FUL

Committee: East Area Committee

Date: 9 July 2014

Application No: 14/0607/FUL

Site Address: 1 Great Eastern Street, Cambridge, CB1 3AB
Description: Conversion and extension of existing frontage building from office to 1no. flat and 1 studio flat; and erection of 4 studio flats to the rear (following demolition of existing outbuildings), together with associated infrastructure.
Applicant: TBC
Agent: Justin Bainton, Januarys Consultant Surveyors

EAST AREA COMMITTEE

Public Document Pack

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Address: York House, 7 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

Lead Petitioner: Deborah Griffin

Address: 5 Great Eastern Street, Cambridge, CB1 3AB

Case Officer: Amit Patel, Planning Officer

Text of Petition:

The proposed development is an overdevelopment of a constrained site. Six residential units are planned on a site of one small Victorian house. The proposed new building is more than double the volume of the existing buildings. This will be visible from Mill Road and detract from the character of the conservation area. The size of the development will also be detrimental to nos 3 & 5 in particular whose properties will be dominated by the large brick building creating a feeling of enclosure and oppression. Views of trees and skies from the windows and gardens of these properties will be depleted especially to the north and north-east where the building will extend twice as long as the existing buildings. As the current buildings to the west and south of nos 3 & 5 are lower and narrower, it is difficult to see how the applicants shadow drawings conclude that shadow conditions are broadly similar. The new buildings will present large expanses of brick where in contrast with the largely wooden structures of the existing structures.

Do you think there are changes that could be made to overcome your concerns?

If Yes, please explain:

The development should be built within the volume of the existing buildings which will still allow the site to have four dwellings.

Information for Petitioners' and Applicants' Representative

The aims of the Forum are to allow early discussion of the planning issues and to explore the scope for agreement and compromise between all sides. Up to three representatives of the petitioners and up to three representatives of the applicants may attend and speak for a total period not exceeding 20 minutes. The applicants' presentation is heard first and applicants are asked to start their presentation with a brief description of the application proposals.

For further information on the conduct of the Forum or the petition process, please see the Development Control Guidelines, a copy of this is available on the Council's website at <https://www.cambridge.gov.uk/petitions-and-development-control-forum> or contact the Council's Committee Section (01223) 457013. Please let the Committee Manager know if you would like a briefing on the procedures at the Forum, if you have any other queries, or if you require any special facilities (for example an overhead projector).

Format of the Forum

The format of the Forum will be as follows for each application:

- Introduction by Chair and declaration of Councillor interests – **up to 5 minutes**
- Presentation of the application by the applicant/agent (up to 3 representatives)
principally to address the issues raised by petitioners – **up to 15 minutes**
- Presentation of the views of the petitioners against the application (up to 3 representatives) – **up to 15 minutes**
- Presentation of the views of the petitioners in support of the application (where applicable) (up to 3 representatives) – **up to 15 minutes**
- Presentation by the planning officer – **up to 10 minutes**
- Member questions and issues arising – **up to 30 minutes**
- Summing up by the applicant/agent – **up to 5 minutes**
- Summing up by the petitioners against the application – **up to 5 minutes**
- Summing up by the petitioners in support of the application – **up to 5 minutes**
- Final comments of the Chair

Information for the Public

Location

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The meeting is in the Guildhall on the Market Square (CB2 3QJ). Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances. After 5 p.m. access is via the Peas Hill entrance. All the meeting rooms (Committee Room 1,

Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

Public Participation

Development Control Forums are held in public. Members of the public may observe but participation is restricted to:

- Presentation of the views of the petitioners against the application (up to 3 representatives).
- Presentation of the views of the petitioners in support of the application (where applicable) (up to 3 representatives).
- Presentation of the application by the applicant/agent (up to 3 representatives) principally to address the issues raised by petitioners.

For further information on speaking at committees please

contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk. Further information is available at <https://www.cambridge.gov.uk/speaking-at-committeemeetings> Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk

Filming, recording and photography

The Council is committed to being open and transparent in the way it conducts its decision-making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording. Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NA ME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203>.

Fire Alarm In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

Facilities for disabled people

Level access to the Guildhall is via Peas Hill. A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

Accessible toilets are available on the ground and first floor. Meeting papers are available in large print and other formats on request prior to the meeting. For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Queries on reports

If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

General Information

Information regarding committees, councillors and the democratic process is available at <http://democracy.cambridge.gov.uk>.

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: 14/1077/FUL

Location: 218 - 220 Mill Road

Target Date: 18.09.2014

To Note:

Third party comments were received on 29th August 2014 from 29 Tenison Road. These can be summarised as follows:

This is an unsightly alteration to a building which negatively affects the appearance of the conservation area. Its corner position means that this is one of the most prominent buildings on this part of Mill Road, and the rendering of this large wall is detrimental to the appearance of both Mill Road and Hope Street.

Everything about this application is directly contrary to the identified conservation needs of the area.

There is no possible way in which this application could be said to be compatible with policy 4/11 of the Local Plan (2006).

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0956/FUL

Location: Land To The Rear Of 16 St. Barnabas Road

Target Date: 08.08.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0974/FUL

Location: 27 Tenison Avenue

Target Date: 11.08.2014

To Note: Plans of the adjacent St Collette's approved scheme currently being built out attached for information purposes.

Amendments To Text:

7.0 - Representations:

Additional comments received from both occupiers of no.25 Tenison Avenue.

Their comments are summarised as follows:

- The cumulative and overwhelming sense of enclosure and loss of light seems to far out-weigh the additional amenity of a third bedroom and a small amount of extra wardrobe space.
- The main impact of over-shadowing would occur from 3.23pm at the March equinox.

Response:

The comments from Mr P Brooks (no.25) include a thorough chronological commentary of the application file, including comments on the proposed development and the amended shadow diagram. The comments from Ms S Smiley relate to the amended

shadow diagram.

The comments are similar to those voiced in previous comments received. My analysis of the impact, as illustrated by the amended shadow diagram, is discussed in paragraph 8.11 of my report. I have no further comments to add.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0887/FUL

Location: Garages 11 – 45, Ekin Road

Target Date: 12.08.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1181/FUL

Location: The Loco, 44 Mill Road

Target Date: 12.09.2014

To Note: This application was placed on the agenda because it appeared likely that objections were going to be lodged. No objections have been received, and therefore, under the delegation scheme, the application can be determined under delegated powers.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: Officers recommend that this application NOT BE DISCUSSED at East Area Committee, but instead left for determination under delegated powers.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0976/FUL

Location: St Matthews Church And Church Hall, St Matthews Street

Target Date: 12.08.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0977/LBC

Location: St Matthews Church And Church Hall, St Matthews Street

Target Date: 12.08.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:
