

**WEST/CENTRAL AREA COMMITTEE MEETING – 25<sup>th</sup> August 2011**  
**Pre-Committee Amendment Sheet**

**PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: APPLICATION REF: 11/0653/FUL

Location: 68 Maids Causeway

Target Date: 03.08.2011

To Note:

I have attached the most recent correspondence between Cllr Rosenstiel and residents of 57 Maids Causeway. The following points are raised;

- That the reality of Fitzroy Lane being used as a pedestrian access rather than James Street needs to be addressed. That the County Council has a duty of care to ensure that adequate pavement should be provided on both sides of Fitzroy Lane;
- That the proposed boundary wall will limit traffics visibility to see pedestrians when exiting or entering Fitzroy Lane; and
- If the transport authority have not visited the site, the planning application should be adjourned until they have and that they have properly investigated the situation to the Committee's satisfaction.

Officer Comments:

I believe that my report has addressed these concerns and that no further concerns have been raised within these comments. The proposed wall does not encroach onto public highway land, the existing pavement will remain in its present position and while I understand that neighbours are concerned that pedestrians use Fitzroy Lane, the recommendation to construct a pavement for their use is not within the remit of the City Council or this planning application.

The shrubbery which is present in the piece of land, which is hoping to be purchased by No.68 is relatively tall and while it does drop down in height on the junction with Maid's Causeway, to provide visibility, so too does the proposed wall, reducing down to 800 mm for a depth of 3 m, to ensure that good visibility is maintained for road users.

I have been unable to confirm if the Highways Authority have visited the site, however, they make a professional judgement as to whether they physically visit a site or make a desk top assessment from their intimate knowledge of the city and this area. This is the same practice, which the Highways Authority adopts for the

assessment of all planning applications.

I have also received comments from the applicant and the agent, both of which are attached to the amendment sheet. There are no Officer comments in relation to these.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0726/FUL

Location: Victoria House, 1 Victoria Street

Target Date: 05.09.2011

To Note: A revised car parking layout has been received and is considered to be acceptable. A copy of this is attached to the amendment sheet for convenience.

Amendments To Text:

Replacement paragraph 1.1: 1 Victoria Street is located close to the junction with Emmanuel Road, to the east of the City Centre on the northern side of the street. The property forms the end of a terrace, although it is connected to the west via a single storey shared passage to 1A Victoria Street, which appears to be a converted outbuilding, which is now in residential use. 1 Victoria Street comprises four floors, 3 above ground level and one below. The street is mainly residential with the Unitarian Church situated on the opposite side of the road.

Addition to paragraph 8.11: 1A Victoria Street, to the west is not physically attached to the application site and does not benefit from any external space. The proposal does not seek the addition of any windows and those, which exist on the western elevation of 1 Victoria Street are obscure glazed. As a result, I do not consider that the amenity of residents at 1A will be compromised as a result of the proposed change of use.

Pre-Committee Amendments to Recommendation:

That condition 4 on the Officer recommendation is removed if Committee are minded to approve the application.

That condition 7 should as a result of the removal of condition 4 read as follows:

The rear car parking area shall accommodate a maximum of 2 cars in accordance with the approved car parking details.

Reason: To protect the amenity of the neighbours (Cambridge Local Plan 2008 4/13).

**DECISION:**

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