

PLANNING COMMITTEE11 September 2002
9.30am – 5.30pm**PRESENT:** Councillors Slatter (Chair), Blencowe, Dixon (Alt), Dryden, Harrison, Hipkin, Pinnington, Schofield and Smith**Also:** As Ward Councillor in relation to the application(s) or item(s) indicated:
Councillor Nimmo – Smith: C/02/0622/FP**FOR THE INFORMATION OF THE COUNCIL**02/j/52 **APOLOGIES**

Apologies for absence were received from Councillors Baker and Cowell.

02/j/53 **DECLARATIONS OF INTEREST**

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

Councillor	Application	Nature of Interest
Dryden	C/02/0657/FP & C/02/0658/FP	His wife works on the Addenbrooke's site
Hipkin	C/02/0661/FP	The applicant is a personal friend
Schofield	C/02/0661/FP	The applicant is a personal friend
Slatter	C/02/0662/FP	She is known to the applicant
Smith	C/02/0657/FP & C/02/0658/FP	His wife works on the Addenbrooke's site

02/j/54 **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/55 **5 WEST ROAD – SECTION 106 VARIATION**

The report related to the informal open space contributions included in a draft S106 agreement in respect of a planning application for residential development at 5 West Road for Gobville and Caius College.

Resolved to agree that the Third Schedule of the S106 agreement to exclude a requirement to pay informal open space contributions amounting to £20,448 be omitted, the effect of which will be that the S106 agreement is not required on this application and the decision notice can be issued in accordance with the Committee's resolution on 13 March 2002.

**Planning Committee
11 September 2002**

Appendix 1

1

Application No C/02/0561/RM
Site British Gas Site, Land to rear of 261-337 Newmarket Road
Proposal Erection of 65no flats reserved matters application following approval granted on appeal ref: C/96/1014/OP.
Applicant Wates Homes, Reigate (C/O agent)
PSR E Smith, Resident
APPROVED (By 7 votes to 2) Subject to the conditions set out in the officers' report and the addition of a condition on provision of wheel washing facilities

2

Application No C/02/0315/FP
Site Wolfson Court, Clarkson Road
Proposal Erection of day nursery to North West corner at rear of Wolfson Court.
Applicant Girton, Churchill & Trinity Colleges, Cambridge
PSR S Carrell, resident
P Symonds, for applicant
During discussion members expressed concerns over parking, access, traffic generation, conflict between cyclist, pedestrian and vehicular traffic and loss of open space and residential amenity in the area.
REFUSED (By 9 votes to 0) the reasons for refusal to be finalised by the Head of Development Services, following consultation with the Chair and Spokesperson
(against the recommendation in the officers' report)

3

Application No C/02/0437/FP
Site Land adjacent to 19 St Andrews Road
Proposal Erection of a two storey 4 bed house with 1 on site car parking space (reserved matters in relation to C/01/0051/RM).
Applicant Bryant Homes Southern Ltd (C/O agent)
PSR -
APPROVED (By 5 votes to 0) Subject to the conditions set out in the officers' report

4

Application No C/02/0477/FP
Site 25 Wenvoe Close
Proposal Erection of a single storey front and first floor rear extension to existing dwelling house.
Applicant Schwandt
PSR -

APPROVED (By 4 votes to 1) Subject to the conditions set out in the officers' report

5

Application No

C/02/0675/FP

Site

6-7 Bridge Street

Proposal

Change of use of first and second floors from Class A1 (Shop) to Class C2 (college residential). Erection of a three storey rear extension in place of single storey building. Refurbishment and alterations to accommodate 39 ensuite student rooms and parking for 40 cycles.

Applicant

Trinity College, C/O Bidwells

PSR

-

APPROVED

(By 5 votes to 0) Subject to the conditions set out in the officers' report and completion of an S106 agreement

6

Application No

C/02/0690/FP

Site

19 Mawson Road

Proposal

Erection of a rear roof extension including a dormer window.

Applicant

William Logan

PSR

-

REFUSED

(By 4 votes to 1) for the reasons set out in the officers' report, subject to the first sentence of the second reason being amended to read: The proposed dormer roof extension, by reason of the extent and position of glazing relative to adjoining and nearby residential properties, would create a harmful degree of overlooking to the detriment of the amenity of the occupants of those properties.

7

Application No

C/02/0640/OP

Site

281 Hills Road

Proposal

Erection of a new dwelling at the rear of 281 Hills Road (Outline Application).

Applicant

Mr & Mrs J Riches

PSR

-

APPROVED

(By 5 votes to 0) Subject to the conditions set out in the officers' report and an additional informative:

The application site would be appropriate for the development of a lifetime home. The applicant is advised to contact Mark Taylor, the City Council's Access Officer on telephone number: 01223 457566.

8

Application No

C/02/0742/VC

Site

39B Burleigh Street

Proposal

Variation of Condition 01 in planning approval C/00/0985/VC to enable the club to remain open 24 hours per day 7 days per week.

Applicant

WT's Snooker & Sporting Club

PSR -
APPROVED (By 5 votes to 0) Subject to the conditions set out in the officers' report

9

Application No **C/02/0758/FP**
Site 28-39 Burleigh Street
Proposal First floor rear extension to shop
Applicant Hughes Electrical
PSR -
APPROVED (By 5 votes to 0) Subject to the conditions set out in the officers' report

10

Application No **C/02/0775/FP**
Site 36 Cheddars Lane
Proposal Use of vacant plot of land for used car sales, and erection of portacabin.
Applicant Mr Robin Clark
PSR -
APPROVED (By 4 votes to 0) Subject to the conditions set out in the officers' report

11

Application No **C/02/0353/CAC**
Site Land at Abbey Walk
Proposal Demolition of existing building (former Mission Hall).
Applicant Camstead Homes (C/O Agent)
PSR -
APPROVED (By 6 votes to 0) Subject to the conditions set out in the officers' report and the addition of a condition on provision of wheel washing facilities

12

Application No **C/02/0354/FP**
Site Land at Abbey Walk
Proposal Erection of four houses and associated parking following demolition of existing buildings (former Mission Hall).
Applicant Camstead Homes (C/O Agent)
PSR H Kamminga, resident
APPROVED (By 5 votes to 3) Subject to the conditions set out in the officers' report and the following additional conditions:
a desk top study to establish the level of contamination on the site
provision of wheel washing facilities
full details of the rear access passageway to accommodate cycles.
Cycle Parking (C22)
And the following additional informative:
The condition which refers to the rear passageway reflects the view of the local planning authority which is that the passageway is too narrow to comfortably accommodate cycles.

13**Application No** C/02/0581/FP**Site** 82 Fulbourn Road**Proposal** External alterations and extensions to existing building.**Applicant** Cambridge Water PLC**PSR****APPROVED**

(By 5 votes to 0) Subject to the conditions set out in the officers' report and completion of a S106 agreement authority being delegated to the Head of Development Services to agree the Transport Assessment for the Travel for Work Plan and two additional conditions:
provision of wheel washing facilities
Submission of details of a suitable alternative material to the use of green copper on the second floor façade shown on the front elevation drawing 991/L107 which is unacceptable

14**Application No** C/02/0621/VC**Site** 7 Barnwell Road**Proposal** Removal of condition No3 planning permission C/99/0303/FP (to remove café restriction) and variation of condition 02 of planning permission C/99/0303/FP to permit opening of the premises to members of the public from 0800 hours to 2200 hours.**Applicant** John Cowin, CCC Property Services**PSR** -**APPROVED**

(By 5 votes to 0) Subject to the conditions set out in the officers' report and an additional condition:
No amplified music to be played on the premises.

15**Application No** C/02/0676/FP**Site** 62-64 Chesterton Road**Proposal** Installation of 2no condensing units to rear of property.**Applicant** Co-operative Group Limited, Nottingham**PSR** N Hallawell, resident**APPROVED**

(By 7 votes to 1) Subject to the conditions set out in the officers' report And amendment of condition 2 to read as follows:
Within 2 weeks of the date of this decision notice, a scheme for the insulation of the condenser units in order to limit the level of noise emanating from the plant, shall be submitted to the local planning authority for approval in writing. The approved insulation scheme shall be fully installed to the satisfaction of the local planning authority within 4 weeks of that written approval and shall thereafter be retained to the standard first agreed.
And deletion of condition 3.

16**Application No****C/02/0838/FP****Site**

20 St Margarets Square

Proposal

Erection of a block of one and a half storey, 3 terraced cottages (amendment to Planning Permission C/01/1177/FP – to replace previously approved 2no bungalows).

Applicant

Amber Homes (St Ives) PLC

PSR

-

REFUSED

(By 5 votes to 0) for the reasons set out in the officers' report and the following informative:

If the application were approved, an agreement under Section 106 of the Town and Country Planning Act 1990 would be required to provide for contributions towards the provision of open space and education.

17**Application No****C/02/0657/FP****Site**

Land adjacent to Addenbrooke's, at rear of 20-30 Long Road, Robinson Way

Proposal

Change of use from playing fields to temporary car parks and enabling works prior to and to facilitate erection of research centre.

Applicant

The Chancellor and Masters, The University of Cambridge

PSR

-

APPROVED

Subject to the conditions set out in the officers' report and removal of condition 3 (as outlined in the report)

and an additional informative:

The applicant is advised that in addressing condition 9, the pedestrian path link between nos. 24 and 26 Long Road, linking Long Road with the Downing College site, shall not be used for construction traffic. Where possible, the Long Road/Robinson Way junction is considered to be most suitable access point into the site.

18**Application No****C/02/1658/FP****Site**

Addenbrooke's Hospital

Proposal

Construction of an on-site link road and associated revision to car park access.

Applicant

Roger Cutting, Addenbrooke's NHS Trust

PSR

Mrs Louth, resident

APPROVED

Subject to the conditions set out in the officers' report and an additional condition:

provision of wheel washing facilities

19**Application No****C/02/0661/FP****Site**

96A-100 Cavendish Road

Proposal

Erection of 14no. 3 X bed and 2no. 4 bed dwelling houses.

Applicant Dudley Developments, Exning
PSR A Harker, agent for applicant
APPROVED Subject to the conditions set out in the officers' report and completion of a S106 Agreement to secure open space contributions
And the amendment of condition 17 to read:
Full details of proposed methods for wheel washing and dust suppression for the development shall be submitted to and approved in writing by the local planning authority before development commences. The approved measures shall also be put in place on site prior to the commencement of development and implemented throughout the construction phase of the development.

20
Application No **C/02/0662/FP**
Site 56 Hawthorn Way
Proposal Erection of two storey side extension & 2 storey rear extension to convert existing dwelling house into 6no studio units.
Applicant Mr Y Khalifa
PSR Mrs Khalifa, applicant
REFUSED (By 5 votes to 2) for the reasons set out in the officers' report, amended as follows:
Delete 's' at end of first sentence of reason 1.
Amended refusal no. 2, line 5 to read... 'adversely affecting the longer views along...'

21
Application No **C/02/0650/FP**
Site 41 Madingley Road
Proposal Erection of extension to house ATM machine.
Applicant Kilby and Gayford
PSR -
APPROVED (By 5 votes to 0) Subject to the conditions set out in the officers' report

22
Application No **C/02/0704/FP**
Site 69 Milton Road
Proposal Change of use from guest house (Class C1) to student hostel (Sui Generis).
Applicant Emmanuel College, Cambridge
PSR
APPROVED (By 4 votes to 0) Subject to the conditions set out in the officers' report and an additional informative:
The local planning authority advocates that Emmanuel College publicise the contact number of the Porter's Lodge in case of neighbour complaint.

23**Application No** C/02/0574/FP**Site** Grafton Centre, Cambridge**Proposal** Refurbishment and extension to units 6-12 (inclusive) of The Grafton Centre for users falling within classes A1, A2 and A3, reconfigured service area, extension to management suite; new staircase in central mall; and new mall escape to the North of the Central Mall.**Applicant** Prudential Assurance Co Ltd (C/O Agent)**PSR** -**APPROVED** Subject to the conditions set out in the officers' report and completion of a S106 agreement