

PLANNING COMMITTEE MEETING – 29th April 2009

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: 4.1 APPLICATION REF: 08/1575/FUL

Location: Anglia Ruskin University, East Road

Target Date: 23.02.2009

To Note: The Original Masterplan, referred to in the report relates to the Masterplan as originally submitted with the application and does not constitute a separate document. The Revised Masterplan, referred to in the report is a result of further amendments made to the proposed development and as discussed in paragraphs 8.5 and 8.6.

Amendments To Text:

After paragraph 6.14 - Conservation and Design Panel title should be re-arranged to read Design and Conservation Panel.

Paragraph 6.11 – Comments relating to the application as amended: - second line; delete “*the removal of*”.

Paragraph 6.14 – Further to this statement, EEDA have expressed their support for the proposals.

Paragraph 8.8 – The relevance of funding relates to the phasing approach taken by the Masterplan process and it is to highlight that the University would need to seek further funding to proceed with Phases 2 and 3. The matter of funding is not a material planning consideration, but it has been mentioned to raise awareness of the University’s constraint relating to this particular phase of proposed development.

Paragraph 8.16 – last sentence of the paragraph - should refer to three disabled car parking spaces, not two.

Paragraph 8.31 – 7% for Passive Solar Design should be replaced with 8.3%.

Paragraph 8.47 – at the end of the paragraph – should refer to condition 18, not 17.

Paragraph 8.52 – the proposed parking area along Bradmore Street is for disabled parking only.

Pre-Committee Amendments to Recommendation:

Add condition relating to delivery hours:

Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday to Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: In the interests of the amenities of neighbouring properties , Cambridge Local Plan 2006 policy 4/13.

Add informative relating to Sustainable Urban Drainage Systems and hard landscaping:

“In bringing forward information to discharge condition 4 the applicant is requested to give full consideration to the application of Sustainable Urban Drainage Systems (SUDS) principles. Further advice may be sought from Simon Bunn (City Council SUDS engineer on 01223 457193).

DECISION:

CIRCULATION: First

ITEM: 4.2 APPLICATION REF: 08/1579/FUL

Location: Cycle Park, Anglia Ruskin University, East Road

Target Date: 24.02.2009

To Note: None

Amendments To Text:

After paragraph 6.11 - Conservation and Design Panel title should be re-arranged to read Design and Conservation Panel.

Add to section 6.0 – Consultations:

Comments received from the Arboricultural Officer:

“The tree screen is a valuable resource to the Petersfield properties but makes no significant contribution to the street, the setting of the listed buildings or the character of the Conservation Area. The proposed Ophthalmic Department building will require the loss of two London Plane trees. Providing the design is architecturally good, the loss of the trees is acceptable”.

It is my view that the loss of these trees along the rear boundary of the site, would not have a detrimental impact on the visual amenity of the area, nor would it significantly affect the setting of the Listed Buildings and surrounding Conservation Area.

Paragraph 8.11 – details of the ‘Green Wall’ can be controlled by separate condition as detailed in the next section below:

Pre-Committee Amendments to Recommendation:

Add condition relating to delivery hours:

Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday to Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: In the interests of the amenities of neighbouring properties, Cambridge Local Plan 2006 policy 4/13.

Add condition relating specifically of the proposed Green Wall:

Prior to the commencement of development, details of how the 'Green Wall' on the rear and side elevations is to be implemented and maintained, including details of the species of plants, shall be submitted to and approved in writing by the local planning authority. The works shall be completed in accordance with the approved details.

Reason: In the interest of visual amenity and the amenities of neighbouring properties (Cambridge Local Plan 2006 policy 4/13)

Add informative relating to Sustainable Urban Drainage Systems and hard landscaping:

"In bringing forward information to discharge condition 4 the applicant is requested to give full consideration to the application of Sustainable Urban Drainage Systems (SUDS) principles. Further advice may be sought from Simon Bunn (City Council SUDS engineer on 01223 457193).

DECISION:

CIRCULATION: First

ITEM: 4.3 APPLICATION REF: 09/0094/FUL

Location: Sainsburys Store, Brooks Road,

Target Date: 18.05.2009

To Note:

Further Supporting Information

Since the report has been published the applicants have produced 3 statements and 1 revised plan clarifying their position on a number issues. These documents have been circulated to Members with the amendment

sheet and are as follows:

- Retail Summary

- Letter response setting out the sequential test

- Letter response to the tree issues and Planning Obligations requirements

- Updated plan (printed on A4) showing the trees to be lost and replaced within the car park

Highways Comments

Comments have now been received from the County Highways and I have attached a hard copy to the amendment sheet.

There is agreement with the applicants assertion that the store will only increase traffic by 7.7%, which is acceptable. The design of the revised access along Brooks Road is acceptable to the Highways Authority subject to a number of recommendations which could be secured through the imposition of suitable planning conditions.

Planning Obligations Strategy

The applicants have indicated their willingness to complete a S106 Agreement for the required contributions should Committee be minded to approve the application.

Further to paragraph 8.46 of the report, the applicant has now calculated the daily increase in trips, which would equate to 74 new trips, requiring a contribution of £16,946 to the Eastern Corridor Area Transport Plan.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation: None.

DECISION:

CIRCULATION: First

ITEM: 4.4 APPLICATION REF: 09/0108/FUL

Location: Land adjacent to 95 Ditton Walk

Target Date: 08.05.2009

To Note: No further update.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation: None.

DECISION:

General Items

CIRCULATION: First

ITEM: 4.5 94-100 St Andrews Road (Simoco) – Variation of Section 106 Agreement

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: 5.1 OBJECTION TO TREE WORKS
APPLICATION:TWA 09/075/Tree 2 :
38 NORFOLK TERRACE

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: 5.2 OBJECTION TO TREE WORKS
APPLICATION:TWA 09/101/Tree 2 :
107 GRANTCHESTER MEADOWS

To Note: Two letters have been received and copies are
attached to this amendment sheet.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: 5.3 OBJECTION TO TREE WORKS
APPLICATION:TWA 09/086/Tree 2
Malcolm Place, King Street

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION: