

PLANNING COMMITTEE MEETING – 1ST APRIL 2009

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: 4.1 APPLICATION REF: 09/0137/REM

Location: Cambridge Water Company, 41 Rustat Road,
Cambridge

Target Date: 18th May 2009

To Note: Questions have been raised as to the exact purpose and implications of this application. Paragraph 3.5 of the officer report seeks to clarify these issues, but for the avoidance of doubt, please note the following.

1. This submission has been made at the instigation of the applicants, who wish to have confidence that the full array of matters reserved by the outline application 05/1336/OUT have been subsequently approved.
2. Approval of this submission would indicate approval of the overall landscape design as shown on the landscape masterplan drawing RRC AL(9) 5901 revision B, i.e. the broad layout of paved and other hard-surfaces areas, planted areas, grass and trees. Considerable additional detail would be required to satisfy the landscape conditions already attached to the outline permission and the additional landscape condition attached to the main reserved matters approval. This application does not seek fully to satisfy any of those conditions, and would not do so.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: 4.2 APPLICATION REF: 08/1421/FUL

Location: 4A Laburnum Close, Cambridge

Target Date: 11th December 2008

To Note: This application is brought to Planning Committee because in the event of its approval, the issues raised regarding the personal circumstances of the applicant could have implications for future applications across the whole city, and it is therefore considered more appropriate that it be determined here than at Area Committee. This course of action has been agreed with the Chair of Planning Committee and the Chair of North Area Committee.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: 4.3 APPLICATION REF: 08/1430/REM

Location: 100-108 Shelford Road, Cambridge

Target Date: 28th January 2009

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: 4.4 APPLICATION REF: 09/0059/FUL

Location: 164 Hills Road, Cambridge

Target Date: 8th April 2009

To Note:

This application comes before Planning Committee at the request of Councillor Herbert who has asked that the application needs to be considered within the context of both the wider range of retail and other provision and the changing need of this vicinity.

The owners/occupiers of the following addresses have made representations in support of the application:

- 41 Hartington Grove
- A petition of 199 signatures

The representations can be summarised as follows:

- The applicants should be given the chance to develop their business after the closure of the sub-post office.
- That this rapidly growing area needs a wide range of local shops and food outlets to serve the needs of students and residents.
- That the City Council should support small, independent, local shops to continue trading in a time of recession and the interests of the diversity and the vitality of the area.

I have received a letter from the applicant in response to my report and a copy of this has been attached to the amendments sheet.

Additionally, a copy of Councillor Herbert's request for the application to be decided at Committee and the full comments made by the Highways Engineer have also been attached to the amendments sheet.

Amendments To Text:

Please replace paragraph 8.13 and 8.14 with the following text:

8.13 The applicant has proposed that bin storage will be provided to the rear of the premises. I have had confirmation from the agent that the storage area is adjacent to the rear door on the ground floor of the property as shown on the plans. This is within the red line on the site plan and as a result I believe that adequate provision has been provided.

8.14 In my opinion, the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: 4.5 APPLICATION REF: 08/1583/FUL

Location: The Works, 2A Tenison Road, Cambridge

Target Date: 23rd January 2009

To Note:

Further to my assessment in paragraph 8.8 considering the issue of residential amenity and privacy for both prospective occupiers and the existing neighbours and mindful of the objection received from the owner/occupiers of neighbouring 84A Mill Road I have again visited the site. Viewing the proposal site at first floor level from the west I consider it necessary and reasonable that the window on the rear west facing elevation at first floor level be obscure glazed to 1.8 metres above finished floor level and fixed shut.

This existing window is to serve bedroom 1, and looks out across the rear of properties fronting Mill Road. The informal arrangement of various flats, flat roof areas utilised as roof terraces and steps up to first floor level from the pedestrian passage which runs along the rear of these properties linking Tenison Road and Mawson Road makes for an existing situation which is by this very nature overlooked. However, the orientation of 2A Tenison Road to this area across the rear of these properties makes for a more intrusive relationship and as such I consider the imposition of a condition (condition 2) to ensure this opening be fixed shut and obscure glazed to a height of 1.8metres. This should be implemented prior to the occupation of the building in order to protect the privacy of neighbouring occupiers and that of the prospective occupiers.

Amendments To Text:

The inclusion of additional conditions further to visiting the site again and the alteration of others I suggest the conditions be imposed as listed below.

Pre-Committee Amendments to Recommendation:

APPROVE subject to the following conditions;

Standard Time

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Obscure glazed and fixed shut

2. The window in the west elevation, at first floor level which serves bedroom 1, shall be obscure glazed to a height of at least 1.8 metres from finished floor level and fixed shut when first installed and shall not thereafter be altered unless a variation is agreed in writing with the local planning authority. Thereafter the development shall remain in accordance with the approved details.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

Details of all openings

3. Prior to development commencing details of all new and re-used openings, doors and windows at a scale of 1:50 or larger shall be submitted to the local planning authority for approval which is to be given in writing. Thereafter the scheme shall then be implemented in accordance with that agreed.

Reason: To ensure the details of the work are appropriate to and in character with the building and preserve the character and appearance of the Conservation Area (Cambridge Local Plan 2006 policies 3/4 and 4/11)

No further windows

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

Bicycle and bin store

5. The building shall not be occupied until the bicycle and bin storage are available for use. The space shall thereafter be retained and available for the storage of bicycles and refuse containers to the satisfaction of the

local planning authority.

Reason: To ensure initial and continuing appropriate provision for the secure storage of bicycles and refuse containers. (Cambridge Local Plan 2006 policy 8/6 and 3/12)

Retention of advert

6. The existing historical advertisements painted onto the brickwork shall be retained. Unless agreed otherwise with the local planning authority in writing.

Reason: To ensure the details of the work are appropriate to and in character with the building and preserve the character and appearance of the Conservation Area (Cambridge Local Plan 2006 policies 3/4 and 4/11)

Construction Hours

7. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

Details of contractor Operations

8. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials,

plant and equipment around and adjacent to the site,

iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

Standard condition – Construction Hours

9. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: Policies ENV6 and ENV7;

Cambridgeshire and Peterborough Structure Plan 2003: Policies P6/1 and P9/8;

Cambridge Local Plan (2006): Policies 3/4, 3/12 and 4/11;

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

DECISION:

GENERAL ITEMS – ITEM NO. 5

Tree works – Midsummer Common

There are 6 trees that are being removed from Midsummers. 5 of the trees have an objection. There is a seventh tree on Walnut tree Ave which is a Highway tree and therefore not a part of Midsummer Common.

Ward Councillors for both West Chesterton and Market Wards were consulted on the 8th January 2009.

A map showing the location of the trees is attached.
