

**From:** Catherine Linford  
**To:** Keeren Wesbroom  
**Date:** 08/02/2012 14:31  
**Subject:** Fwd: 11/1321/FUL - 129-131 Vinery Road, Cambridge  
**Attachments:** S106 Unilateral Undertaking 20.01.12.pdf; photo.jpg

I'm on my way down to explain!!

>>> Colin Brown <[CWB@januaries.co.uk](mailto:CWB@januaries.co.uk)> 03/02/2012 17:41 >>>

Dear Catherine

Sean Dudley and I have both reviewed your Committee Report, which we consider to be very well written, and we are obviously grateful that the recommendation to the East Area Committee is one of approval.

Nevertheless, there are a limited number of points that I would like to make, and which I would be grateful if you could address within the Amendment Sheet, as you see appropriate. These points are as follows:

1. At paragraph 8.19, where you are addressing the potential impact of Plot 5 on Vinery Park, you make reference to the fact that Vinery Park properties have living rooms at first floor level, at the front of the house. Our understanding is that this is not correct. We believe that the living areas are in fact at the rear of the houses, and it is bedrooms that are situated to the front. That is borne out in some of the representations made by Vinery Park residents.
2. Paragraph 8.22 - I think it is important to emphasise that, whilst the Waste Development Officer would prefer the bin storage for Plots 4 and 5 to be provided on the Vinery Road site frontage, the location that has been identified/selected is in fact within the minimum carrying distances, and therefore is in accordance with the RECAP guidance.
3. Paragraph 8.25 - I note that it is stated that the Local Highway Authority have agreed that it is likely that some residents of these new houses will park on the street. It is not immediately clear how that judgement can be made. Car ownership in the Vinery Road/Vinery Park area has been shown, through census data, to be relatively low, and therefore it cannot be readily assumed that the 7 car spaces proposed for these 5 houses will prove to be inadequate. Whilst I think it would be reasonable to say that there is a possibility that some residents may occasionally park on the street, I think it is stretching it to say that "it is likely".
4. Paragraph 8.30 - it is not correct to claim that there has not been consultation on this application. As was clarified at the recent Development Control Forum, the applicant met with a selection of Vinery Park residents at a point in time whilst the application was under preparation. Whilst the final scheme as submitted had evolved a little since that meeting, it was fundamentally the same scheme, and subsequent post-submission amendments dealing with the boundary treatment between Vinery Park and Vinery Road and the refuse arrangements for some of the Vinery Park houses now means that the status quo will apply. I therefore think that it would be appropriate to emphasise that the applicant has sought to consult with the local community, as the report presently gives the impression that this may not have been the case.
5. We note that the recommendation of approval is subject to the prior completion of an S106 agreement by 9th May 2012. However, please note that a Unilateral Undertaking has been completed, and was sent by recorded delivery to the Council on 24th January (addressed to the Planning Department). For the avoidance of doubt, however, I attach a copy of the Unilateral Undertaking here too, and I would be grateful if you could confirm receipt. In light of it, I assume that the recommendation will be adjusted.

One final point to address, and which is primarily for your information, concerns the annotation on the site plan (Drawing P-01 Rev F). It will be noted that on the flank of No.135 Vinery Road, there is said to be a conservatory.

In fact, this is not a conservatory in the way that you or I might imagine it, but in fact a timber lean-to

extension, a photograph of which I attach. I thought it would be preferable to highlight this fact, just in case it is something that actually comes up at Committee, or indeed before.

I hope this is helpful.

Regards  
Colin

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