East Area Committee **Wednesday 6 March 2008**
St Phillips Church, Mill Road **7.30pm – 11.15pm**

Minutes

Councillors Present:
Abbey: John Durrant, Caroline Hart, Miriam Lynn
Coleridge: Jeremy Benstead, Lewis Herbert
Petersfield: Kevin Blencowe, Ben Bradnack, Lucy Walker
Romsey: Sarah Ellis-Miller, Raj Shah, Catherine Smart

County Councillors: Nichola Harrison (Petersfield), Alice Douglas (Romsey)

08/25 Apologies for Absence

Apologies were received from Councillors Sadiq, and County Councillors Ballard and Sales

08/26 Declarations of Interest

The following Committee members declared personal interests as shown below.

Councillor	Item	Nature of Interest
Herbert	All Applications relating to 163 – 167 Mill Road by Tesco Ltd	Is a member of the Co-operative Group
Walker	All Applications relating to 163 – 167 Mill Road by Tesco Ltd	Is a member of the Co-operative Group

The following Committee member declared personal and prejudicial interests as shown below, anddid not take part in and was not present for the discussion and did not vote on the planning applications indicated.

Councillor	Item	Nature of Interest
Shah	All Applications relating to 163 – 167 Mill Road by Tesco Ltd	Has a business which provides financial services to a number of businesses along Mill Road. Daughter is a member of the campaign against the approval of the applications Brother in law is employed by the applicant.

Cllr Shah made a statement about the applications indicating his views, where indicated in Minute 08/27 below and withdrew from the meeting after doing so, in view of the prejudicial interests he declared.

Cllr Bradnack, Cllr Harrison and Cllr Douglas also made statements about the applications, did not vote on the applications and remained at the meeting.

08/27 Applications for Planning Permission

Chair's remarks.

Prior to discussion of the applications and in view of the intense public interest in the applications by Tesco Ltd, the Chair explained the order in which the applications would be heard, the various interests of the Councillors attending the meeting and the speaking rights of the public.

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those that the committee delegated to the Head of Development Control to draw up.

These minutes should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full and with the Amendment Sheet issued at the meeting.

At the beginning of this item the following members said that they would not be taking part in the determination of planning applications, as it would inhibit their ability to represent residents in their ward: Councillors Bradnack, Benstead and Lynn. They felt that they lacked expertise in planning matters and that the members of the Planning Committee had acquired such expertise and the Planning Committee was the proper body to consider applications. Councillors making representations about the applications were indicated below.

Present:
Cllrs Durrant (Chair), Blencowe, Ellis-Miller, Hart, Herbert, Smart and Walker determined the planning applications relating to 163 – 167 Mill Road.
Cllrs Durrant (Chair), Blencowe, Ellis-Miller, Hart, Smart and Walker determined the planning application relating to the application on Land R/O 167a, 169 And 171 Cherry Hinton Road.

3.1

Application No	08/0099/FUL
Site	163 - 167 Mill Road Cambridge Cambridgeshire CB1 3AN
Proposal	Erection of single storey rear extension and installation of plant.
Applicant	Tesco Stores Ltd, C/O Agent
Recommendation	Approve, subject to conditions
Public Speakers	Sonia Cooter, Martin Lucas-Smith, Lulu Agate, Len Freeman, Jamie Brighton, Mr Kissman (for the applicant), Cllr Bradnack, Cllr Douglas, Cllr Harrison, Cllr Shah
Discussion	In discussing the application, members referred to the already serious traffic congestion along Mill Road, the poor accident record, the lack of appropriate servicing facilities, the loss of parking spaces, poor vehicular access to the site and the likely impact on the safety and flow of traffic arising from the proposal.
Decision	**Refused against officer recommendation** (by 7 votes to 0) for the following reasons:

1. Mill Road is a Local Distributor road, which carries high levels of motor and cycle traffic and is recorded as being the 3rd/4th worst site in Cambridgeshire for clusters of traffic accidents. The proposed 98 sq metre extension to the existing shop which fronts onto Mill Road is unacceptable in that any addition to the gross retail floor space in this location, where there is no appropriate means of servicing the site by rigid axle vehicles of 10.3 metres length (which the applicants have stated they wish to use), other than from Mill Road itself, would seriously prejudice the safety and free flow of traffic on the public highway, Mill Road. For these reasons the proposal does not constitute an additional development of an appropriate scale and is contrary to Cambridge Local Plan 2006 policy 6/7; in that it will have an unacceptable transport impact also makes the proposal contrary to Cambridge Local Plan (2006) policy 8/2.

2. The proposal is unacceptable in that the extension does not retain sufficient parking space and vehicular access for the servicing of the site and is therefore in conflict with policy 3/14 of the Cambridge Local

Plan 2006.

3.2	
Application No	08/0098/FUL
Site	163 -167 Mill Road Cambridge Cambridgeshire CB1 3AN
Proposal	Installation of new shopfront including ATM unit
Applicant	Tesco Stores Ltd, C/O Agent
Recommendation	Approve, subject to condition
Public Speakers	Sonia Cooter, Martin Lucas-Smith, Len Freeman, Mr Kissman (for the applicant), Cllr Shah
Decision	**APPROVED** (by 3 votes to 3, the Chair casting his vote in favour) subject to the condition set out in the officers' report.

3.3	
Application No	08/0095/ADV
Site	163 - 167 Mill Road Cambridge Cambridgeshire CB1 3AN
Proposal	Installation of one double sided internally illuminated projecting sign and one internally illuminated fascia sign.
Applicant	Tesco Stores Ltd, C/O Agent
Recommendation:	Approve subject to condition
Public Speakers	Sonia Cooter, Len Freeman, Jamie Brighton, Mr Kissman (for the applicant)
Decision	**APPROVED** (by 6 votes to 1) subject to the conditions set out in the officers' report

3.4	
Application No	07/0811/FUL
Site	163 - 167 Mill Road Cambridge Cambridgeshire CB1 3AN
Proposal	Erection of single storey rear extension and installation of plant.
Applicant	Tesco Stores Ltd, C/O Agent
Recommendation	Subject to a final comment regarding noise issues, that, had the application not been deemed refused as a result of non-determination of the application within the prescribed period of time, the City Council, would have approved this planning application and, therefore, resolves not to contest the appeal, excepting that in the event that the Inspector decide to grant permission, such permission be subject to conditions.
Public Speakers	-
Decision	**Resolved to contest the appeal** (by 7 votes 0) for the reasons as in 3.1 above, application 08/0099/FUL and as set out below. 1 Mill Road is a Local Distributor road, which carries high levels of motor and cycle traffic and is recorded as being the 3rd/4th worst site in Cambridgeshire for clusters of traffic accidents. The proposed 98 sq metre extension to the existing shop which fronts onto Mill Road is unacceptable in that any addition to the gross retail floor space in this location, where there is no appropriate means of servicing the site by rigid axle vehicles of 10.3 metres length (which the applicants have stated they wish to use), other than from Mill Road itself, would seriously prejudice the safety and free flow of traffic on the public highway, Mill Road. For these reasons the proposal does not constitute an additional development of an appropriate scale and is contrary to Cambridge Local Plan 2006 policy 6/7; in that it will have an unacceptable transport impact also makes the proposal contrary to Cambridge Local Plan (2006) policy 8/2. 2 The proposal is unacceptable in that the extension does not retain sufficient parking space and vehicular access for the servicing of the site

	and is therefore in conflict with policy 3/14 of the Cambridge Local Plan 2006.
3.5	
Application No	07/0810/FUL
Site	163 - 167 Mill Road Cambridge Cambridgeshire CB1 3BH
Proposal	Installation of new shopfront including ATM Unit.
Applicant	Tesco Stores Ltd, C/O Agent
Recommendation	That, had the application not been deemed refused as a result of non-determination of the application within the prescribed period of time, the City Council, would have approved this advertisement application and, therefore, resolves not to contest the appeal, excepting that in the event that the Inspector decide to grant permission, such permission be subject to conditions.
Public Speakers	Cllr Bradnack
Decision	**Resolved not to contest the appeal** (by 3 votes to 0)
3.6	
Application No	07/0809/ADV
Site	163 - 167 Mill Road Cambridge Cambridgeshire CB1 3AN
Proposal	Installation of one double sided internally illuminated projecting sign and one internally illuminated fascia sign.
Applicant	Tesco Stores Ltd, C/O Agent
Recommendation	That, had the application not been deemed refused as a result of non-determination of the application within the prescribed period of time, the City Council, would have approved this advertisement application and, therefore, resolves not to contest the appeal, excepting that in the event that the Inspector decide to grant advertisement consent, such consent be subject to a condition limiting the time when the signs may be illuminated to those times when the shop which they are to serve is open to the public for trade.
Public Speakers	**-**
Decision	**Resolved not to contest the appeal** (by 7 votes to 0)**.**
3.7	
Application No	07/1301/FUL
Site	Land R/O 167a, 169 And 171 Cherry Hinton Road Cambridge CB1 7BX
Proposal	Erection of a three-storey building to create 6no apartments.
Applicant	Bury Investments Ltd 3a Abbeygate Street Bury St Edmunds Suffolk IP33 1UL
Recommendation	Approve subject to the satisfactory completion of the s106 agreement by 17 April 2008, and to the conditions set out in the officers' report
Public Speakers	Mr Boyd, Mr Maneo, Mr Nicholson, Cllr Herbert
Decision	**Approved** (by 3 votes to 2) subject to the conditions and informatives set out in the report and to the satisfactory completion of the unilateral undertaking by 17 April 2008. **Refused** 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 unilateral undertaking has not been completed by 17 April 2008, the application be refused for the reason(s) set out in the report.
3.8	
Application No	07/1355/FUL
Site	Land Rear Of 86 To 92 Ditton Walk Cambridge Cambridgeshire CB5 8QE

Proposal	Erection of a 3 storey unit for 8 flats with new access.
Applicant	Coverstone Properties Ltd, Orchard House Foxearth Sudbury Suffolk CO10 7JG

Withdrawn by applicant from consideration at this meeting