

PLANNING COMMITTEE MEETING – 11th June 2019

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 18/0806/FUL
Address: 291 Hills Road Cambridge CB2 8RP
Determination Date: 31.08.2018
To Note: Nothing
Amendments to Text: None

Pre-Committee Amendments to Recommendation: **APPROVE** subject to:
(a) the prior completion of a s106 Agreement to secure planning obligations as identified in paragraphs 8.73 to 8.75 of the 29th August 2018 report; and
(b) delegated authority to pursue a viability review mechanism and secure a commuted financial contribution for off-site affordable housing provision, if required, as identified in paragraph 6.7 of the 11th June 2019 report
(c) and the following conditions:

In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

Decision:

Circulation: First Item:
Reference Number: 19/0288/FUL
Address: Development Land At 75 Cromwell Road Cambridge Cambridgeshire
Determination Date: 3 June 2019
To Note: Nothing
Amendments to Text: 1) Since the report was published, an amended Traffic Management Plan (Revision E) has been approved by the County Council's Highways Officer. Condition 10 should be amended to reflect the change to the approved document from Revision D to Revision E

accordingly.

- 2) Further to the publishing of the report, a Chisholm Trail contribution figure (£71,181.74) has been provided by the County Council's Transport Assessment Team. This figure should be added to the table in para 8.87
- 3) The Planning History section of the report details an Environmental Impact Assessment screening opinion application which is shown as 'pending'. A response has been issued and the proposal does not require the submission of an Environmental Statement.
- 4) Section 8.88 of the report specifies a sum of £416,218.00 to be provided for community facilities on site. The Council's Development Control Monitoring Unit have requested that this sum be split as follows due to the limited community facility proposed on site:
 - £388,382.00 of this amount (plus indexation) should be put towards the provision of and/or improvement of community facilities at the Mill Road depot site
 - £27,836.00 (plus indexation) should be put towards the provision of on-site community meeting space

Pre-Committee
Amendments to
Recommendation:

None

Decision:

Circulation:	First	Item:
Reference Number:	18/1993/FUL	
Address:	Land Between 21 And 29 Barton Road (including 27 Barton Road And Croft Gardens).	
Determination Date:	19 March 2019	
To Note:	There are a couple of minor errors in the report; the materials on no 27 are stated incorrectly and the proposed materials to building D would be red brick rather than gault.	
	Following discussions with the agent 2 conditions are proposed to be amended. The boundary treatment details are proposed to be required prior to occupation rather than prior to commencement of above ground works. Condition	

Amendments to
Text:

33 is suggested to be amended to allow for other means of enclosure than a fence

1.2...No. 27 Barton Road probably dates from 1840s and has also been recently designated as a BLI. It is set well back in the site but can be glimpsed from Barton Road. It is also finished in white-render painted ashlar and brick with ~~green-pantiles~~ slate roof.

2.6 ...The materials would also be ~~gault~~ red brick and clay tiles.

8.34 I am satisfied that fencing off the area to the rear and including a condition to prevent it being used as amenity space and only accessed for upkeep would overcome concerns about noise disturbance from the use of this space. I ~~will~~ have recommend a condition where by the applicant will need to provide a plan showing the extent of the area to the rear to be fenced off and ~~the condition will refer to this plan and prohibit its use except for upkeep. I will provide an update on this condition on the amendment sheet.~~ *The condition will also need details of the means of controlling access.* The additional tree planting will provide further screening to obscure views into 4C Millington Road from Building C. The additional trees combined with the distance of the building from the boundary are considered to adequately protect the privacy of 4C. The additional trees will also help retain the wooded buffer which currently exists and is important for wildlife which moves between the sites.

Pre-Committee
Amendments to
Recommendation:

Two conditions are to be amended as follows:

18. Prior to occupation of the development, a plan indicating the positions, design, materials and type of boundary treatments to be erected shall be submitted to and approved in writing by the Local Planning Authority Boundary treatments to adjoining gardens should include sufficient gaps (150mm X 150mm) to allow access for hedgehogs. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy and to ensure it allows movement of hedgehogs (Cambridge Local Plan 2018 policies 55, 57, 59 and 70).

33. Prior to occupation a plan shall be provided detailing the full extent of the woodland area to the rear of the site. This agreed area of the site shall not be available as amenity space and shall only be accessed for upkeep and

maintenance purposes. Details of the means of controlling access (for example a fence and gate) shall be submitted to and agreed in writing by the Local Planning Authority and installed in accordance with the approved details prior to the occupation of the development and retained thereafter.

Reason: to prevent noise, disturbance and loss of privacy to 4C Millington Road (Cambridge Local Plan 2018 policies 56 and 57).

Decision:

Circulation:	First	Item:
Reference Number:	18/1245/FUL	
Address:	Former Hamilton Lodge Hotel 156 - 160 Chesterton Road And Land Rear Of 162 Chesterton Road Cambridge	
Determination Date:	19 December 2018	
To Note:	The site area given on the application form is incorrect. The site is 0.134 hectares rather than 1.34 hectares.	
Amendments to Text:	A late representation has been received from Councillor Sargeant. This raises concerns about the Transport Statement submitted as part of the application. 7.5 A representation from Councillor Sargeant has been received. This can be summarised as follows: - The Transport Statement is inaccurate and misleading - The car parking proposed here is not comparable to that proposed at the Apathotel at Gilbert Road - The bus information is out of date - The walking and cyclin times are misleading - As car parking is accessed by lift it is unlikely to be used for short returns during the day and the condition of Sandy Lane will deter use - Eddington development restricts car use is there is insufficient space. How will this be conditioned here.	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation:	First	Item:
Reference Number:	18/1930/FUL	

Address: Redevelopment Area Of Mill Lane Cambridge
Cambridgeshire

Determination Date: 16.06.2019

To Note: Since the publication of the Committee Report, the applicants have submitted a Draft Public Art Strategy, and following comments from officers, have submitted a revised version of this document.

On 24th May, the applicants submitted a proposal for additional SUDS (sustainable urban drainage) measures, including a significant element of permeable hard surface in the form of gravel.

Amendments to Text: After Para 6.63 insert additional paragraph 6.63A:

Second comments following submission of additional SUDS measures

6.63A The additional information is not sufficiently clear on how the connections are made and also in ensuring that water which enters the attenuation tank is being treated before outfalling into it. Provided it is achievable and this can be demonstrated technically on the plans and in relation to the existing drawings we would be willing to accept these types of changes. This cannot be confirmed without full details of how it works. The measures will also need to work alongside and complement volume storage requirements for the development.

It is not acceptable for permeable-type paving to drain direct into storage tanks and pipes – this is not in accordance with policy.

Para 8.51: In third line replace 'The revised proposal seeks...' by 'The first revised proposal sought...'

Para 8.52: Delete whole paragraph and bullet points, and replace as follows:

'A second revision to the crossing design has been submitted, which addresses the concerns of the highway authority about the shape of the build-out by introducing a limited area of white lining in advance of the build-out point in each direction. It also eliminates transverse lines and commits to a smooth surface across the crossing and the avoidance of brass studs as tactile markers. The precise details of the crossing layout and surface can only be agreed in a Section 278 Agreement with the highway authority. The highway authority

continues to have concerns about the absence of the necessary safety audit, although both the highway authority officer does not anticipate that the result would be unsatisfactory. In my view, the remaining concerns about the crossing can be addressed in the following manner.

- The completion of the necessary road safety audit and the satisfactory addressing of any issues which it reveals. My recommendation is that approval of the application is made subject to these requirements and that officers are granted delegated powers to determine whether the audit and any required remedial action are satisfactory.
- A condition (new Condition 48) which requires the submission of a final crossing design and its implementation before any occupation of the proposed student accommodation. (Satisfaction of this condition will also require the completion of a Section 278 Agreement and listed building approval for works to the Conduit).'

Para 8.63: Amend final sentence to read 'I remain concerned that the proposals for this site have reached planning committee without more substantial progress along the public art route set out in the Council's SPD. The first Draft Public Art Strategy submitted had significant shortcomings; the revised Strategy gives me some reassurance that the applicants understand the process set out in the SPD and that progress is being made towards an appropriate public art outcome. The document does not entirely fulfil the requirements of the SPD, but it provides firm evidence that the applicant is engaged in a process which will be consistent with policy.'

Para 8.64: Delete the word 'However' at the start, and amend final sentence to read 'In my view, a condition to secure a full Public Art Strategy and its implementation remains necessary'.

Para 8.109: Amend final sentence to read 'Negotiations between the applicants' drainage team and the sustainable drainage officer are continuing. Additional measures have been brought forward which address, in principle, the concerns of the sustainable drainage officer and the LLFA. More details are required before the sustainable drainage officer can be satisfied that these measures will work, and achieve the necessary impact on surface

water flows in practice. I will report on the submission of further details and the drainage officers' advice on them at the Committee meeting.'

Para 8.110: Amend paragraph to read 'At present the applicants have not fully addressed the issues of water management and flood risk, but I anticipate that they may be able to bring forward the additional detail necessary to demonstrate that the proposed sustainable drainage measures will meet the requirements set out by the sustainable drainage officer. I will report on the submission of these details at Committee and subject to their proving satisfactory to the sustainable drainage officer and the LLFA, I am of the view that the proposal will be in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Pre-Committee
Amendments to
Recommendation:

1. Make recommendation of **APPROVAL** subject, in addition to the S106 agreement, to submission of a Stage 1 Road Safety Audit and the satisfactory addressing of any issues which it raises.
2. Grant **DELEGATED POWERS** to officers to determine whether any submitted Road Safety Audit and any consequent mitigating measures are satisfactory.
3. In Condition 8, insert 'any phase of' after 'whilst undertaking.
4. Reword Condition 9 to read: 'Prior to the commencement of development, a Phasing Strategy shall be prepared and submitted to the local planning authority setting out the phases and sub phases of development, and a mechanism for its update as required. It shall be agreed in writing and implemented in accordance with the agreed details.
5. In Condition 10, line 1, replace 'development' with 'any phase of development', and insert 'for that phase' after 'the following matters'.
6. In Condition 16, replace 'on a phased unit by unit basis if necessary' with 'or any phase of development'. In the final sentence, insert 'in the respective phase' after 'use hereby permitted'.
7. In Condition 17 replace 'in Phase 2' with 'for the student accommodation' and insert after 'two air changes per hour (ACH)..' the words 'to each habitable room..'

8. In Condition 21, insert 'of the student residential accommodation' after 'first occupation'.
9. Reword Condition 23 to read: 'Prior to the installation of any artificial lighting in any phase an artificial lighting scheme with detailed impact assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the external areas of that phase, and in the case of the phase or phases including the student residential accommodation, shall include internal artificial lighting from windows and doors which directly overlook, or are in direct line of sight from, residential properties in Little St Mary's Lane. An artificial lighting impact assessment with predicted lighting levels at existing residential properties shall be undertaken (including horizontal / vertical isolux contour light levels and calculated glare levels). Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations for an Environmental Zone - E3 (Urban - medium district brightness / small town centres or suburban location) in accordance with the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded) and any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed. The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.'
10. In Condition 28, replace 'Full details..' with 'The location, scale and materials parameters..'
11. Reword Condition 30 to read: 'No development above ground level in any phase, other than demolition or alteration of existing buildings, shall commence until an outline scheme of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority. The outline scheme shall contain a tree planting Strategy. No occupation of any phase shall take place until full details of hard and soft landscaping, in accordance with the approved outline scheme has been submitted to and approved in writing by, the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; proposed and existing

functional services. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. The approved works shall be carried out in accordance with that programme.'

12. Reword Condition 35 to read: 'Within 6 months of commencement of development of the student residential accommodation, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met (Water efficiency shall be demonstrated by the criteria set out in Condition 38 below). Where the interim certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.'
13. At start of Condition 36, insert: 'Within 6 months of Practical Completion of the student residential accommodation..'
14. Amend first sentence of Condition 37 to read: 'The approved renewable energy technologies and associated heating and cooling network infrastructure for any phase of development shall be fully installed and operational prior to the first occupation of that phase of development and shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.'
15. In Condition 38, insert after 'Prior to commencement.', 'of the student residential accommodation.'
16. Amend Condition 43 to read: 'Notwithstanding the approved drawings, no occupation of the student accommodation hereby approved shall take place until full details of cycle parking have been submitted to and approved in writing by, the local planning authority. The approved details shall be implemented before occupation.'
17. Amend Condition 45 to read 'Within 90 days of the date

of this approval, a full Public Art Strategy shall be submitted to the local planning authority for approval. Once approved, the timetable for the Public Art Strategy shall be adhered to unless the local planning authority agrees to a variation in writing. No part of the development shall be occupied until a timetable for full implementation of the agreed Public Art Strategy has been agreed, and that timetable shall then be implemented.

Reason: To ensure appropriate public art. (Cambridge Local Plan 2018 policy 56)

18. Delete Condition 48.

19. Renumber Conditions 49 and 50 and 48 and 49.

20. Amend new Condition 48 (ex-49) to read: 'No development shall take place until a plan showing the layout and design of an informal pedestrian crossing of Trumpington Street between the application site and the main Pembroke College porters' lodge, in broad accordance with drawing ref: 6991-WSP-01-XX-DR-TP-022 P05, has been submitted to, and approved in writing by, the local planning authority. The approved crossing design shall be implemented prior to any occupation of the student accommodation hereby approved.

21. In new Condition 49 (ex-50), insert 'in any phase of development' after 'shall commence on site', and 'for that phase' after '(TMP)'.

Decision:

Circulation:	First	Item:
Reference Number:	18/1931/LBC	
Address:	Redevelopment Area Of Mill Lane Cambridge	
	Cambridgeshire	
Determination Date:	16.06.2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation: First Item:
Reference Number: 17/2265/FUL
Address: Homerton College Hills Road Cambridge CB2 8PH
Determination Date: 11 April 2018
To Note: Comments have been received from the tree officer
There is a typo at paragraph 8.6 of the report which states that T006 is not being retained. This should state that it is now being retained.

Amendments to
Text:

Head of Streets and Open Spaces (Tree Team)

6.23 ~~No comments received.~~ No objection: Tree officers have been involved with this proposal from pre-application stage. I am satisfied with the amendments that have been made to increase the number of tree retentions within the college grounds, to reduce the impact on the root system of the London Plane and improve the relationship between this tree and the new facility in the future. There are therefore no formal objections subject to three conditions regarding further tree protection details, a tree site visit, implementation of tree protection measures and replacement planting if any tree fails within 5 years.

8.7 ~~Although there are no formal comments from the Tree Officer as part of this application, she has been involved in several meetings and has confirmed that she has no objection to the current proposal in terms of tree impact. I will provide her comments on the amendment sheet.~~ The Tree Officer has confirmed that she has no objection to the proposal subject to conditions. T006 which is referenced in the objection as being removed is ~~not~~ now proposed to be retained. Four trees are proposed to be removed as part of the application; two trees to facilitate development and two on the recommendation of the applicant's tree specialist. Only one of these trees is on Harrison Drive. In my view the loss of this small tree will have minimal impact as it is currently very close to T008 which will be retained. I will update the amendment sheet with recommended conditions regarding trees once I have received formal comments from the Tree Officer.

Pre-Committee
Amendments to
Recommendation:

Four additional conditions are recommended by the tree officer.

31. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the

form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

32. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

33. The approved tree protection methodology will 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 approved tree protection plans, 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. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve

arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

34. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Decision:

Circulation:	First	Item:
Reference Number:	17/2266/LBC	
Address:	Homerton College Hills Road Cambridge CB2 8PH	
Determination Date:	7 March 2018	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

MINOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	18/1807/FUL	
Address:	India House 31 Newnham Road Cambridge Cambridgeshire	
Determination Date:	15 January 2019	
To Note:	Nothing	
Amendments to Text:	None	

Pre-Committee
Amendments to
Recommendation:
Decision:

None

Circulation:	First	Item:
Reference Number:	18/1859/FUL	
Address:	39 Akeman Street Cambridge CB4 3HE	
Determination Date:	28 January 2019	
To Note:	Nothing	
Amendments to Text:	1) A reconsultation was required due to the provision of an amended plan showing the extent of the proposed ramp to the rear. The day of this committee meeting is the last day for responses to be received. Delegated authority is, therefore, sought to determine this application as of tomorrow subject to no new issues arising from the consultation process. 2) The second sentence in paragraph 1.1 is incorrect and is to be deleted. 3) Paragraph 8.21 should be amended to read: “I consider that the proposed hours of operation means that the likely demand for parking would be during hours when parking demand would be at its lowest. In addition, the site is not in a CPZ and so parking is available in street. The likely users of the community facility would be people in close proximity of the site and so car reliance would likely be minimal.” 4) Paragraph 8.22 should be amended to read: “In my opinion, the proposal has an acceptable impact on car parking. I consider the proposal to be compliant with Cambridge Local Plan (2018) policy 82.”	

Pre-Committee
Amendments to
Recommendation:
Decision:

None

Circulation: First Item:
Reference Number: 18/1520/FUL
Address: 11 Napier Street Cambridge CB1 1HR
Determination Date: 26 November 2018
To Note: Nothing
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 18/1887/FUL
Address: 57 Peverel Road Cambridge CB5 8RN
Determination Date: 28 January 2019
To Note: An additional representation has been received from 59 Peverel Road. This does not raise any new planning considerations.
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:
