

**PLANNING COMMITTEE MEETING – 5th August 2020**

**Amendment/De-brief Sheet**

**MAJOR PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: APPLICATION REF: 19/1757/FUL

Location: Buchan Street Neighbourhood Centre 6 Buchan Street  
Cambridge

Target Date: 20.03.2020

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

An additional condition and informative in relation to archaeology are recommended, as follows:

Condition:

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences.

**Informative:**

*Partial discharge of the condition can be applied for once the fieldwork at Part c) has*

*been completed to enable the commencement of development.*

*Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.*

**DECISION:**

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**MINOR PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: APPLICATION REF: 20/0010/FUL

Location: Anglia Ruskin University East Road Cambridge

Target Date: 23.03.2020

To Note: Further information from ARU regarding how the lockers will operate.

- We currently have a significant number of Amazon deliveries to our “Good In” entrance off Broad Street on a daily basis. On average this amounts to 10 to 15 van deliveries passing up and down Broad Street on any given day, but in peak times (around Christmas) this number is significantly higher. In order to reduce this traffic flow on Broad Street we wish to install Amazon lockers on our site.
- A concern has been raised that this will mean that the general public will be able to have access to these Amazon lockers and hence traffic will be increased both in terms of deliveries and people collecting parcels – this is not the case. The Amazon Lockers to be installed will have restricted access so we will be able to restrict access to staff and students only. A customer needs to tick a box stating that they have permission to access the ARU locker. As a consequence deliveries will be reduced on average to 1 per day which is a significant reduction from the current level of 10-15 deliveries per day.
- As staff and students are already on site it is highly unlikely that there will be additional vehicle movements when they collect their parcels.
- We are able to agree with Amazon a timeframe in which students and staff are able to collect parcels from the lockers and as a consequence deliveries to the lockers by Amazon will also be within this same timeframe – we are happy to discuss appropriate hours of operation however as stated above as these will not be open to the general public then I would respectfully suggest that this does not need to be overly restrictive. We are not proposing access 24/7.
- As to the delivery vans they will be able to park on our site so will not hinder the public highway

- The proposed locker location is opposite the school so nowhere near residents houses so again the local residents further down Broad Street will not be adversely affected by the installation of the lockers.
- Finally I note that Cambridgeshire County Council's Highway Department has no objections to the proposals so I would hope that this fact will also carry weight when our application is discussed.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 20/0034/FUL

Location: Jesus Green Moorings Thompsons Lane Cambridge

Target Date: 25.03.2020

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 19/1141/FUL

Location: 1 Fitzwilliam Road Cambridge CB2 8BN

Target Date:

To Note:

Notwithstanding the proposed materials on the drawings, the applicant wishes to change the materials of the proposed building from red brick to a gold buff brick. A condition is recommended for a materials sample to secure this.

The correct list of neighbouring properties that have commented on the application is:

18 Brooklands Avenue  
22 Brooklands Avenue  
1 Clarendon Road  
3 Clarendon Road  
5 Clarendon Road  
9 Clarendon Road  
11 Clarendon Road  
15-17 Clarendon Road  
19 Clarendon Road  
21 Clarendon Road  
3 Fitzwilliam Road  
5 Fitzwilliam Road  
7 Fitzwilliam Road  
11A Fitzwilliam Road  
3 Shaftesbury Road  
1 Glenalmond Avenue  
4 Glenalmond Avenue  
282 Glenalmond Avenue  
34 Emery Street (Dr Linda Jones - County Councillor)  
Councillor Daniel Summerbell  
Camcycle  
The Brooklands Avenue Area Residents Association

A large number of objections have been received in response to the recent consultation on the amended plans. The majority of issues have already been raised in the initial consultation for the application and have therefore been considered within the committee report. The full neighbour comments are available on the website/file to be viewed. The following is a summary of new issues raised with the comments underlined and the officer response below each comment.

Impact of noise and dust pollution during demolition/construction.

The Environmental Health Team has recommended a number of conditions to protect the residential amenity of neighbouring properties during demolition/construction.

The building isn't vacant as it has been inhabited by property guardians on behalf of Cambridgeshire County Council

The building has not been used for the intended hostel use for a number of years. The property guardians are to ensure the building remains safe and secure during this transition period.

The proposal seeks planning permission for three large houses in multiple occupation (HMO's)

The application is seeking planning permission for dwellings (use class C3) and is therefore being assessed against the relevant housing policies. Any future change of use to a large HMO (use class sui generis) would require planning permission which would be assessed against the relevant policies for HMO's.

There is an issue with traffic congestion on Fitzwilliam Road, Clarendon Road and Shaftesbury Road. The proposal will result a significant impact in terms of traffic. The applicant should provide an updated traffic assessment.

The Highway Authority has raised no objections to the application and has not requested a traffic assessment. In officer's view three dwellings are unlikely to generate significant additional volumes of traffic.

The coloured street elevations are misleading as it misrepresents trees.

The main aim of the coloured street elevations is to see the proposed building in the context of the neighbouring buildings and these plans would not form part of the approved plans, they have been produced to help make a decision on the application. Officer's have noted the comments about the trees not accurately shown and this will be made clear to members in the presentation.

The updated Arboricultural Information is also misleading as the colour scheme is inconsistent on the site plan.

The arboricultural information is prepared by an arboriculturist who generally use a standard colour key/scheme. It is normal for architects to use their own key/style and this does normally differ from the arboriculturist. The national guidelines for the submission and validation of such documents/plans only ask for very basic information. Officers consider that there are clear keys on both plans. This information has also been accepted by our Tree Officer.

The proposal does not comply with Policy 52 (Protecting garden land and the subdivision of existing dwelling plots)

The proposal is not for the subdivision of garden land or the subdivision of an existing dwelling plot. The current lawful use of the site is as a hostel not a residential dwelling. This policy is not considered to relevant for this proposal. This notwithstanding, if members considered this policy as engaged officers do not consider the scheme would be contrary to the criteria listed.

Various comments about a more suitable use for the site such as sheltered accommodation

Officers and members must assess the proposal in front of them not an alternative.

Amendments to Text:

Paragraph 2.1 to be amended: Unit 1 is 3 storey plus basement and unit's 2 & 3 are 4 storey plus basement.

Paragraph 8.22 to be amended:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit (m <sup>2</sup> )	Difference in size
1	4	6	4	112	208	+96
2	6	12	5	138	264	+126
3	6	12	5	138	271	+133

Paragraph 8.27 and 8.28 to be amended:

The proposal would result in the loss of 3 parking bays on Fitzwilliam Road and 1 parking bay on Clarendon Road due to the creation of driveways for the proposed 3 units and the additional car parking accessed off Clarendon Road. The Highway Authority has not objected to the application or the removal of the car parking bays. The proposal would provide car parking spaces to the front of each dwelling: unit 1 would have 2 spaces, unit 2 would have 1 space and unit 3 would have 1 space. The scheme also includes 3 car parking spaces accessed from Clarendon Road. These 3 spaces would be shared, as supplemental parking for the residents/visitor car parking. The site and the streets in the immediate vicinity of the site fall within the controlled parking zone. The residents of the new dwellings would not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets and an informative is recommended to this effect. The proposed level of car parking would exceed the maximum standards set out in Appendix L of the Cambridge Local Plan 2018 but in this case this over provision is considered to be acceptable to ensure an appropriate level of car parking is provided for the dwellings.

Officers acknowledge that the removal of on-street parking spaces would increase parking pressure in the nearby streets but conclude that the impact would be limited and not sufficient to form a reason for refusal. It is to be noted that the majority of properties along Fitzwilliam Road and Clarendon Road have off-street car parking spaces in the form of driveways. As the site is located within the controlled parking zone and the proposal includes an acceptable level of car parking, officers do not consider that the loss of the on-street car parking spaces would warrant a refusal of the application. The proposal would therefore meet the aims of Cambridge Local Plan 2018 policy 82.

Paragraph 8.31 to be amended:

There are two mature sycamore trees with TPO status located at the front of the site facing the junction of Fitzwilliam Street and Clarendon Street. The smaller sycamore tree is proposed to be felled to allow the lime tree to flourish. The sycamore tree is beginning to decline and is having a detrimental impact upon the growth and form of the lime tree fronting Fitzwilliam Road. The Tree Officer has confirmed that the removal of the TPO'd corner sycamore tree is considered to be acceptable and appropriate given the above reason. 8 smaller trees are also proposed to be removed. The application provides 4 new trees, 3 of the 4 would be larger in size to help replace the canopy cover. The retained larger TPO'd sycamore would be sited within unit 3's plot to the side of the dwelling. It is considered that there is ample

space to the rear of unit 3 to ensure there would not be pressure in the future to significantly prune or remove the tree. Officers recommend the removal of permitted development rights in relation to side extensions and outbuildings for unit 3 to ensure any future proposals will be assessed against the impact upon trees on the site.

Pre-Committee Amendments to Recommendation:

An informative advising the residents of the new development would not qualify for the residents parking scheme.

**DECISION:**

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