

PLANNING COMMITTEE MEETING – 19th August 2009

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: 4.1 APPLICATION REF: 09/0544/FUL

Location: Lensfield Hotel 53-57 and 47 - 51 Lensfield Road

Target Date: 21.08.2009

To Note:

There is an error in the DCF minutes in point 3. The spa facility will not be for hotel guests only but will have limited public access.

Amendments To Text:

Addition to 6.0: Consultations

City Council Conservation Officers: Their comments are attached to the amendment sheet.

Addition to 7.0: Representations

A letter of representation has also been received from the Newtown Residents Association.

Since the publication of the Committee Report, further representations have been received from:

- 31 Grantchester Street
- 2 Saxon Street
- 3 Saxon Street
- 35 Panton Street
- 33 Brookside

These representations do not raise any new issues.

43 letters of support have been received from hotel guests. Two copies of these letters will be available at the Committee meeting. These cover the following issues:

- Support the provision of hotel rooms which are accessible to disabled people;
- Support the provision of additional facilities;
- The proposals will allow the hotel to remain competitive.

Addition to paragraph 8.18

I can confirm that the materials to be used in the tallest elements, 'the towers' are a buff facing brick under a slate roof; the glazed links between are to have lead roofs. Material samples are to be requested by condition (conditions 6, 11, 15 and 20 attached to the linked listed building consent). The louvres on the ground floor are to be fixed shut, to minimize overlooking. This will be secured by condition (additional condition detailed below)

Pre-Committee Amendments to Recommendation:

Additional Conditions

9. The louvres on the ground floor shall be fixed shut, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise overlooking to neighbouring residential properties. (Cambridge Local Plan, policy 3/7).

DECISION:

CIRCULATION: First

ITEM: 4.2 APPLICATION REF: 09/0545/LBC

Location: Lensfield Hotel 53-57 and 47 - 51 Lensfield Road

Target Date: 21.08.2009

To Note:

There is an error in the DCF minutes in point 3. The spa facility will not be for hotel guests only but will have limited public access.

Amendments To Text:

Addition to 6.0: Consultations

City Council Conservation Officers: Their comments are attached to the amendment sheet.

Addition to 7.0: Representations

A letter of representation has been received from the Newtown Residents Association. This was omitted from the Committee Report in error.

Since the publication of the Committee Report, further representations have been received from:

- 31 Grantchester Street
- 2 Saxon Street
- 3 Saxon Street
- 35 Panton Street
- 33 Brookside

These representations do not raise any new issues.

43 letters of support have been received from hotel guests. Two copies of these letters will be available at the Committee meeting. These cover the following issues:

- Support the provision of hotel rooms which are accessible to disabled people;
- Support the provision of additional facilities;
- The proposals will allow the hotel to remain competitive.

Addition to paragraph 8.3

I can confirm that the materials to be used in the tallest elements, 'the towers' are a buff facing brick under a slate roof; the glazed links between are to have lead roofs. Material samples are to be requested by condition (conditions 6, 11, 15 and 20). The louvres on the ground floor

are to be fixed shut, to minimize overlooking. This will be secured by condition (additional condition attached to the linked planning permission)

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: 4.3 APPLICATION REF: 09/0480/FUL

Location: Parkers Piece, Parkside

Target Date: 12.08.2009

To Note:

The Decision Notice and Committee Report for the previous permission (07/1067/FUL) are attached to the amendment sheet. This previous application did not include a Christmas market.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

Addition to 7.0: Representations

2 Letters of representation opposed to the proposal have been received from:

- 12 Parker Street
- 15 Latham Road

These were omitted from the Committee Report, but the points made have been rehearsed in the report.

Additional Conditions

10. All hoardings and structures associated with this proposal shall be no

less than 1m from the pathways crossing Parkers Piece.

Reason: To ensure that access remains available across Parkers Piece for cyclists and pedestrians. (Cambridge Local Plan, policy 8/4)

DECISION:

CIRCULATION: First

ITEM: 4.4 APPLICATION REF: 09/0403/REM

Location: Neath Farm Business Park, 154 Church End

Target Date: 10.08.2009

To Note:

The minutes of the Design and Conservation Panel of the 29th July 09 are attached to this amendment sheet as an appendix. The Panel awarded the amended scheme a Green light.

Page 126 – referring to the quote, second paragraph stating “In this case.....”. “A simple priority junction” refers to a T-Junction arrangement.

Amendments To Text:

Additions to section 6.0 – Consultations:

Comments from the Council’s Cycling and Walking Officer:

Further details required to establish the location and access of all proposed cycle parking, dimensions of proposed cycle stores and sheds, the type of cycle stands proposed and spacings between stands. *(Response from Case Officer: These details are covered by condition 4).*

Comments received from the Joint Urban Design Team:

No objection to the amended plans. We are satisfied that all of the

urban design issues from the original submission have been addressed.

The pro-active response from the Urban Design Team along with that from the Landscape Team has resulted in a scheme which we are happy to recommend for approval. This is reinforced by the green light awarded at the Design and Conservation Panel on the 29th July 09. The quality of the scheme will be reinforced through the careful detailing of materials such as paving and other surfaces along with elements such as rainwater goods and the window detailing and to that extent we support the recommendations made by our Landscape and Arboricultural colleagues in their comments.

The Urban Design Team believes that the amended scheme will create a high quality and well designed and a positive addition to this part of Cherry Hinton.

Comments from the Architectural Liaison Officer (Cambs Constabulary – Community Safety Department):

Raise a few concerns:

- The gate on the western perimeter of the site should be deleted as this could result in people using it as a short cut.
- Further protection along the eastern boundary with Neale Close should be considered to avoid people breaking through and creating a desire line into the cul-de-sac.
- Surveillance of parking plots 13-14 is very limited, this could be mitigated by a good lighting scheme.
- Gates should be secured by a key-pad.
- More secure internal gates should be considered to avoid potential crime.

Addition to section 7.0 – Representations:

Comments from 123 Church End:

- The reduction in the total number of residential units is to be welcomed
- However, the total number of parking spaces remains at not much than one per dwelling. This is still inadequate and is likely to increase demand for parking of cars on Church End itself and surrounding roads.

- The location of the new access road is still not ideal as it will create a cross road junction and inevitably cause some traffic conflict.

Response from Case Officer: the issue of the access has been addressed within my committee report.

Comments from the Landscape and Arboricultural Team:

No objection subject to full construction details of both hard and soft landscape elements, and a maintenance plan for the site. (*Response from Case Officer: These details are covered by conditions on the outline permission*)

Page 126, first paragraph, last sentence – after the word “received” delete “to be a popular solution”

Pre-Committee Amendments to Recommendation:

Add condition relating to visibility splays:

Prior to the first occupation of the development visibility splays shall be provided each side of the main vehicular access in full accordance with the details indicated on the submitted plan no. 179/144/004 from the Transport Statement. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 Policy 8/2)

Add condition relating to submission of a Renewable Energy Strategy:

Prior to the commencement of development, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the total predicted energy requirements of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall

thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

Add an informative relating to compliance with the outline conditions:

The applicant is reminded that any development in accordance with this permission must also meet the conditions attached to the outline permission on the site.

DECISION:

CIRCULATION: First

ITEM: 4.5 APPLICATION REF: 09/0494/FUL

Location: 1-36 Simons House And 18-25 Rackham Close, Histon Road

Target Date: 01.09.2009

To Note:

Amended Cycle Parking

Following comments from the County Highways Authority, the applicant has increased the total number of cycle parking spaces from 15 to 30, 5 of which are visitor spaces to the front of Rackham Close. The amended plan will be made available for viewing at Committee.

Officer Comments

The application provides an appropriate amount of bicycle parking and buggy storage within the building, according to the anticipated needs of future occupiers of the development. As considered within paragraph 8.30 of the main report, should a future need arise for further bicycle parking in excess of 30 spaces, which is considered unlikely, then there is sufficient

space within the development for this to be accommodated. For example, the proposed kiosk, which is intended as a flexible outbuilding, could easily be converted for further covered bicycle storage should this need arise.

Further Consultation response: Environment Agency

Comments have been received from the Environment Agency regarding potential contamination to ground and surface water. It is recommended that a planning condition be imposed requiring a report which considers potential risks and a remediation strategy.

Officer Comments

The suggested condition 3, which has been recommended by the council's Environmental Health Team adequately covers these concerns.

Section 106 Update: Affordable housing

In order that the proposed apartments will not be available to a wider market, Local Authorities have on occasion used the imposition of a planning condition or a S106 Agreement to specify the minimum ages of occupiers, and other management/parking arrangements. The reasonableness of any such condition does however need to be considered in light of advice contained within Circular 11/95: The Use of Conditions in Planning Permissions.

In this case, there is sufficient non –planning means to control the age of occupation of future occupiers, whereby control through either a planning condition or the S106 is not considered necessary. The land transfer and Nomination Agreement between Cambridge City Council and Cambridge Housing Society specify that the development will be for those over the age of 55, to meet an identified need. Future occupiers will also have restrictions with regard to car ownership on the site through their individual lease agreements.

The S106 Agreement will however specify that the accommodation remains as affordable social rented housing.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation: None

DECISION:

General Items

5.1 Tree Works – 1 Clarendon Road

THIS ITEM IS NO LONGER TO BE CONSIDERED

5.2 Tree Preservation Order – 16 Corona Road

5.2
