

WEST/CENTRAL AREA COMMITTEE MEETING – 3rd November 2011
Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 11/1052/FUL

Location: Cambridge Lawn Tennis & Hockey Club, Wilberforce Road

Target Date: 28.10.2011

To Note: North Newnham Residents Association neither support nor object to the application.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 11/0921/FUL

Location: 82 Richmond Road

Target Date: 27.09.2011

To Note:

Further representations

17 Richmond Road, 78 Richmond Road, 94 Richmond Road

I have summarised the representations below:

Design comments

- The front elevations of the houses is a poor response to the local typology.

Amenity concerns

- The proposed buildings will cause overshadowing to number 78 Richmond Road.
- The garden of number 78 Richmond Road will be considerably colder. The development will also block out the rising of the moon.
- Number 78 are of the view that they will suffer unacceptable overlooking from the bedroom windows and the staircase of the proposed building. This is considered due to the design of the building which fails to respect the character and context of the site and the surrounding area.
- The creation of a new access route alongside number 78 will significantly erode their amenity.
- The extent of the glazing to the staircases will give rise to significant overlooking.
- The proposed flow plates will create disturbance to the occupants of number 94.

Access issues

- There is currently no access route between numbers 78 and 82.
- The entrance into the site requires a fire engine to oversail the garden to number 94 and the exit from the site would be impeded by cars parked on the north side of Richmond Road.
- The traffic movement assessment does not define the length of time over which the study was conducted.

Officer Comments

The majority of the above issues have been discussed in the main officer report.

On reflection, I do not consider the proposed vehicle flow plates to be necessary on the road surface of the 'out' access. The quantum of development proposed does not warrant a physical barrier which may cause noise and disturbance for neighbouring residents, and potentially obstruct a fire tender.

The applicant has demonstrated within their Transport Statement how a fire tender can access the site from the north 'out' access, without needing to reverse into the site.

The key issue with regard to the access, is that the lawful use of the commercial lock up garages potentially generate greater vehicle movements compared with the proposed residential redevelopment of the site.

Further conditions

The proposed refuse store may need to be slightly larger if future occupants are to have their own bins, rather than communal containers. This issue can be controlled through the imposition of the proposed condition 13 below.

I do not consider the proposed flow plates to be necessary and suggest new

condition 14.

Letter from applicants agent

The applicants agent has responded to a number of points regarding the design of the building and proposed use of the access. I have attached this letter for information.

Amendments To Text: No amendments.

Pre-Committee Amendments to Recommendation:

New condition 13

Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: In order that adequate refuse storage provision is provided for future occupants, Cambridge Local Plan 2006 policy 3/12.

New condition 13

Notwithstanding the details on the approved block plan 1107-RR-DR-110 REV A, the proposed vehicle flow plates shall not be installed on the north east 'out' access.

Reason: In the interest of the amenities of neighbouring residential properties, Cambridge Local Plan 2006 policy 3/4.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 11/0784/FUL

Location: The Earl Grey, 60 King Street

Target Date: 12.09.2011

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:
