

PLANNING COMMITTEE9 October 2002
9.30am – 3.50pm**PRESENT:** Councillors Slatter (Chair), Baker, Blencowe, Harrison, Hipkin, 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/56 MINUTES**

The minutes of the meeting of the committee on 24 July were approved as a correct record subject to the amendment of the reasons for refusal of application 9 C/02/0186/OP be as set out in the officers' report.

02/j/57 APOLOGIES

Apologies for absence were received from Councillors Dryden and Pinnington.

02/j/58 DECLARATIONS OF INTEREST

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

Councillor	Application	Nature of Interest
Baker	C/02/0706	Member of College making application
Smith	C/02/0691	His wife works on the Addenbrooke's site
Smith	C/02/0864	The applicant is a friend
Hipkin	C/02/0864	The applicant is a friend

The flowing Prejudicial Interest was declared on the applications shown. Councillor Harrison left the room and took no part in discussion of the applications and did not vote.

Harrison	C/02/0624 & 0727	Lives in Glisson Road
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02/j/59 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/60 **OBJECTION TO TREE WORKS APPLICATION QUEENS COLLEGE BOATHOUSE**

The report by the Director of Environment and Planning referred to objections to the Conservation Area notification set out in relation to the trees at Queen College Boathouse.

Resolved that objections received be upheld and a Tree Preservation Order be served.

02/j/61 **BRADWELL'S COURT – DRAFT PLANNING AND DESIGN BRIEF**

The Director of Environment and Planning's report set out proposals and options for a draft planning and design brief for the redevelopment of Bradwells Court.

The report would be considered by Environment Scrutiny Committee and members commented on the Brief as follows:

- The proposed re-opening of Christ's Lane was welcomed and with it the encouragement of active shop frontages.
- They use of the Lane by cyclists was opposed as was the riding of cycles across Christ's Pieces.
- They developer was encouraged to retain the existing trees, or to plant replacements.
- The improvement of facilities for the bus station, for staff and customers was to be welcomed.

RESOLVED that members' comments be taken into account by Environment Scrutiny Committee and the recommendations to the Executive Councillor (Environment) set out in the report be endorsed.

02/j/62 **ERECTION OF 24 DWELLINGS ON LAND AT 101-107 YORK STREET APPLICATION REFERENCE C/02/0320/FP AND APPLICATION FOR CONSERVATION AREA CONSENT FOR THE DEMOLITION OF BUILDINGS ON THE SAME SITE REFERENCE C/02/0321/C**

The report by the Director of Environment and Planning referred to a decision made by the committee on 17 July to defer the above applications to negotiate charges for the scheme to achieve a reduction in the number of units in the scheme by two dwelling units, to ensure that the proposal complied with the Council's Housing Design Guide, and specifically designed space for two wheelie bins, a recycling black box and two cycles per dwelling is provided. Members expressed the view that providing refuse and cycle storage within small rear gardens was not acceptable. A copy of that committee report is attached.

That the application would have been refused by Committee for the following reason:

There is inadequate space within the individual gardens of the dwelling houses to provide adequate cycle and refuse storage facilities in accordance with the Housing and Design Guide (March 2001) without severely prejudicing the quality of the life of the occupiers by unreasonably reducing the size of the external garden space in what are substantial houses. The inability to provide reasonable garden space and adequate cycle and bin storage in accordance with the Council's requirements demonstrates that the proposal constitutes an over-development of the site which fails to respect the constraints of the site and thereby conflicts with Policy BE2 of the Cambridge Local Plan (1996) and The Housing Development and Design Guide March 2001.

02/j/62 **REVIEW OF DELEGATIONS FOR PLANNING COMMITTEE**

The report by the Head of Development Services set out proposals for the changes to the delegations to the Director of Environment and Planning relating to development control matters in the Constitution. The current delegations had been in force since July 1997 subject to minor amendment. The proposed changes took into account the Audit Commission's recommendations, the Government's request to local authorities on the nature of cases to be determined by members and the introduction of a new Best Value Performance Indicator. The proposed changes were set out in detail in the report and had been the subject of prior consultation.

Resolved that

1. the revised delegation scheme set out in Appendix 1 subject to the amendments made at the meeting.
2. the revised scheme come into effect immediately.

02/j/62 **REVIEW OF ROOF EXTENSIONS DESIGN GRADE – FIRST DRAFT**

The report by the Director of Environment and Planning set out proposals for the amendment of the Roof Extension Design Guide and invited members comments before submission to the Environment Scrutiny Committee on 5 November.

Resolved that the proposed revisions be approved subject to further written comments received from members, to be taken into account by the Environment Scrutiny Committee.

**Planning Committee
9 October 2002**

Appendix 1

1

Application No C/02/0549
Site 9 Rectory Terrace, High Street, Cherry Hinton
Proposal Installation of roller shutter over existing shopfront (electrically operated).
Applicant First Quench Retailing, Welwyn Garden City
PSR -
REFUSED For the reasons set out in the officer's report
RESOLVED That the Head of Legal and Democratic Services be authorised to issue an enforcement notice in accordance with the details set out in paragraphs 9.4 and 9.5 of the officers' report

2

Application No C/02/0706
Site 285-287 Hills Road
Proposal Erection of a two storey extension to no. 287 Hills Road to form six student rooms and associated accommodation.
Applicant Emmanuel College C/O Bidwells
PSR -
APPROVED (by 7 votes to 0) Subject to the conditions set out in the officers' report

3

Application No C/02/0802
Site 90-92 Regent Street
Proposal Variation of condition no 4 of Planning Permission C/0847/94 to allow opening until 0100 hours Monday to Saturday and until 0030 hours on Sundays, other than those preceding a Bank Holiday (0100).
Applicant Pure Café/Bar, Begbroke
PSR -
APPROVED Subject to the conditions set out in the officers' report

4

Application No C/02/0852
Site 5 Nuffield Road
Proposal Change of use from warehouse to tyre fitting and garage (sui-generis).
Applicant Kingsway Tyres (Stamford) Ltd, Stamford
PSR D Leonard (adjacent business)
Mr Crawley (for applicant)
APPROVED (by 7 votes to 0)

5

Application No C/02/0544
Site 14 Chesterton Road

- Proposal** Alterations including extension of existing timber decking to rear elevation, blocking off front entrance and adapting existing window into new main front entrance.
- Applicant** Greene King Pub Co., Bury St. Edmunds
- PSR** -
- APPROVED** (by 6 votes to 1) Subject to the conditions set out in the officers' report and the following additional condition:
Details of fold down wheelchair lift
And the following additional informatives:
Amended internal and external alterations may require Building Regulation approval
Support for the provision of level access from the Chesterton Road entrance
- 6**
- Application No** **C/02/0864**
- Site** Football Monument, Parkers Piece, Gonville Place & Parkside
- Proposal** Erection of artwork on eastern corner of Parker's Piece to commemorate the birth of modern football.
- Applicant** C/O Rev T Barker, Zion Baptist Church
- PSR** Rev T Barker (applicant)
- APPROVED** (by 7 votes to 0) Subject to the conditions set out in the officers' report and the following additional condition:
Details of anti graffiti treatment
- 7**
- Application No** **C/02/0374**
- Site** 13 Swanns Road
- Proposal** Demolition of existing workshop, erection of new servicing workshop and a two storey parts store, offices and reception, creating of car parking areas.
- Applicant** Wests of Cambridge
- PSR** Tim Wilson (agent for applicant)
- APPROVED** Subject to the conditions set out in the officers' report
- 8**
- Application No** **C/02/0582**
- Site** Cambridge Water Company, Rustat Road
- Proposal** Residential development of 1.163 hectares (following demolition).
- Applicant** Cambridge Water Co. PLC
- PSR** Ann Meredith (resident)
- APPROVED** (by 8 votes to 0) Subject to the conditions set out in the officers' report and the amendment of Condition 26 to read as follows:
'No direct vehicular access onto Rustat Road serving individual dwellings shall be provided'.

9

Application No C/02/0691
Site Land adjacent to Addenbrooke's, r/o 20-30 Long Road, Robinson Way
Proposal Erection of Cancer Research Centre Phase 1, access road and cycle/footway.
Applicant The Chancellor & Masters, University of Cambridge
PSR -
APPROVED Subject to the conditions set out in the officers' report and the following additional conditions:
Survey of the likely impact on television reception in locality
Wheel washing provisions

10

Application No C/02/0781
Site 2-4 De Freville Avenue
Proposal Change of use from sheltered residential accommodation (Class C2) to 2 dwelling houses (Class C3).
Applicant The Abbeyfield Cambridge Society Ltd. C/O January's
PSR S Fletcher (January's for applicant)
APPROVED (by 8 votes to 0) Subject to the conditions set out in the officers' report

11

Application No C/02/0797
Site 331 Histon Road
Proposal Erection of single storey building for use as beauty room to rear of existing property.
Applicant Mr & Mrs Matthews
PSR -
APPROVED Subject to the conditions set out in the officers' report and the following additional conditions
The windows shown on the drawing 01.99.02-405 B, on first and second floors are not approved and revised details shall be submitted
Permitted development – windows and dormers (ref: condition 6)
And the following additional informative:
No glazing in redesigned windows to be less than 1,8 metres above finished floor level (ref condition 6)

12

Application No C/02/0717
Site 31 Victoria Road
Proposal Change of use of ground floor from combined A1 (shop) and residential to A2 use (financial and professional services) and alteration and extension to rear to form 2no. 2 bed flats.
Applicant Mr & Mrs S Ruffle
PSR Mr Styan (resident)
S Ruffle (applicant)
APPROVED (by 5 votes to 3) Subject to the conditions set out in the officers' report

13

Application No C/02/0880
Site Land at rear of 163-167 Cherry Hinton Road
Proposal Amendment to previous application Ref: C/01/1351/FP (to provide additional rooflights).
Applicant Mr P Guest, Melbourn
PSR -
APPROVED Subject to the conditions set out in the officers' report

14

Application No C/00/0907
Site Land to rear of Barnwell Drive
Proposal Erection of buildings (3000 sqm) for Class B1 business use (outline application).
Applicant Marshall Aerospace Ltd.
PSR V Stirling (resident)
APPROVED Subject to the conditions set out in the officers' report

15

Application No C/02/0656
Site Land at rear of Barnwell Drive
Proposal Residential development (outlining planning permission).
Applicant Marshall Aerospace Ltd.
PSR V Stirling (resident)
REFUSED (by 7 votes to 10 For the following reasons:
1.The proposed use of this site for residential development would be unacceptable resulting in a poor quality residential environment for prospective occupiers due to high levels of noise and odour from nearby existing commercial users. The proposal therefore fails to respect the constraints of the site and is contrary to policies ET1 and BE2 of the Cambridge Local Plan (1996) and advice in Planning Policy Guidance Notes 4, 23 and 24 and PPG4, PPG23 and PPG 24
2. The proposed use of this site for residential development is contrary to the development plan and would result in the loss of an employment site which makes a valuable contribution to the variety of employment sites in the city.

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Application No C/02/0624
Site 25-29 Glisson Road
Proposal Renewal of Planning Permission ref:C/97/0626/FP for extension and alterations to existing Dance College Premises (Class D1).
Applicant Januarys
PSR Mrs Bell (resident)
APPROVED (by 7 votes to 0) Subject to the conditions set out in the officers' report

17

Application No C/02/0727
Site 25-29 Glisson Road
Proposal Demolition of existing warehouse.
Applicant Bodywork Company
PSR -
APPROVED Subject to the conditions set out in the officers' report