

**PLANNING COMMITTEE**21 August 2002  
9.30am – 4.25pm**PRESENT:** Councillors Slatter (Chair), Baker, Blencowe, Dryden, Hipkin, Pinnington, Schofield and Smith**Also:** As Ward Councillors in relation to the applications or items indicated  
Councillors Bagnall - C/02/0370/FP, C Rosenstiel - Item 7 (Local Government Ombudsman's Report) and Stuart - C/02/0386.**FOR THE INFORMATION OF THE COUNCIL**02/j/43      **MINUTES**

The minutes of the meeting on 19 June were confirmed as a correct record.

02/j/44      **APOLOGIES**

Apologies for absence were received from Councillors Cowell and Harrison.

02/j/45      **DECLARATIONS OF INTEREST**

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

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>
Hipkin	C/02/0478/FP	Personal Friend of Cllr Schofield
Schofield	C/02/0370/FP	R Crabtree, the Chairman of the Rustat Road Residents' Association is a personal friend.
	C/02/0577/FP	The applicant is a personal friend
	C/02/0428/FP &	As Life Member of the Cambridge Rugby Union Club, the applicant.
	C/02/0483/FP	
	C/02/0478/FP	Next door neighbour of applicant
	TPO 5/2002	Applicant is friend of long standing

02/j/46      **PLANNING APPLICATIONS****Resolved** that the planning applications be determined as summarised 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 committee has 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 are set out in full or the reasons for refusal are given. Any amendments to the recommendations are shown in the appendix.*

02/j/47      **LAND AT HOMERTON STREET AND HILLS ROAD – SECTION 106 AGREEMENT COMMUTED SUM**

The report related to the provision of community facilities in association with the redevelopment of Homerton Street to accommodate a mixed used development.

**Resolved** that the applicant's intention of providing a commuted sum of £120,000 in lieu of on-site provision of community facilities in the form of a fire station be noted

02/j/48      **SIDGWICK SITE – SECTION 106 VARIATION**

The report related to highway measures included in a S106 agreement in respect of two planning applications which the Committee had approved for developments on the Sidgwick Site.

**Resolved** that the revision of the Fourth Schedule of the S106 Agreement to exclude a requirement for speed reduction measures amounting to £90,000 be agreed

02/j/49      **LOCAL GOVERNMENT OMBUDSMAN REPORT – EDEN STREET**

(Councillor Baker in Chair) The report set out details of a report and the recommendations to the Council of the Local Government Ombudsman on an investigation into a complaint against the Council on how a planning application had been dealt with. The recommendations to the Committee as a result of the investigation were set out; officers further recommended that the findings of the Ombudsman be accepted in full (paragraph 2.1 of the report refers).

The Chair commented that while he acknowledged that the recommendations should be accepted and acted upon by the Council, some of the comment made by the Ombudsman in reaching the conclusions were harsh and an appropriate response should be made.

**Resolved to:**

- 1 Advise the Council's Monitoring Officer and the Local Government Ombudsman that the Committee:
  - a. Accepts in full the findings of the Local Government Ombudsman
  - b. Agrees to commission independent advice to assess the extent of the loss of value, if any, to the complainant's property as a result of the high level sitting area within the approved development and agrees to pay any necessary compensation
  - c. Agrees to the complainant being paid £250 for her time and trouble in pursuing the complaint with the Council and the Local Government Ombudsman
  - d. Agrees to adopt the decision making and minute taking process set out in paragraph 5.4 of the report where such circumstances arise
  - e. Notes the other actions that have been taken as set out in paragraphs 5.5 and 5.6 of the report
- 2 View some of the comments made by the Local Government Ombudsman in reaching the report's conclusions as unnecessarily harsh.

02/j/50      **OBJECTIONS TO TREE PRESERVATION ORDERS/ TREE WORKS APPLICATIONS**

The report by the Director of Environment and Planning referred to applications for works as set out below:

**Resolved** that the applications be determined as set out below.

TPO 5/2002	2 St Barnabas Road (The applicant addressed the Committee under its Public Speaking Rights procedure)	Refused by 7 votes to 1
TWA 106/2002	21/23 Covent Garden (Ian Bent, the applicant, and D Taylor and Mrs M Wraight, residents addressed the Committee under its Public Speaking Rights procedure)	Refused (unanimously)

02/j/51      **PROPOSAL TO STOP UP FOOTPATH – AT THE FORMER CATTLE MARKET**

The committee was asked to reconsider its decision on 22 August 2001 to agree to stopping up a footpath crossing the site of the former cattle market and consider withdrawing the Cambridge City Council (Cattle Market Number Two) Stopping Up Order 2001 and making a new stopping up order to replace it.

**Resolved** that the action set out in paragraph 2 of the officers' report be approved.

**Planning Committee  
21 August 2002**

## Appendix 1

**1**

**Application No** C/02/0370/FP  
**Site** Leica, Clifton Road  
**Proposal** Erection of a total of 226 residential units comprising 177 apartments (1, 2 & 3 bed) and 49 dwelling (1, 2 & 3 bed) and provision of new roads, play area and landscaping.  
**Applicant** Laing Homes North Home  
C/O FPD Savilles  
**PSR** Roger Crabtree, Chair of Residents Association  
Lisa Woodburn, Cambridge Cycling Campaign  
Garth Hanlon of Saville's for the applicant  
**APPROVED** (On the Chair's casting vote, the Committee having voted 4 votes to 4) of Subject to the conditions set out in the officers' report and Delegated authority to approve as a reserved matters application pursuant to approval of the outline with the final details of the Heads of Term of the 106 agreement delegated to the Head of Development Control  
deletion of Condition 4  
addition of a condition on provision of wheel washing facilities  
addition of an informative - Considerate Contractor's Scheme

**2**

**Application No** C/02/0577/FP  
**Site** 106 Barton Road  
**Proposal** Demolition of existing house and erection of new dwelling.  
**Applicant** Dr and Mrs S G Wahida  
**PSR**  
**APPROVED** (Unanimously) Subject to the conditions set out in the officers' report

**3**

**Application No** C/02/0386/FP  
**Site** 70-78 Church End  
**Proposal** Erection of two storey commercial office building with associated car parking and landscaping.  
**Applicant** BYW Ltd.  
**PSR** Mrs S Anderson  
**APPROVED** (By 7 votes to 0) Subject to the conditions set out in the officers' report and an additional condition requiring details of piling of foundations and mitigation measures  
an additional informative - Considerate Contractors Scheme

**4**

**Application No** C/02/0428/FP

**Site Proposal** Cambridge Rugby Union Club, Grantchester Road [see 16 below]  
Demolition of existing clubhouse and erection of a part single, part two storey clubhouse (renewal of application ref: C/96/1093/FP).

**Applicant** Cambridge Rugby Union Club

**PSR** -

**APPROVED** (Unanimously) Subject to the conditions set out in the officers' report

**5**

**Application No** **C/02/0557/FP**

**Site** Rat & Parrot PH, Thompson's Lane

**Proposal** External alterations.

**Applicant** Noble House Pub. Co. Ltd

**PSR** Hazel Guest for Beaufort Place Residents

**APPROVED** (Unanimously) Subject to the conditions set out in the officers' report

**6**

**Application No** **C/02/0591/FP**

**Site** Land at rear of 70-72 Coleridge Road

**Proposal** Erection of a bungalow.

**Applicant** Mr G Giannino

**PSR** -

**REFUSED** (Unanimously) for the reasons set out in the officers report and an additional informative – the need for a S106 agreement on open space standards

**7**

**Application No** **C/02/0491/FP**

**Site** Land at rear of 62-64 Victoria Road

**Proposal** Alterations to artists studios (sui-generis use) to improve facilities fire escape and teaching. Variation of condition 2 of C/99/1239/FP to reduce car parking.

**Applicant** Cambridge Artwork Ltd  
C/O Agent

**PSR** Jenny Eadom, Chair of applicants

**APPROVED** (Unanimously) Subject to the conditions set out in the officers' report and an additional condition limiting the number of classes to be held at any one time to one and the number in the class to 8 persons

**8**

**Application No** **C/02/0588/RM**

**Site** Land to the rear of 17- 47 Fulbourn Road

**Proposal** Erection of 38 no. residential dwellings, comprising of 3no. 2 bed, 18no. 3 bed, 13no. 4 bed and 4no. 5 bed houses with associated garages and parking with access from Headington Drive (Reserved Matters Application).

**Applicant  
PSR**

Laing Homes Ltd.

Mr R Wiles, Residents Assoc; P Monteath, resident

During discussion some members expressed concern that the proposal failed to show evidence of excellence in design, too many issues remained unresolved, the proposal did not respect the neighbourhood and lacked quality of townscape.

**REFUSED**  
(against the  
recommendation  
in the officers'  
report)

(By 6 votes to 2) the reasons for refusal to be finalised by the Head of Development Control, following consultation with members of the Committee and submission to the Chair and Spokesperson (who had voted for approval of the application)

**9****Application No  
Site  
Proposal****C/02/0589/RM**

Land to the rear of 17-47 Fulbourn Road

Erection of 38 no. residential dwellings, comprising of 3no. 2 bed, 18no. 3 bed, 13no. 4 bed and 4no. 5 bed houses with associated garages and parking with access from Headington Drive (Reserved Matters Application), (Duplicated).

**Applicant  
PSR**

Laing Homes Ltd

-

**REFUSED**

(Unanimously) the reasons for refusal to be finalised by the Head of Development Control, following consultation with members of the Committee and submission to the Chair and Spokesperson based on the following and to have regard to the reasons for refusal of the foregoing parallel application 9C/02/0588/RM):

- 1 The position of the proposed dwelling on Plot 8 would have an adverse impact upon the living conditions of No 12 Gladstone Way, particularly overshadowing and overbearing impact, due to the proposed dwelling protruding 4.5 metres behind the rear of No 12 Gladstone Way and its proximity to the boundary.
- 2 The car parking area adjacent to Plot 14 of the proposed development is cramped and will result in difficulties for the manoeuvring of cars which will have an adverse impact by reason of noise and disturbance upon the occupants of adjacent properties.
- 3 The lack of adequate and appropriate boundary treatment between the car parking area and Gladstone Way is likely to result in vehicles accessing the development by Gladstone Way and an increase in the demand for on street parking in Gladstone Way to the detriment of the amenity of the occupants of the properties in Gladstone Way.

**10****Application No  
Site  
Proposal****C/02/0417/FP**

Lloyds Bank PLC, 3 Sidney Street

Installation of 2no through-the-wall ATMs on the Sidney Street Elevation.

**Applicant  
PSR**

Lloyds TSB Bank Plc

R Ashall, for applicant

**REFUSED**

(Unanimously) for reasons set out in the officers report

**11**

**Application No** C/02/0418/LB  
**Site** Lloyds Bank PLC, 3 Sidney Street  
**Proposal** Installation of 2no through-the-wall ATMs on the Sidney Street Elevation.  
**Applicant** Lloyds TSB Bank Plc  
**PSR** Raymond Ashall, for applicant  
**REFUSED** (Unanimously) for reasons set out in the officers report

**12**

**Application No** C/02/0590/FP  
**Site** 74 Akeman Street  
**Proposal** Change of use from shop (Class A1) to hot food takeaway (Class A3).  
**Applicant** Mr A J Hall  
C/O D H Barford & Co  
**PSR** -  
**APPROVED** (Unanimously) Subject to the conditions set out in the officers' report

**13**

**Application No** C/02/0647  
**Site** Arundel House Hotel, 47-61 Chesterton Road  
**Proposal** Erection of a single storey building in place of existing open bin store.  
**Applicant** Arundel House Hotel  
**PSR** -  
**APPROVED** (Unanimously) Subject to the conditions set out in the officers' report

**14**

**Application No** C/01/1353/FP  
**Site** Sheraton House, Castle Park  
**Proposal** Construction of compound to locate air conditioning equipment.  
**Applicant** Aspentech Ltd  
**PSR** -  
**APPROVED** (On the Chair's casting vote, the Committee having voted 4 votes to 4)  
Subject to the conditions set out in the officers' report

**15**

**Application No** C/02/0205/FP  
**Site** Rectory Farm, land at Worts Causeway  
**Proposal** Change of use of land to enable the stationing of a mobile home.  
**Applicant** G Lacey & Son  
**PSR** Mr G Lacey, applicant  
**REFUSED** (On the Chair's casting vote, the Committee having voted 3 votes to 3)  
for the reasons set out in the officers' report

**16**

**Application No** C/02/0483/FP  
**Site** Cambridge Rugby Union Club, Grantchester Road  
**Proposal** Removal of 5no existing floodlights and erection of 10no floodlights to south-east of existing clubhouse.  
**Applicant** Cambridge R.U.F.C.  
**PSR** -  
**APPROVED** (Unanimously) Subject to the conditions set out in the officers' report

**17**

**Application No** C/02/0478/FP  
**Site** 92 Granchester Meadows  
**Proposal** Erection of a single storey side extension to existing dwelling.  
**Applicant** Dr & Mrs Martin Snead  
**PSR** Mrs Schofield, resident  
**APPROVED** (By 3 votes to 2) Subject to the conditions set out in the officers' report