

Dear Councillor

DEVELOPMENT MANAGEMENT PANEL - MONDAY, 15 FEBRUARY 2016

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**Agenda Item
No.**

LATE REPRESENTATIONS (Pages 3 - 16)

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TO: ALL DEVELOPMENT MANAGEMENT PANEL MEMBERS

Dear Councillor,

DEVELOPMENT MANAGEMENT PANEL 2015

Item 6 (a)

Change of use of agricultural land and erection of two portal framed buildings, associated external works and landscaping to allow for the relocation of Ben Burgess Ellington. (Agricultural Machinery Dealership), Land west of Brook Farm, Thrapston Road, Ellington

The applicant has requested (by letter dated 8 February) that applications 15/02297/FUL and 15/02298/ADV be **withdrawn**, to allow the applicant time to collate the necessary information before re-submitting.

Item 6 (b)

Proposed erection of dwelling and associated parking and turning Land At 15 Mill Road Hartford

Application withdrawn

Item 6 (c)

Erect a convenience retail building and alter existing site entrance and car parking facilities to suit The Conservatory Village Great North Road Little Paxton St Neots PE19 6EN

1. Additional Consultation response

Cambridgeshire Constabulary Crime Prevention Design Team: No objections subject to conditions to secure satisfactory lighting to the car park/outside the building and satisfactory ATM/crime prevention details.

2. Additional Third party response

Further representation from a tenant of the applicant's land to the north, A1 Lifestyle Accounts Ltd, who objected to the original application: use 4 cars spaces every day with regular visits from clients who also use the car park. The parking provision was a factor in selecting the premises.

9 parking spaces is not enough for all of the businesses.

Officer response: The parking provision is considered to be adequate. Conditions can secure satisfactory lighting and ATM/crime prevention details.

Item 6 (d)

Erection of a detached dwelling revised scheme - Land At 19 Littlecotes Close Spaldwick

Points for clarification –

At 6.1 & 6.2 of the Officer report within the agenda, reference is made to the comments received from local residents. It is confirmed the comments from local residents at 6.1 were received on the amended scheme received by the Local Planning Authority on the 6th January 2016, which will **be attached** to the Friday letter for members to consider at the DMP meeting. The amended scheme supersedes the plans attached to the agenda.

The amended scheme received on the 12th January 2016 omits the gable roof and introduces a hipped roof, similar to the scheme approved by members under planning reference 1201357FUL which can be found under the green papers within the agenda.

Spaldwick Parish Council has maintained their objection to the application.

The comments received from the Parish Council on the amended scheme are noted below:

The parish council accepts that the reintroduction of a hipped roof as referred to in HDC's letter of 13 January will reduce the massive appearance of the proposed dwelling, but it remains of the opinion that the site has insufficient depth to adequately accommodate any form of dwelling, and continues to recommend refusal.

Since the parish council made its initial observations on this application it has come to light that the statement that it is a minor amendment to 1201357FUL is not wholly accurate. The location of the proposed dwelling on the site has been moved closer to the adjoining footway; and further from the existing dwelling (No.19) thus providing a third parking space. A 1.8m close boarded fence has been added along the footway boundary of the patio and grassed area of the side garden.

Should the Planning Authority continue to accept the principle of this development, the Parish Council requests that the building be moved back from the edge of the footway to provide a gap no less than that shown on the plan of the approved application 1201357FUL.

Officer response to the Parish Councils comments:

A further amended layout site plan has been received by the Local Planning Authority since completing the officer report. The revised layout plan (**please see attached**) has moved the proposed new dwelling to a similar position as approved by members under planning ref: 1201357FUL, which can be found under the green papers section within the agenda.

The issue raised by the Parish Council with regards to the proposed new boundary fence would be addressed by a boundary condition to be imposed as set out at paragraph 8 in the Officer Report.

It is acknowledged by Officers that the site area has been increased slightly to allow for more car parking spaces. The additional parking spaces are considered to be a positive addition to the scheme as this will reduce any impacts caused by on street parking.

Item 6 (e)

Construction of an additional storey and ground floor extension to existing bungalow to create 2 no. two bedroom flats plus construction of new two bedroom bungalow - 45 Ouse Road, St Ives PE27 3FT

As noted at 1.3 of the Officer report within the Agenda, the applicant has amended the scheme. Please see the details below as an update from the plans contained in the agenda. The **amended plans are also attached.**

The amendments include:

The removal of the garden area for the proposed upper floor flat

The land to the rear would now be allocated to the proposed bungalow, and the ground floor flat.

The entrance to the bungalow has been orientated to the front of the elevation facing the road.

The internal layout has been altered – the windows previously proposed on the side of the bungalow have been omitted to reflect the internal changes. The windows have now been positioned to the front of the proposed bungalow.

The upper floor windows to serve the flats on both the front and rear elevation have been reduced in size to reflect the other styles of fenestration in the locality.

Officer comments:

The removal of the garden provision for the proposed upper floor flat is considered to benefit the occupiers of the bungalow, as the space to the side of the dwelling will remain a private entrance. The removal of the windows to the side of the bungalow are also considered to improve the amenities of the future occupiers of the proposed bungalow in term of loss of privacy from people gaining access to the bin storage area.

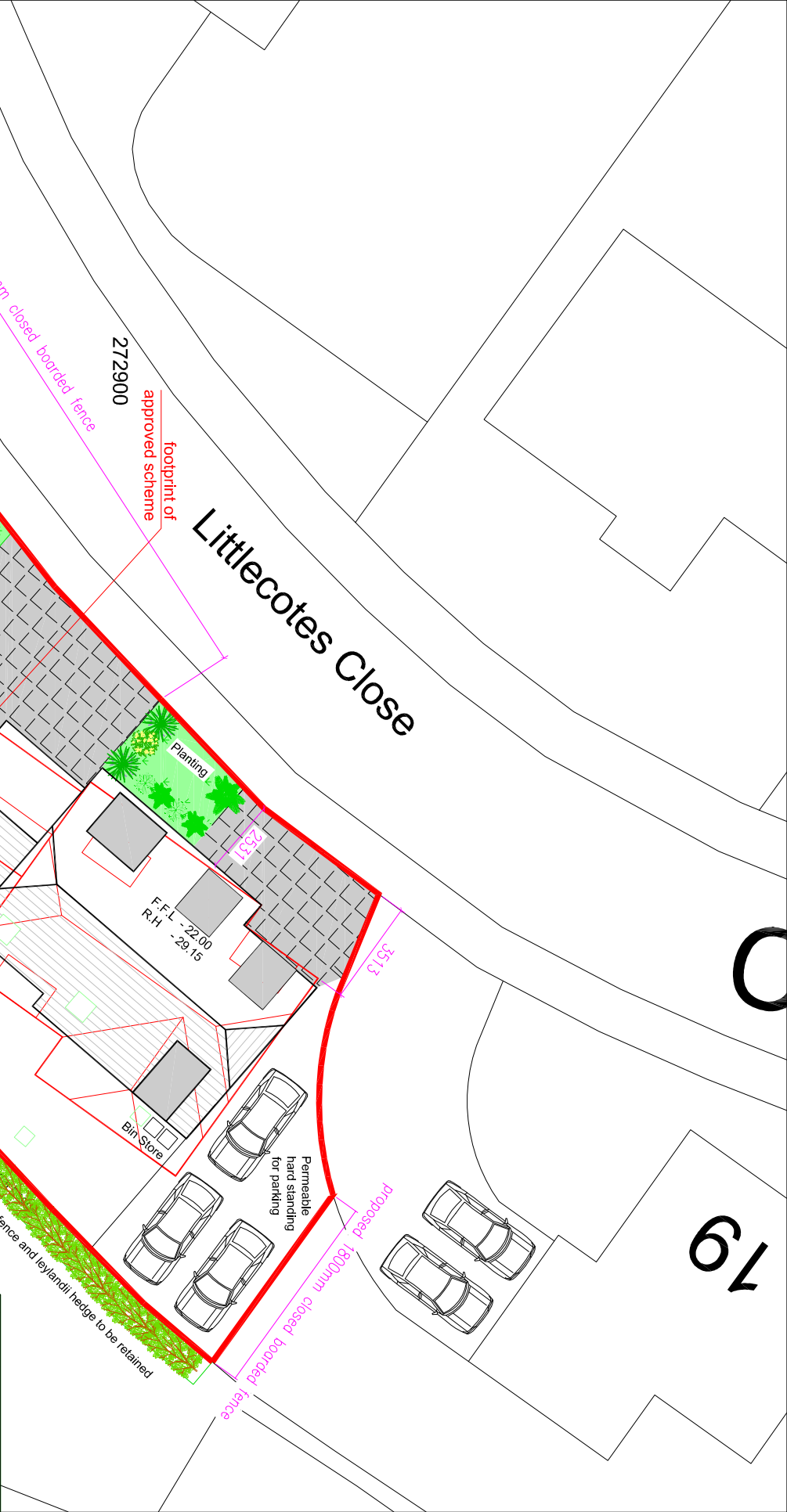
In addition to the improvements made in the scheme in terms of amenity, the front entrance and windows installed to the front of the bungalow are considered to create a more cohesive form of development that is in context with the surrounding properties.

The amended window design on the upper floors of the flats is also considered to be appropriate in terms of the appearance of the building in the street scene.

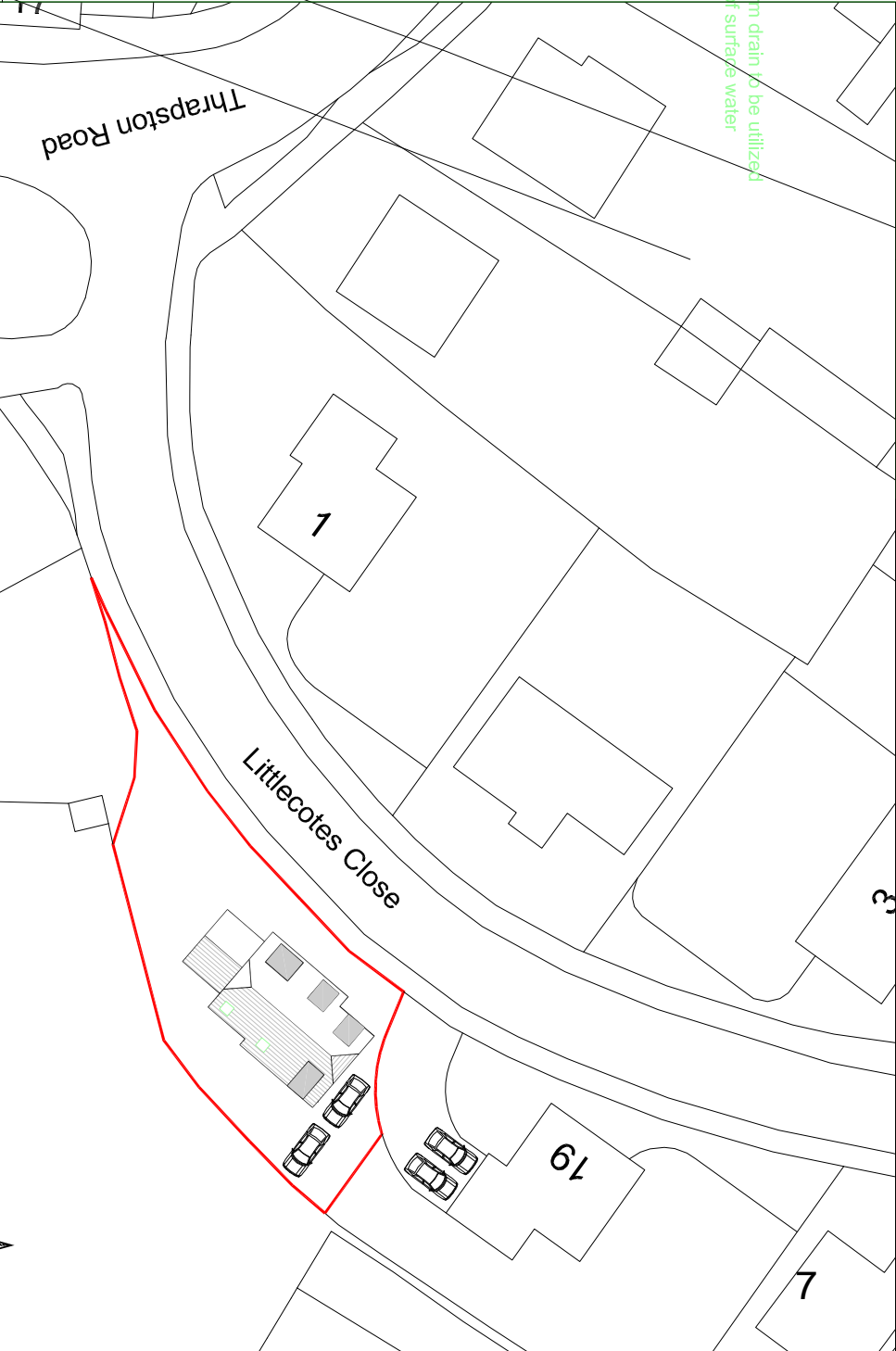
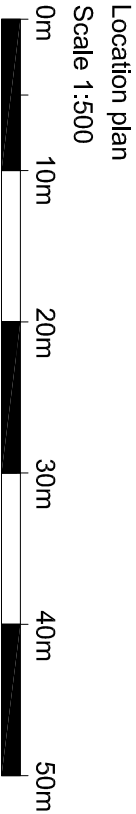
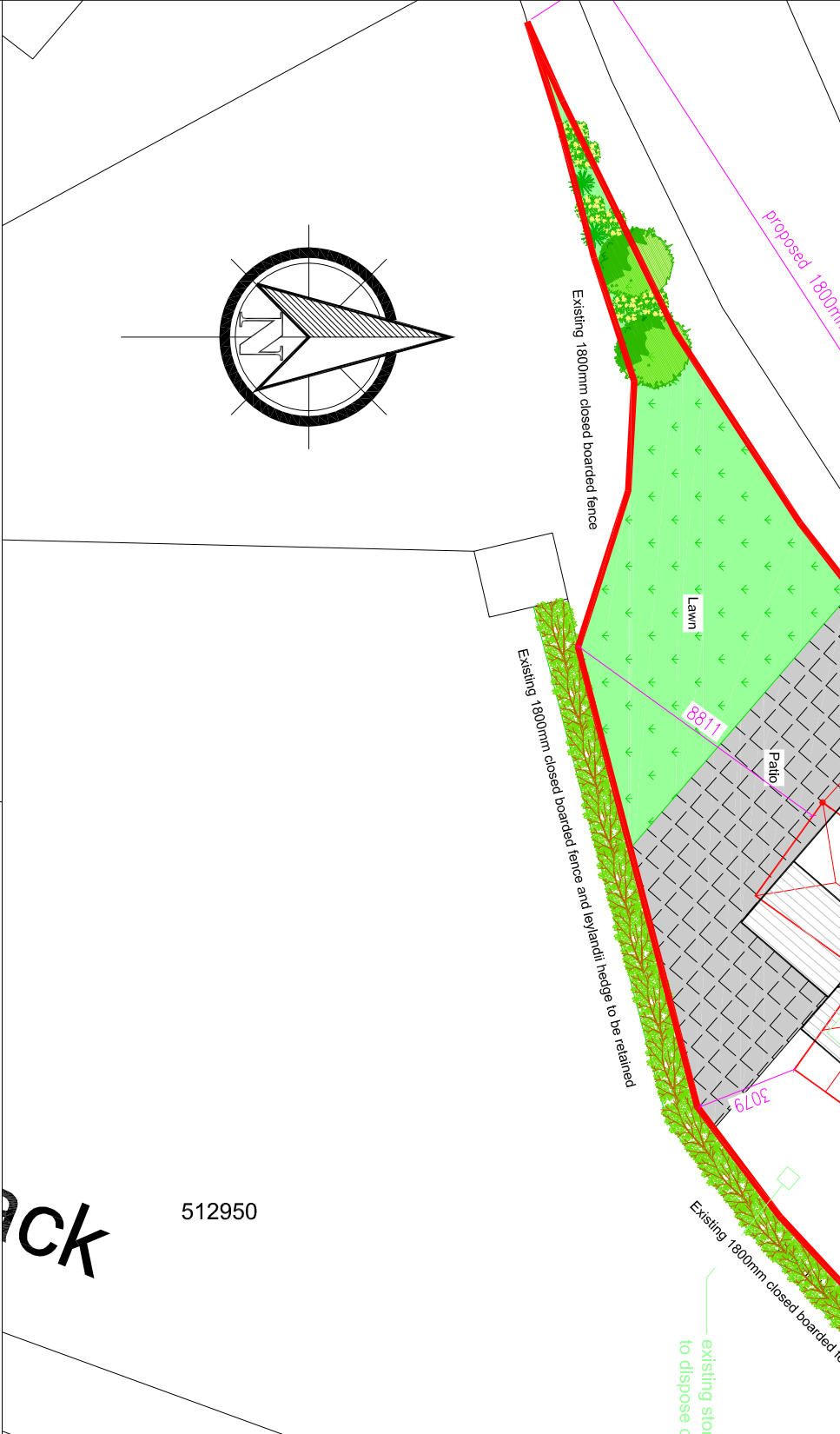
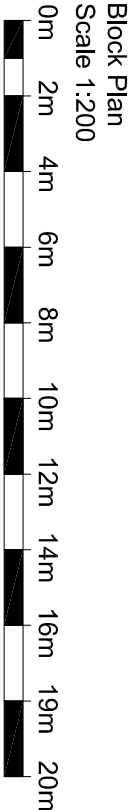
Yours sincerely

Andy Moffat
Head of Development

Drawing title: Block plan and location plan (Rev C)	
Drawing number:	S01
Scale:	1:200 & 1:500
Paper size	A3
Project name:	Godbold
Project address:	Littlecotes Close, Spaldwick



Rev:	Date:	Description:	Drawn:	Checked:
C	21.01.16	Dimensions of previous approved scheme added to block plan to clarify approved position. Scale bar for location plan replaced with 1:500 scale. House moved back from pedestrian pathway in line with previous scheme.	TJA	TECH
B	06.01.15	Hips added to main roof as per planners request and to satisfy parish council objection. Stud/bedroom 3 wall pushed out level with rear utility/bathroom wall and windows widened.	TJA	TECH



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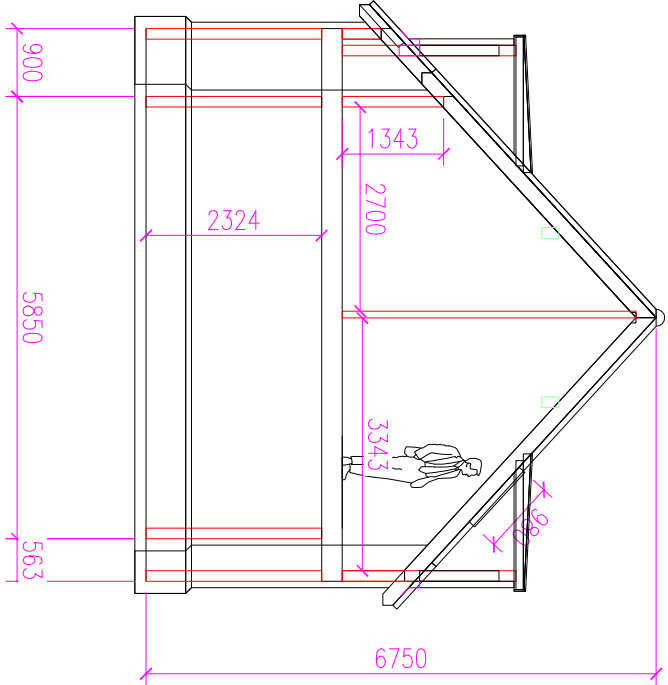
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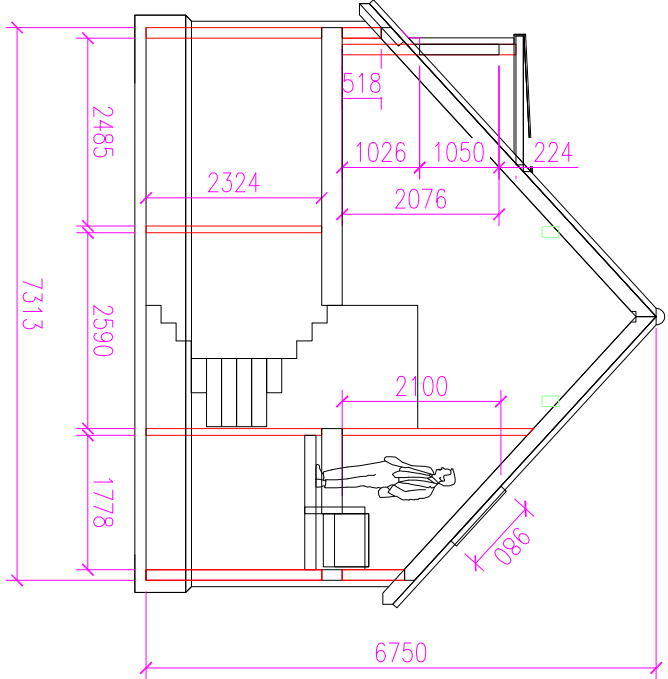
Proposed front elevation

Side elevation

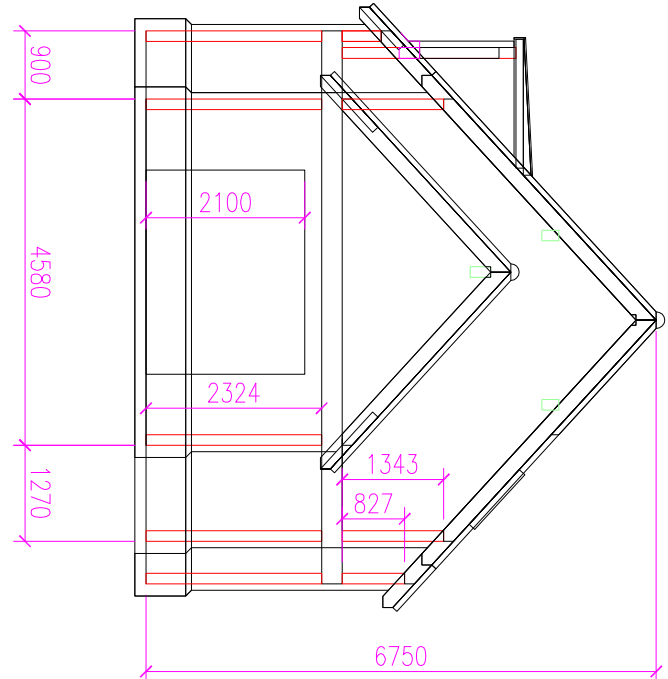
Proposed rear elevation



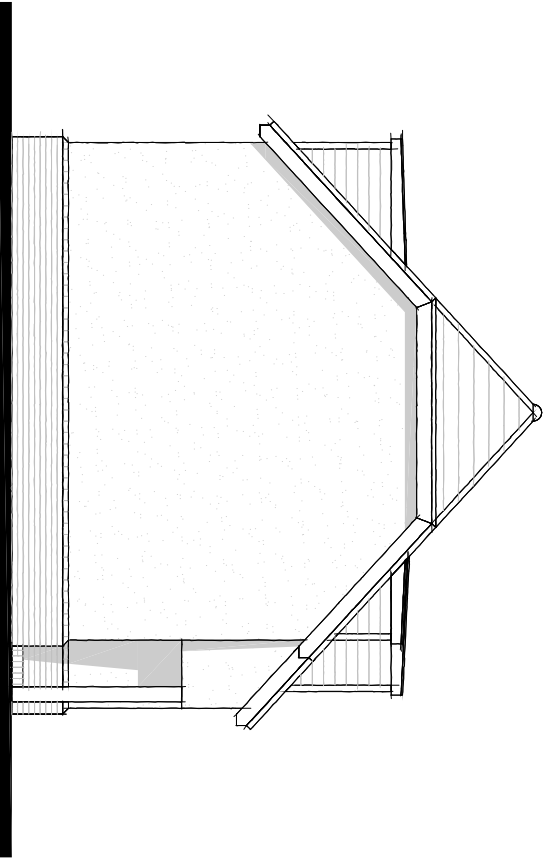
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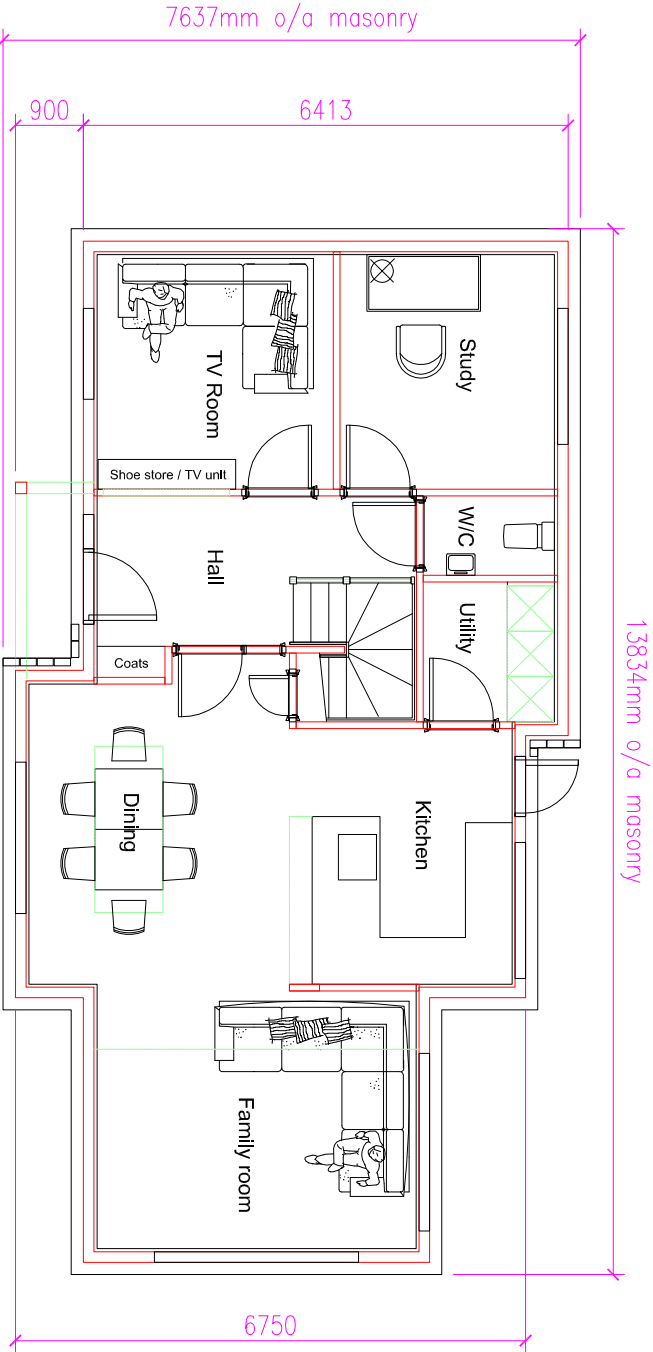
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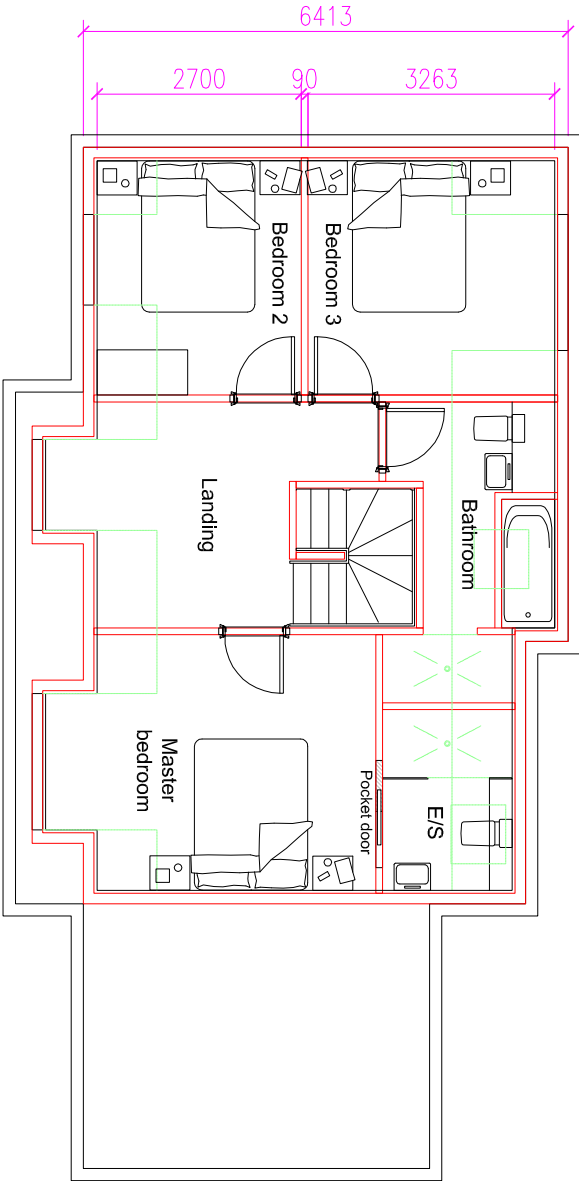
Section



Side elevation



ground floor



first floor

8	06.03.15	Revis added to main roof for per advance request and to adding north sound objection Study/bedroom 3 wall picked out level with utility/bathroom and windows watered.	1/A	TECH
Rev:	Date:	Description:	Drawn:	Checked:
Plans Scale 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m				

Drawing title: Plans, elevations and sections (Rev B)				
Drawing number: P01				
Scale: 1:100				
Paper size: A2				
Project name: Godbold				
Project address: Littlecotes Close, Spaldwick				

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1 Existing Elevation - South
SCALE: 1 : 100
0 1 2 3 4 5 m

11

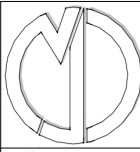


2 Proposed Elevation - South
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Rev	Reason for Issue	Date	Iss
A	Initial Release	24-11-15	MJ
B	Boundary Conditions added. Proposed and existing wall drafting style updated. Planning officer comments actioned - Balcony removed. Facia and guttering updated.	11-01-16	MJ
C	Recycling area added. Cycle Storage added. Understair storage added.	21-01-16	MJ
D	Planning Officer Comments. Ground floor area reduced. Alterations to maximise living area.	27-01-16	MJ
E	Planning Officer Comments. Bungalow entrance moved to front. Change lay out. Garden 3 removed.	04-02-16	MJ

Key Plan



+44 (0) 77 8067 6965
@ Mark.JuchauDesign@gmail.com
65 Crofton Road, North End,
Portsmouth, Hampshire, PO2 0NP

Consultant

Project
45 Ouse Road
Project Address
45 Ouse Road, St Ives, PE27 3FT
Drawing Title
Planning Elevation - South

Status
FOR PLANNING

Scale

1 : 100

Drawing No.

MJD001-A-A102

Paper

A3

Revision

PE

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1 Existing Elevation - North
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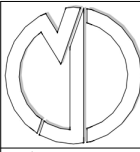


2 Proposed Elevation - North
SCALE: 1 : 100
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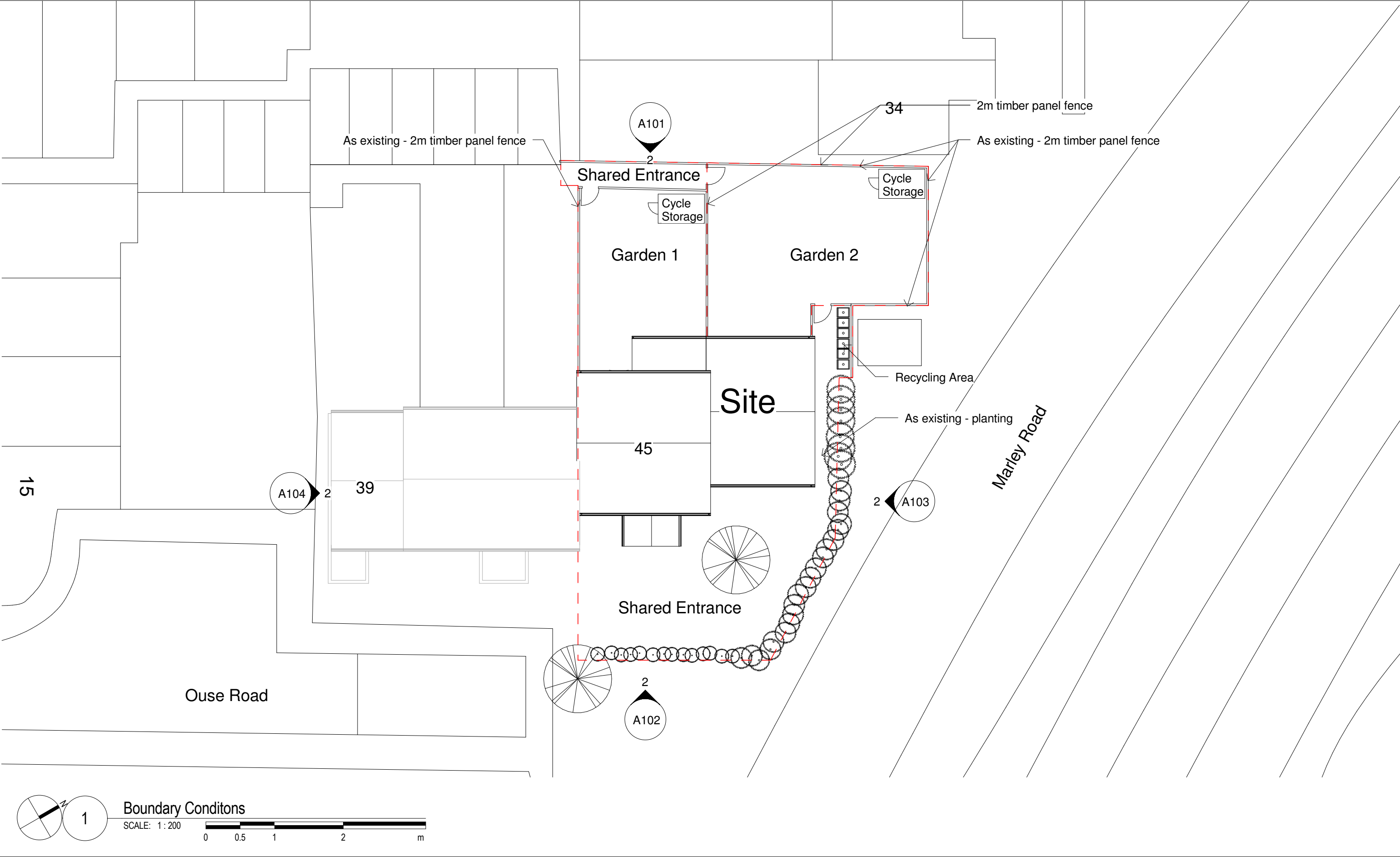


+44 (0) 77 8067 6965
@ Mark.JuchauDesign@gmail.com
65 Crofton Road, North End,
Portsmouth, Hampshire, PO2 0NP

Consultant

Project	45 Ouse Road
Project Address	45 Ouse Road, St Ives, PE27 3FT
Drawing Title	Planning Elevations - North
Status	FOR PLANNING
Scale	1 : 100
Drawing No.	MJD001-A-A101
Paper	A3
Revision	PE

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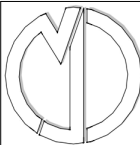


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Portsmouth, Hampshire, PO2 0NP

Project 45 Ouse Road	
Project Address 45 Ouse Road, St Ives, PE27 3FT	
Drawing Title Boundary Conditions	
Status FOR PLANNING	
Scale 1 : 200	Paper A3
Drawing No. MJD001-A-A111	Revision PD

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