

## **PLANNING COMMITTEE MEETING – 10<sup>th</sup> January 2018**

### **Amendment/De-brief Sheet**

#### **MAJOR PLANNING APPLICATIONS**

**CIRCULATION:** First

**ITEM:** **APPLICATION REF:** 17/1709/FUL

**Location:** Lovell Lodge, 365 Milton Road

**Target Date:** 16.02.2018

**To Note:** The Greater Cambridge Partnership was consulted but no comments were received.

**Amendments To Text:** None

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

#### **DECISION:**

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**CIRCULATION:** First

**ITEM:** **APPLICATION REF:** 17/1297/FUL

**Location:** Adkins Corner

**Target Date:** 17.01.2018

**To Note:** Revised plans have been submitting showing a signage zone and an engineering brick stallriser to the shopfront elevations.

The wording of condition 6 is proposed to be amended to allow for the trigger for the TRO works to be in place to be prior to occupation of the units rather than prior to commencement of development.

**Amendments To Text:**

- 8.5 The proposal has been substantially revised and improved. The balconies have been reinstated. The façade is to be clad in insulated white render. Some pre-cast concrete cladding has been added to break up the render and help to add some vertical emphasis. The balconies maintain the domestic feeling of the upper floors and break up the mass of the building. The Urban Design Officer has requested some further detail of the signage area for the retail units and the addition of a stallriser. ~~The applicant will provide these details and an update will be provided on the amendment sheet.~~ Revised shopfront plans have been provided which show these details and are

considered to be acceptable.

Pre-Committee Amendments to Recommendation: Re-wording of condition 6. See below:

6. Prior to the commencement of development, the amendment to the Traffic Regulation Order, controlling on street parking which is required to facilitate the revised servicing arrangement, must be approved ~~and in place~~. *The revised servicing arrangement shall be in place prior to the occupation of the new residential units.*

Reason: To ensure the revised servicing arrangement can be achieved and to protect the amenity of future occupiers (Cambridge Local Plan 2006 policies 3/4 and 8/2)

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1722/FUL

Location: Whichcote House

Target Date: 04.01.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1272/FUL

Location: Land at 300-314 Coldhams Lane

Target Date: 03.11.2017

To Note: In the process of drafting the S106 agreement it has been noted that there is a passage on site which has an unknown ownership. The applicants have submitted an additional certificate (Certificate D) and placed an advert in the Cambridge News.

An extension of time has been granted until 22 January.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation: None.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1542/LBC

Location: Cambridge Union Society, 9A Bridge Street

Target Date: 02.02.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1541/FUL

Location: Cambridge Union Society, 9A Bridge Street

Target Date: 02.02.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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## MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 17/1626/FUL

Location: 130 Queen Ediths Way

Target Date: 17.01.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

### DECISION:

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1621/FUL

Location: Land Rear of 101 Cavendish Road

Target Date: 19.01.2018

To Note: Councillor Barnett has commented in objection to the application for the following reasons:

- The Conservation Team's report is supported;
- The addition of a third dwelling would lead to overcrowding and have an adverse impact on local residents;
- The development is another example of 'garden grabbing' and there is limited open space in Romsey. This would be out of keeping with the Conservation Area;
- Increase in demand on local amenities; and
- Increase in parking demand on Cavendish Road.

Network Rail should have been consulted as part of this application but have not been consulted. The officer recommendation has been amended to allow officer's time to consult Network Rail for 21 days if the Committee is minded to recommend approval as per the original officer recommendation. If no objection is received from Network Rail following the Committee's decision then the application will be approved accordingly. If an objection is received then the application will be brought back to the next available planning committee for determination.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: Approval subject to conditions

and consultation with Network Rail.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1351/FUL

Location: Doubletree Hotel

Target Date: 17.01.2018

To Note: An additional condition is recommended to ensure the delivery of the leisure facility for community use prior to first use of the additional hotel bedrooms, in order to guard against part-implementation of the consent and the loss of the leisure facility.

Amendments To Text: None

**Pre-Committee Amendments to Recommendation:**

Additional condition:

17. Prior to first occupation of the hotel bedrooms hereby permitted, the replacement leisure facility shall be completed in accordance with the approved plans and shall be available for members other than resident guests of the hotel to use in accordance with a membership system.

Reason: To guard against the loss of the leisure facility in accordance with Cambridge Local Plan (2006) policy 6/1.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1811/FUL

Location: 65 Fulbourn Road

Target Date: 17.01.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1630/FUL

Location: Land adjacent to 4 Strangeways Road

Target Date: 17.01.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1481/FUL

Location: 178 Kendal Way

Target Date: 17.01.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1894/FUL

Location: 1 Mere Way

Target Date: 11.01.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1861/S73

Location: 8 Cheney Way

Target Date: 12.01.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1276/S73

Location: 3 Fendon Close

Target Date: 08.11.2017

To Note:

Since the publication of the agenda, a site visit has taken place (3 Jan 2018) attended by officers and Members. At the site visit a further representation was received from the occupiers of No. 4 Fendon Close and it was agreed this should be in the public domain. In addition, a further email representation, including attachment, has been submitted. Both of these representations are attached to this Amendment Sheet together with the original representations that were made by the resident.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/0665/FUL

Location: 245 Coldhams Lane

Target Date: 15.01.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1433/FUL

Location: 84 Ditton Walk

Target Date: 19.01.2018

To Note: A revised plan for the flats at the rear has been submitted showing the layout of the cycle and bin storage being altered. This drawing ( will be presented in the committee presentation slides.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: The drawing number referred to in condition 16 should be changed from '1068/04 REV B' to '1068/04 REV C'

Condition 20 (cycle parking) should be re-worded as follows:

*"No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.*

*Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policies 3/10 and 8/6)"*

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/1328/FUL

Location: 35 Milton Road

Target Date: 19.01.2018

To Note: Nothing

Amendments To Text: None



Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 17/0615/FUL

Location: 40 St Andrews Street

Target Date: 18.01.2018

To Note: A further letter of objection has been received from the owner/ occupier of no.42 St Andrews Street. The objections raised are as follows:

- The boundary/ building line is not correct;
- There is a need for defined conditions for a party wall agreement to be secured;
- There should be prevention of water ingress into no.42;
- The cladding materials specified are incompatible; and
- The proposed works are bulky and fail to meet the Conservation Area criteria.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: EN/0088/17 and EN/0087/17

Location: Florian House and Roman House

Target Date:

To Note:

A letter of 4 Jan 2018 has been circulated to members of the Planning Committee from the planning agent acting for the owner of Roman House and Florian House. It asks for a period of grace to allow a retrospective planning application or certificate of lawfulness to be applied for and for any subsequent appeal(s) to be made. The letter claims that the use of the properties is indistinguishable from a C3 use and that there is no breach of planning consent. Advice from the Council's own QC advising on the emerging Local Plan is quoted.

A range of other apartment blocks used as serviced apartments is provided by the agent. The planning agent claims that his client is being treated unfairly and that economic harm will result to his client and to other properties used in this way. The following additional issues/points are raised:

- The quoting of occupier's reviews from Booking.com is selective and unreliable
- Lack of existing occupier complaints
- Reliance on the working definition
- No assessment as to the lack of services or facilities on offer, alleged change of use reliant only on typical rental periods and frequency of turn-over
- Creation of a 'domino' effect and economic harm

*Officer Comment:*

Officers are not minded to recommend a delay to the issuing or compliance period of the proposed enforcement notice. The applicants have a right of appeal against any enforcement notice and the grounds of any such appeal can include arguments that both planning permission should be granted (ground A) or that a material change of use has not occurred and there has not been a breach of planning control (ground C).

Officers were aware of the Council's QC's advice and other QC advice/case law regarding serviced apartments when writing the assessment. The Council's QC advice does not rule out that a use such as that proposed could be a sui-generis use with C3 characteristics. The officer assessment does not conflict with the QC advice. It also cites and has taken into account the lack of facilities/services at the apartments.

The quotation of the customer reviews is necessary to demonstrate potential harm to residential amenity. The report is balanced in that it recognises at para 3.7 that none of the existing residents have complained to the planning enforcement team.

The working definition is necessary in order to provide guidance and consistency for officers in considering the issues raised by short-term visitor accommodation uses. It is not categorical and constitutes informal guidance for officers. There may be other apartment blocks used in the same way as Roman House and Florian House within the City and it is open to the Council to investigate the materiality of any change of use in those circumstances on a case-by-case basis.

Amendments To Text:      None

Pre-Committee Amendments to Recommendation:      None

**DECISION:**