

**PLANNING SUBCOMMITTEE**17 April 2002  
9.30am – 2.17pm**PRESENT:** Councillors Slatter (Chair), Blencowe, Cowell, Dryden, Harrison, Hipkin, Nimmo-Smith, M Schofield, Smart, Smith**Also:** Councillor Howarth, as Ward Councillor, in relation to item C/01/1185/FP**FOR THE INFORMATION OF THE COUNCIL****02/j/20 MINUTES**

The minutes of the meeting on 16 January were confirmed as a correct record subject to the following amendments:

- minute 02/j/01 on Declarations of Interest to include the words 'Councillor Dryden and' before the words 'Councillor Smith'.
- Insert the following text in Item 11: C/01/0502 - Land adjacent to Addenbrookes Hospital at rear of 20 - 30 Long Road, under the Heads of Terms for the S106 Agreement: 1. Transport add: 'subject to section (v) being amended to read: Improvements to footpath/cycleway along the South side of Long Road between the junction with Trumpington Road and the junction with Hills Road prior to the commencement of the use of the phase 1 development.'

**02/j/21 APOLOGIES**

There were no apologies for absence.

**02/j/22 DECLARATIONS OF INTEREST**

Codes of Conduct (non-financial) interest were declared as follows:

Councillors M Schofield in relation to application C/01/1185/FP, as a Friend of Kettles Yard.

Councillor Cowell in relation to application C/02/0062/VC, as a member of the Board of the Cambridge Sea Cadet Unit.

**02/j/23 PLANNING APPLICATIONS**

A summary of decisions on applications for planning consent is set out in the appendix to these minutes. Full details of the decisions, conditions of permissions and reasons for refusals may be inspected in the Environment and

Planning Department, including those which the Subcommittee has delegated to the Director of Environment and Planning to draw up.

**Resolved** that planning applications be considered by the Subcommittee be determined as set out in the appendix to these minutes.

02/j/24    **DATES OF MEETINGS IN 2003**

Members noted the following dates of meetings set for the Planning Committee in 2003:

January 22	May 14	September 3
February 19	June 11	October 1
March 19	July 9	November 5
April 16	August 6	December 3

**Planning Subcommittee  
17 April 2002**

Appendix 1

1

**App No** C/02/0170/FP  
**Site** 2 Beaumont Crescent  
**Proposal** Change of Use from open space to private garden  
**Applicant** Mr W and Mrs V Humberstone  
**REFUSED** (by 7 votes to 2) for reasons based on policies BE4 and RL2, the details to be finalized by the Head of Development Control

2

**App No** C/01/1100/RM  
**Site** Kings Hedges Church Centre, Apollo Way  
**Proposal** Erection of 3 three-bedroomed houses and 13 two bedroomed flats (reserved matters application)  
**Applicant** The Gipping Valley Property Company Lts  
**PSR** P Blemings for applicant  
**APPROVED** (by 6 votes to 3) Subject to  
Completion of a S106 Agreement to secure the following commuted sums:

1. Formal open space £11,340
2. Informal open space £10,080
3. Play space £ 4,515

And the following conditions:

1. Standard time – full permissions (CO1)
2. Sample materials
3. Hard and soft landscaping works details
4. Hard and soft landscaping works maintenance schedule
5. Landscape management plan
6. Boundary treatments
7. Floodlighting
8. Hours of construction/demolition
9. Contractors' arrangements
10. Fire hydrants scheme
11. Dust suppression measures

And the following informatives

1. S106 agreement
2. Considerate Contractor Scheme

3

**App No** C/02/0058/FP  
**Site** Land to rear of 201A and 203 Milton Road  
**Proposal** Erection of a bungalow and double garage

**Applicant** Leeds Builders

**APPROVED** Subject to

Completion of a S106 Agreement to secure the following commuted sum

1. Public open space £1,482

And the following conditions:

1. Standard time – full permissions (CO1)
2. Sample materials
3. Cycle parking
4. Retained trees
5. Hours of construction/demolition
6. Permitted development - Extensions/garages
7. Permitted development – windows/dormers
8. Storage and disposal of waste
9. Felling of sycamore and replacement with suitable species tree

And the following informative

1. Contact Housing Standards Service
2. Bin storage and collection arrangements

4

**App No** C/02/0104/FP

**Site** 14 Shelly Road

**Proposal** Conversion of one house to two residential houses

**Applicant** James Duncan

**PSR** F Allen, resident

**APPROVED** Subject to

The following conditions:

1. Standard time – full permissions (CO1)
2. Materials to match existing building
3. Hours of construction/demolition
4. Permitted development – extensions/garages
5. Permitted development – windows/dormer
6. Storage and disposal of waste

And the following informatives

1. Contact Housing Standards Service
2. Noise insulation standards
3. Non-qualification for residents parking permits
4. Recycling of domestic waste

5

**App No** C/01/1229/FP

**Site** Cambridge University, West Cambridge Site, Madingley Road

**Proposal** Erection of part two and part three storey building for sports (14,042sqm) and academic (618sqm) use

**Applicant** The Chancellors, Masters and Scholars of the University of Cambridge

**APPROVED** Subject to

And the following conditions:

1. Standard time – full permissions (CO1)
2. Management strategy for use of the facility, including use by others than the applicant
3. Sample materials
4. Scale 1:20 of external appearance
5. Details of new external plant
6. Details of vehicular servicing of the development
7. Detailed site survey
8. Hard and soft landscape works details
9. Earthworks details
10. Landscape maintenance schedule
11. Hard and soft landscape works maintenance
12. Boundary treatment
13. Floodlighting
14. Retained trees
15. Tree planting proposals details
16. Tree replacement
17. Tree protection
18. Noise insulation
19. Hours of construction/demolition
20. Contractors arrangements
21. Archaeology
22. Cycle parking
23. Car parking
24. Access by people with disabilities
25. Pollution control scheme
26. Grey Water Harvesting Scheme
27. Spectator events

And the following informatives

1. Considerate Contractor Scheme
2. Protection of wild animals, birds and plants
3. Contact Cambridgeshire Fire and Rescue Service
4. Lighting and external lighting
5. Letter from Environment Agency of 5 December 2001
6. Condition 8 of Planning Permission C/97/0961/OP - ecological investigation
7. In relation to condition 22 above, provision of cycle parking in accordance with Planning Permission C/97/0961/OP

6

**App No** C/02/01555/FP  
**Site** 4 Little St Mary's Lane  
**Proposal** Three storey rear extension to existing house  
**Applicant** Dr Claes Iqbl and A Gilling  
**DEFERRED**

7

**App No** C/02/0157/LB  
**Site** 4 Little St Mary's Lane  
**Proposal** Three storey rear extension to Grade II Listed Building, including internal alterations  
**Applicant** Dr Claes Iqbl and A Gilling  
**DEFERRED**

8

**App No** C/01/1185/FP  
**Site** 4, 4A and 5 Castle Street  
**Proposal** Change of use from mixed use (retail restaurant and residential) to ancillary Museum storage in connection with Kettles yard Museum  
**Applicant** The Chancellors, Masters and Scholars of the University of Cambridge  
**APPROVED** Subject to  
The following conditions:  
1. Standard time – full permissions (CO1)  
2. Treatment of ground floor windows display areas

9

**App No** C/02/0062/VC  
**Site** Land at 42 Cheddars Lane  
**Proposal** Variation on condition 3 of reserved matters approved C/01/0820/RM for new sea scouts training facility to be used outside restricted hours  
**Applicant** PHA Project Management Ltd  
**PSR** Mr Spackman, adjacent premises  
**APPROVED** (by 9votes to 0) Subject to  
The following conditions:  
1. Hours of occupation  
And the following informatives:  
1. Museum of Technology to be kept informed of future training weekends  
2. Visiting sea cadet units to be advised with relevant Health and Safety information

10

**App No** C/02/0087/FP  
**Site** Tandoori Palace, 68 Histon Road  
**Proposal** First floor rear extension at the Tandoori Palace  
**Applicant** Mr K Miah  
**APPROVED** Subject to

The following conditions:

1. Standard time – full permissions (CO1)
2. Materials to match existing building
3. First floor accommodation to be restricted to 7 bedrooms only

11

**App No** C/02/0142/FP  
**Site** Land adjacent to Ivy Villa, Stone Street  
**Proposal** Erection of 6 houses with associated parking  
**Applicant** Dudley Developments  
**PSR** Mr A Ranson, resident and Mr S Dudley, applicant

**APPROVED** (by 7 votes to 1) Subject to  
Completion of a S106 Agreement to secure the following commuted sum

1. £13,338 Public open space

And the following conditions:

1. Standard time – full permissions (CO1)
2. Sample materials
3. Sample panel
4. Car parking
5. Cycle parking
6. Hard and soft landscape works details
7. Landscape maintenance schedule
8. Boundary treatments
9. Tree protection
10. Hours of construction/demolition
11. Contractors' arrangements
12. Permitted Development – extensions/garages
13. Permitted Development – windows/dormers

And the following informatives

1. S106 agreement
2. Considerate Contractor Scheme
3. Protection of bats in garages to be dismantled
4. Consult with neighbours on landscaping close to southern and northern boundaries
5. Piling method used during the construction process

12

**App No** C/02/0146/FP  
**Site** 8 Romsey Terrace  
**Proposal** Change of use of ground floor from office use (Class B1a) to  
Community Use (Class D1) and change of use of first floor from  
residential flat (Class C3) to office use (Class B1a)  
**Applicant** Cambridgeshire Deaf Association  
**PSR** Sue Rye, for applicant  
**APPROVED** (by 9 votes to 0) Subject to

The following conditions:

1. Standard time – full permissions (CO1)
2. Cycle parking shown on plan 02

13

**App No** C/02/0150/VC  
**Site** British Gas Site, Land to rear of 261 – 337 Newmarket Road  
**Proposal** Variation of condition 1 of the outline permission C/96/1014 to allow phased implementation of the retail development and associated highway works prior to submission of reserved matters application for residential element

**Applicant** Tesco Stores Ltd

**APPROVED** (by 8 votes to 0) Subject to

The following condition:

1. Reserved matters: siting, design and external appearance, means of access and landscaping

14

**App No** C/02/0038/OP  
**Site** 39 Shelford Road  
**Proposal** Erection of 3 houses, demolition of existing house and creation of new vehicular access

**Applicant** Mr & Mrs R Duff

**PSR** Mrs J Latimer, resident

**APPROVED** (by 8 votes to 2) Subject to

Completion of a S106 Agreement to secure

1. Contributions in accordance with open space standards (January 2001)

And the following conditions:

1. Application for reserved matters within 3 years
2. Standard time – full permissions (CO1)
3. Reserved matters: Details of design and external appearance, and landscaping of the site
4. Sample materials
5. Permitted development – single storey construction/windows in external roof surfaces
6. Car parking
7. Cycle parking – 6 cycles
8. Hard and soft landscaping works details
9. Landscape maintenance schedule
10. Hard and soft landscaping works maintenance
11. Boundary treatments

12. Floodlighting
13. Tree protection
14. Hours of construction/demolition
15. Permitted development – windows/dormers
16. Obscure glazing to specified windows
17. Archaeology
18. Foul and surface water drainage

And the following informatives

1. Contact Highways Authority
2. Drainage of roof water
3. Encroachment on Public Highway
4. Separate permission for works on Public Highway
5. Compliant with lifetime homes principle
6. Bin collection arrangements

15

**App No** C/02/0219/FP  
**Site** 85 High Street Cherry Hinton  
**Proposal** Two storey extension to side and rear of existing house  
**Applicant** Mr & Mrs A Murray  
**APPROVED** (by 5 votes to 4) Subject to

The following conditions:

1. Standard time – full permissions (CO1)
2. Matching materials (extensions) (C13)
3. Obscure glazing to specified window

16

**App No** C/02/0239/FP  
**Site** 39 Hills Road  
**Proposal** Conversion of existing building and rear extension to create 8 two-bedroom flats with associated parking (8 spaces including 1 for use by disabled)

**Applicant** Camstead Homes  
**APPROVED** (by 8 votes to 1) Subject to

Completion of a S106 Agreement to secure the following commuted sums

1. £2,430 Formal open space
2. £2,160 Informal open space
3. £774 Children's play area contributions

And the following conditions:

1. Standard time – full permissions (CO1)
2. Sample panel
3. Scale 1:10 - new windows and doors
4. Scale 1:10 – balconies, fences, railings and steps
5. Scale 1:100 – eaves details, link block

6. Brickwork detailing
7. Car parking
8. Cycle parking Hard and soft landscape works maintenance
9. Boundary treatments
10. Floodlighting
11. Tree protection
12. Contractors' arrangements
13. Hours of construction/demolition
14. Details of proposed doorway on front elevation and recessed brickwork
15. Access and visibility details

And the following informatives

1. Considerate Contractors Scheme
2. Contact Housing Standards
3. Design and installation of lift
4. Contact Highway Authority
5. S106 agreement
6. Details of contractors operations

17

**App No** C/01/0363/OP  
**Site** Homerton College, Residential Development  
**Proposal** Outline application for residential development on approximately 0.68ha of land on the northern side of Homerton College. (Renewal of C/06/0838/OP)

**Applicant** Homerton College

**APPROVED** Subject to

Completion of a S106 Agreement to secure

1. Commuted sum, calculated on basis of agreed formula for open space
2. Affordable housing provided in accordance with agreement associated with previous permission
3. Contributions to SCATP on basis of agreed formula based on eventual size and number of residential units.

And the following conditions:

1. Reserved matters time limit
2. Standard time – full permissions (CO1)
3. Reserved matters details
4. Additional reserved matters details
5. Completion of means of access prior to occupation
6. Sample materials
7. Sample panel
8. Sample materials of internal roads within site
9. Boundary treatment
10. Car parking
11. Cycle parking

12. Details of trees retained
13. Hard and soft landscaping maintenance
14. Foul and surface water drainage
15. Servicing details
16. Cable routes details
17. Construction/demolition hours
18. Contractors' arrangements
19. Archaeological work
20. Permitted development – electricity substation

And the following informatives

1. Master Plan for Homerton College 1997
2. Letter from Environment Agency dated 11 October 1997
3. S106 agreement
4. Means of access of Hills Road approved as on plan BC4592/01/001F

18

**App No** C/0324/92/FP & C/0378/95/FP  
**Site** Beehive Retail Park, Coldhams Lane  
**Proposal** Variation of S106 agreement to allow an increased range of goods to be sold from certain buildings on the site  
**Applicant** Cooperative Retail Services Ltd  
**APPROVED** That the S106 agreement is varied to extend the range of goods sold from the site subject to the range being restricted as indicated in Paragraph 2.1 of the report