

**NORTH AREA COMMITTEE MEETING – 14<sup>TH</sup> JULY 2011**

**Pre-Committee Amendment Sheet**

**PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: APPLICATION REF: **11/0230/FUL**

Location: 5 Chapel Street, Cambridge

Target Date: 21 July 2011

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **11/0367/CAC**

Location: Rear Of 152 And 154 High Street, East Chesterton

Target Date: 25<sup>th</sup> May 2011

To Note: No further update.

Amendments To Text: No amendments.

Pre-Committee Amendments to Recommendation: No amendments.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **11/0366/FUL**

Location: Rear Of 152 And 154 High Street, East Chesterton

Target Date: 25<sup>th</sup> May 2011

To Note:

### **Further Representations**

The occupiers/owners of the following addresses have also made comments, which I did not cover in the main report:

#### **164 High Street, 1, 3 and 19 Thrifts Walk.**

The following issues were also raised which I did not address in the original report:

- Number 164 High Street will lose afternoon sun in the rear garden.
- Once developed, 3 car parking spaces will be lost adjacent to the existing wall, which currently provides on street car parking.
- There is insufficient space for refuse storage.

#### **Old Chesterton Residents Association**

- The development will remove storage space from the retail premises that will make it less suitable for that use in the future.
- The residual area at the rear of the shop would be totally inadequate.
- The proposed dwellings do not meet an acceptable standard as to size; the bedrooms should be a minimum acceptable standard.

### **Officer Comments**

Principle of the development

- I note concerns that the storage area will reduce the function of the existing retail unit. The site is within Chesterton High Street Local centre therefore Local Plan policy 6/7 is relevant, which generally seeks to retain A1 retail. The development does retain the A1 use, albeit reduced in size. The limited size of the remaining retail unit may not be suitable for all future businesses that might wish to occupy it. However, I do not feel the removal of the rear storage area would adversely affect the viability of the local centre as a whole.

Further Amenity comments

- Number 164 High Street is sited over 25m to the east of the application site and is separated by 3 rear gardens. I do not feel the size and scale of the building will adversely affect sunlight currently enjoyed by the occupants of this property.
- With regard to the amenity of future occupiers and bedroom sizes, the Council does not have any policy regarding the internal dimensions of new housing. As

rehearsed in paragraph 8.20 I feel the houses will be desirable accommodation, providing a good standard of overall amenity.

#### Further Car parking and servicing comments

- I acknowledge that the development of this site will increase the pressure for on street car parking in Thrifts Walk. However, the north end of Thrifts Walk is not an ideal location for on street car parking so close to the junction, and this area of Thrifts Walk appears to be frequently occupied by wheelie bins. As rehearsed in paragraph 8.26 I feel a car free development for 2 new dwellings is appropriate in this location.
- The side and rear external spaces of the development can adequately accommodate the storage of wheelie bins away from the public domain. This can be ensured through the imposition of the proposed condition 10 within the main report.

#### **Arboriculture Comments**

- The existing tree within the rear garden of number 156 should not be adversely affected. The imposition of a suitable planning condition (condition 11 as suggested within the main report) can ensure protection is agreed through the works.

#### **S106 Update**

- The applicant has submitted a signed Unilateral Undertaking (Version A) for the required contributions set out from paragraph 8.30 of the report.

Amendments To Text: No amendments

Pre-Committee Amendments to Recommendation: None.

#### **DECISION:**

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