

NORTH AREA COMMITTEE MEETING – 12th November 2009

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **09/0665/FUL**

Location: **1 Scotland Close**

Target Date: 30.09.2009

To Note:

Amendments To Text:

Paragraph 2.1 should read:

This application seeks planning permission for a 2-bedroom dwelling house, to be attached to the southeast of No. 1 Scotland Close, forming a terrace of 3 dwellings. The house would be approximately 4m wide and 7.9m deep, and would be built 0.6m from the boundary with the rear gardens of Nos 98-102 Scotland Road.

Pre-Committee Amendments to Recommendation:

Alternative recommendation in the event that the s106 Agreement is not completed by 8 January 2010:

Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 8th January 2009 it is recommended that the application be refused for the following reason:

The proposed development does not make appropriate provision for public open space and community development facilities in accordance with the following policies, 3/7, 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **09/0534/FUL**

Location: **11 Roseford Road**

Target Date: 13.08.2009

To Note:

Amendments To Text: Para 1.1 – the property is finished in white render and not red brickwork.

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **09/0731/FUL**

Location: **107 Darwin Drive**

Target Date: 01.10.2009

To Note:

Appendix 1: 2005 Decision Notice

Further to a query raised regarding conditions on the initial temporary permission allowed in 2005, I have copied this decision notice below:

CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

FULL PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: **04/1236/FUL**

Mr Albab Ali
11 Darwin Drive
Cambridge
CB4 3HQ

The Council hereby grant full planning permission for

Change of use from single family residential space to community house for the Bangladeshi community in the Akeman Street/Darwin Drive area, including residential space for Key worker.

at

107 Darwin Drive Cambridge Cambridgeshire CB4 3HQ

in accordance with your application received 15th November 2004 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

2. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the Local Planning Authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 1996 policy TR18)

3. No development shall commence until details of facilities for car parking for use in connection with the development hereby permitted have been submitted to and approved by the Local Planning Authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for car parking on the site. (Cambridge Local Plan 1996 policy TR22)

4. The use hereby permitted shall be discontinued and the land restored to its former condition in accordance with a scheme of works submitted to and approved in writing by the local planning authority, on or before 1 May 2006.

Reason: To enable the local planning authority to assess the impact of the use on the amenity of the surrounding area. (Cambridge Local Plan 1996 policies EO1, BE2, BE4 and TR27)

5. The occupation of the first floor residential flat hereby permitted shall be limited to persons directly associated with the group who manage the ground floor community house hereby permitted.

Reason: To protect residential amenity and to avoid the creation of a separate planning unit. (Cambridge Local Plan 1996 policies EO1 and BE2)

6. The rear garden shall be used solely in conjunction with and ancillary to the residential flat hereby permitted and shall not be used, occupied or let for any purpose other than private residential.

Reason: To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 1996 policies EO1 and BE2)

7. The community use hereby permitted relates solely to the ground floor of the building. The upper floor and rear garden shall not be used for any purpose other than private residential.

Reason: To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 1996 policies EO1 and BE2)

8. The community house shall be occupied by no more than 20 people at any one time, unless otherwise approved in writing by the local planning authority.

Reason: To ensure that there is no intensification in the use of the building and to protect the amenity of the adjoining residential properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

9. Except with the prior written approval of the local planning authority the use of the ground floor of the building shall not operate other than between the hours of 0900 hours to 2100 hours. If hours of use outside these times are required during Ramadam, the hours required during Ramadam shall be submitted to the local planning authority one calendar month prior to the start of Ramadam.

Reason: To protect the amenity of the adjoining residential properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

10. No development shall commence until a written plan for the day-to-day management of the community house has been submitted to and approved in writing by the local planning authority. The use of the community house shall be carried out in accordance with the approved management plan.

Reason: To ensure that there is no intensification in the use of the building and to protect the amenity of the adjoining residential properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

11. 11. Details of the boundary treatment to define the rear garden and communal cycle/car parking provision shall be submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details before the community use hereby permitted has commenced.

Reason: In order to define the private residential space. (Cambridge Local Plan 1996 policies BE2)

12. Informative: In relation to condition 10 the management plan shall include details of the times of meetings, classes and prayers and maximum numbers of people in attendance.

13. Informative: The applicant is advised to contact the Health and Safety Section, Mandela House, 4 Regent street, Cambridge for advice concerning health and safety requirements with regards to the community house.

14. Informative: The applicant is advised to contact Cambridge City Councils Recycling Officer Tel. 01223 457896 for further advice/information regarding recycling provision.

15. Informative: The applicant is advised to contact Head of Waste & Fleet, City Services, Cambridge City Council. Tel. 01223 458281 for further advice/information regarding general refuse collection provision.

16. Informative: The applicant is advised to contact Housing Standards at Mandela House, 4 Regent Street, Cambridge and Building Control, The Guildhall, Cambridge regarding fire precautions and means of escape.

17. Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P1/2, P1/3, P8/1

Cambridge Local Plan (1996): EO1, BE2, BE3, BE13, BE26, HO5, HO6, CS2, CS6, TR2, TR3, TR18, TR22, TR27

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.

This decision notice relates to the following drawings:

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The City Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please check with us, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

For further information please go to www.cambridge.gov.uk/planning to view the 'Your Decision Notice' leaflet. If you require a hard copy please contact Development Control on (01223) 457200.

Dated: 10 February 2005

Guildhall, Cambridge, CB2 3QJ

Director of Environment & Planning

Clarification of Documents

Further clarification has been requested regarding the relevance of the Cambridgeshire Horizons study, 'Facilities for Faith Communities in new developments in the Cambridge Sub Region'. This project examined current levels of need in the Sub Region for faith facilities, and also looked at future demand for facilities, with a view to their provision within new developments.

As stated within my report, it is not adopted policy of this Council, but it does illustrate the wider context of the difficulty faith groups have in finding suitable premises. This is in turn reflected in Cambridge Local Plan 2006 policy 5/12, New Community Facilities.

Amendments To Text: No amendments.

Pre-Committee Amendments to Recommendation: None.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **09/0707/FUL**

Location: **Land to R/O Chelsea Mews and Bermuda Road**

Target Date: 02.10.2009

To Note: N/A

Amendments To Text: N/A

Pre-Committee Amendments to Recommendation:

DECISION:

Please note that this application has been withdrawn from the Agenda because the only letter of objection has been withdrawn and the application will now be dealt with under delegated powers.

CIRCULATION: First

ITEM: APPLICATION REF: **09/0800/FUL**

Location: **Land Adjacent To 182 Milton Road**

Target Date: 29.10.2009

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:
