

**PLANNING COMMITTEE**

4 December 2002  
9.30am – 3.35pm

**PRESENT:** Councillors Slatter (Chair), Baker, Blencowe, Cowell, Dryden, Harrison, Hipkin, Schofield and Smith

**Also:** As Ward Councillors in relation to the application(s) or item(s) indicated: Councillors Bradnack (10) and J Rosenstiel (8)

FOR THE INFORMATION OF THE COUNCIL
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02/j/71      **APOLOGIES**

An apology for absence were received from Councillor Cowell.

02/j/71      **DECLARATIONS OF INTEREST**

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

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>
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02/j/72      **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.*

1

**Application No** C/02/0836  
**Site** Land adjacent to Florence Villa,  
Primrose Street, Cambridge  
**Proposal** Demolition of two bedsits and part demolition of garage workshop to  
enable erection of 2no. three bedroomed houses and first floor extension  
to Florence Villa.  
**Applicant** Motor Ace Car Sales, 87 East Road, Cambridge  
**PSR** -  
**APPROVED** (unanimously) subject to conditions and informatives set out in the report  
and the following:  
Amend condition 11 as follows: add 'retained' between 'the' and  
'subsidiary' in text.  
An additional condition 12: Contractors arrangements (C64)  
An additional informative to read: The applicant is advised that the  
Council is concerned that at the end of the construction period the  
condition of the pavement outside the site should be returned to the  
condition it is in at the start of the development. If it is also possible to  
increase the width of the pavement, particularly to help the circulation of  
wheelchair users and those pushing prams, this would be welcomed.

2

**Application No** C/02/1009  
**Site** 5 Clifton Court, Cambridge  
**Proposal** Installation of 3No. air conditioning condensers of external walls  
**Applicant** Siemens Benefit Scheme Ltd, C/o CB Hillier Parker, 1 Fredericks Place,  
London  
**PSR**  
**REFUSED** (unanimously) for the reasons set out in the report

3

**Application No** C/02/1059  
**Site** 34 Belgrave Road, Cambridge  
**Proposal** Erection of a two storey rear extension to existing dwelling house  
**Applicant** Mr & Mrs D Jacklin, Clare Cottage, Caldecote, Cambridge  
**PSR** None present.  
**APPROVED**  
**WITH**  
**CONDITIONS**

To Note :

A further letter of objection has been received from the occupier of no. 39 Belgrave Road, objecting to the amended plans by reason of the sense of enclosure to the neighbouring properties and that given the size of the rear gardens any extension is 'out of place'.

Amendments To Text : None

Pre-Committee Amendments to Recommendation : No Change

**DECISION** :

4

**Application No** C/02/1119  
**Site** Land adjacent to 111 Derwent Close, Cambridge  
**Proposal** Erection of 1 No. two storey house  
**Applicant** Mr & Mrs Strange, 111 Derwent Close, Cambridge  
**PSR** None present.  
**REFUSED AS  
PER REPORT**

5

**Application No** C/02/0416  
**Site** 19 Milton Road, Cambridge  
**Proposal** Change of use of the ground floor from residential to a physiotherapy clinic (Class D1)  
**Applicant** Ms Karen White, 4 Granary Court, Madingley, Cambridge  
**PSR** Mr Tanis, for the applicant  
**APPROVED  
WITH  
CONDITIONS**

Pre-Committee Amendments to Recommendation :

Additional Condition – Standard condition C22, cycle parking.

Informative: The applicant is advised of the importance of ensuring that easy wheelchair access is available to the premises for clients and staff and of what will be a need to meet the accessibility requirements of the Building Regulations legislation.

**DECISION** :

6

**WITHDRAWN**  
**Application No** C/02/1003  
**Site** 1A Station Road, Cambridge, CB1 2jb  
**Proposal** Change of use from shared residential accommodation (suis generis) to 12 No. one bedroom flats (Class C3) and addition of roof dormers  
**Applicant** Mr J Gordon, Unit 9, Barnwell Business Park, Barnwell Drive, Cambridge  
**PSR**

7

**Application No** C/02/0981  
**Site** Parkside Pool, Gonville Place, Cambridge  
**Proposal** Erection Of skate park on existing open space to the North-West of Parkside Swimming Pool for temporary period of two years.  
**Applicant** Head of Parks & Recreation, Community Services, Hobson House, 44 St. Andrews Street, Cambridge

**PSR** Nigel Payne, Chairperson Petersfield Mansions Residents Association  
for the Residents  
Kate King, for the applicant.

**APPROVED  
WITH  
CONDITIONS**

CIRCULATION : First  
ITEM : 7 APPLICATION REF : C/02/0981

Location : Parkside Pool, Gonville Place

To Note :

Para. 2.2 (materials)

The proposed facility will comprise a hard tarmac surface with pieces of equipment fixed to it. The applicant has confirmed that concrete was not used at this location as it is a more expensive material. Its use on Donkey Common would reduce the number of pieces of equipment which could be provided.

Para. 8.7 (seating)

The provision of seating is discouraged by the Environmental Health Officer, as benches, etc could encourage groups of people to congregate at night, causing additional disturbance.

Para. 8.16 (noise survey)

A response has been received from Arup Acoustics. A copy is attached to the amendment sheet.

Para. 8.18 (Code of Practice)

It is expected that the applicant will submit a code of practice for approval by the local planning authority. I am advised that a Management Strategy will be drawn up specifically for the facility. A draft version is not currently available.

Additional representations received:

A petition of support signed by 40 people has been received, in addition to a petition of support for this application and application C/02/0982/FP signed by 680 people.

A statement of support has been received from Kate King, 45 Gwydir Street address. A copy is attached to the amendment sheet at the request of Mrs King.

Amendments To Text : None.

Pre-Committee Amendments to Recommendation : No Change.

**DECISION** :

**8**

**Application No** C/02/0982

**Site** Jesus Green Recreation Ground, adj to  
Jesus Green Swimming Pool, Victoria Avenue, Cambridge

**Proposal** Erection of skate park on South-West side of Jesus Green Swimming  
Pool, for a temporary period of two years.

**Applicant** Head of Parks & Recreation, Community Services, Hobson House, 44 St.

**PSR**

Andrews Street, Cambridge  
N Simms-Williams for residents  
Kate King, for the applicant.

**APPROVED  
WITH  
CONDITIONS**

To Note :

Para. 2.2 (materials)

The proposed facility is to be constructed entirely of concrete. This gives the appearance of being a more integrated, moulded design.

Para. 8.7 (seating)

The provision of seating is discouraged by the Environmental Health Officer, as benches, etc could encourage groups of people to congregate at night, causing additional disturbance.

Para. 8.12 (flooding)

Clarification has been received from the Environment Agency.

The Agency had raised concern that surface water could run off the court and result in local ponding/flooding and inconvenience to users. The installation of soakaways around the perimeter of the facility could prevent this. It is not suggested that the absence of soakaways would add to the overall flooding of the area, and the Agency does not wish to insist upon the installation of a formal drainage system at this site.

Para. 8.18 (noise survey)

A response has been received from Arup Acoustics. A copy is attached to the amendment sheet.

Para. 8.21 (Code of Practice)

It is expected that the applicant will submit a code of practice for approval by the local planning authority. I am advised that a Management Strategy will be drawn up specifically for the facility. A draft version is not currently available.

Additional representations received:

**Support:**

Letters/emails of support have been received from the following:

- T Bragg, 6 Eltisle Avenue
- J Crawley, 45 Gwydir Street
- A Crawley, 45 Gwydir Street
- J Khen, 65 Highsett, Hills Road
- J Smith, 14 Rathmore Road
- R Hernando

A petition of support signed by 20 people has been received, in addition to a petition of support for this application and application C/02/0981/FP signed by 680 people.

A statement of support has been received from Kate King, 45 Gwydir Street address. A copy is attached to the amendment sheet at the request of Mrs King.

**Objection:**

Letters/emails of objection have been received from the following:

Professor A Bowie, 5 Victoria Road, J Osborn 11 Humberstone Road, E A Steel 65 Alpha Road, S von Rimscha, 15 Riverside, Mr Gower 2 Park Parade. Their objections related to the following issues:

- Disturbance to existing users of the Green.
- Unsuitable location.
- Noise.
- Loss of green space.

An email has been received from Adrian Brink on behalf of Save our Open Spaces. A copy is attached to the amendment sheet at the request of Mr Brink.

Response to the issues raised by Mr Brink:

**Para 8.2 (assessment of need)**

Paragraph 1 of PPG17 requires local authorities to undertake assessments of existing and future needs for open space, sports and recreational facilities. The document advises that needs assessments should cover the different needs of the population for open space and recreational facilities. The companion guide to this document advises that need can be evaluated in terms of quality of existing provision, future provision as determined by the need of a community and 'invisible' need, meaning no current provision. In the context of this planning application, the local planning authority does not consider that a prior assessment of need is necessary, and that the determining factors are whether the proposal accords with development plan policies and national planning policy guidance.

**Para 8.3 (loss of open space)**

The proposed development is appropriate to the use of the green as public open space and recreation ground. Whilst it is acknowledged that grass will be lost, the proposed use does not differ from the existing use.

**Para 8.4 ('Green Spaces Better Places' report)**

This advisory report does not have the same policy status as planning policy guidance notes. The report is not material to the consideration of the planning application.

Amendments To Text : None.

Pre-Committee Amendments to Recommendation No Change.

**DECISION** :

**9**

<b>Application No</b>	<b>C/02/1056</b>
<b>Site</b>	Opposite 105-107 Chesterton Road, Cambridge
<b>Proposal</b>	Erection of 1No. non-illuminated panel sign to be fixed to railings opposite 105-107 Chesterton Road and non 1 No. illuminated panel sign to fixed to railings opposite No. 73 Chesterton Road.
<b>Applicant</b>	Cambridge Passenger Cruisers, CO NWA Planning, 30A St Matthews Street, Ipswich
<b>PSR</b>	None present.

## REFUSED

10

**Application No** C/02/0754  
**Site** 5-15 Tenison Road, Cambridge  
**Proposal** Change of Use from light industrial/warehouse to primary Health Care Centre  
**Applicant** The Salvation Army Trustee Co, Territorial Headquarters, 101 Newington Causeway, London  
**PSR** D Gibson, resident  
Malcolm Blyth, Applicant  
Councillor Ben Bradnack, Ward Councillor for Petersfield

Location : 5-15 Tenison Road

To Note : A total of 56 additional letters and e mails objecting to the proposal have been received since the report was drafted.

Comments from the Cambridgeshire Constabulary have been received, a copy of which is attached to this amendment sheet.

An amended site plan has been received which excludes that part of the building which is to be used for storage. The site therefore includes the ground floor part of the building along the southern boundary of the site, and the hard standing area.

The gates to the premises will remain open and the owners of the building are considering the provision of a shelter within the yard area where patients who arrived before the clinic had opened could wait.

A letter and attachment from Councillor Bradnack are also appended to this note.

Amendments To Text : The description of the application to be amended to relate to a temporary period only. Additional conditions:

- a) restricting the use to a specialist primary health care centre only and no other use within Class D1
- b) restricting to two doctors only
- c) Monitoring of hours which clinic is open and numbers of patients visiting the premises each day.

Pre-Committee Amendments to Recommendation : Delegated authority is sought to approve the application for a temporary period, until 31 December 2003, once the period for consultation on the issue of the Conservation Area has elapsed, and subject to no new representations raising new matters in relation to that issue, being received in the remaining period.

## DECISION :

11

**Application No** C/02/0984  
**Site** 9 Trumpington Road, Cambridge  
**Proposal** Erection of a new dwelling (land adjacent to no. 9 Trumpington Road)  
**Applicant** Mr & Mrs J Waller, 9 Trumpington Road, Cambridge  
**PSR** None present.

To Note : The applicant has requested that the application be withdrawn from consideration at the meeting.

Amendments To Text : None

Pre-Committee Amendments to Recommendation : No Change

**12**

**Application No** C/02/1077  
**Site** Land at the rear of 17-47 Fulbourn Road, Cambridge  
**Proposal** Erection of 37 new dwellings comprising 4 No. 2 bed houses, 7 No. 3 bed houses, 24No. 4 bed houses, 2 No. 5 bed houses, associated garages, parking and play areas.  
**Applicant** Laing Homes Ltd, Premiere House, Elstree Way, Borehamwood, Hertfordshire  
**PSR** R Wyles for the Residents Association  
M Lambert for the applicant

**APPROVED  
WITH  
CONDITIONS**

Location : Land at the rear of 17-47 Fulbourn Road

To Note : An additional letter has been received from P Monteath of 12 Gladstone Way who is appreciative of the amendment to the position of the house adjacent to his property but still feels that the house on Plot 10 will cause loss of light and outlook.

The correct site plan is attached to this amendment sheet.

Amendments To Text : Additional condition to require wheel washing facilities and informatives to be added in connection with those conditions of the outline permission which are still outstanding and reference to the Section 106 agreement.

Pre-Committee Amendments to Recommendation : No Change

**13**

**Application No** C/99/1196  
**Site** Hope House, Brooklands Avenue, Cambridge  
**Proposal** Change of use from convent (suis generis) to hostel and one and a half storey rear extension to provide ten bedrooms  
**Applicant** Whitfield Associates, 6 Willingham Road, Over, Cambridgeshire  
**PSR** N Hartley, resident  
**REFUSED**

**14**

**Application No** C/02/0699  
**Site** 70 King Street, Cambridge  
**Proposal** Change of use from retail (Class A1) to Class A3 (Food and Drink) and

alterations of shopfront.  
**Applicant** Mr & Mrs Karakilic, 30 Silverwood Close, Cambridge  
**PSR** None present.  
**APPROVED**  
**WITH**  
**CONDITIONS**

To Note : The applicant has agreed to enter into a Section 106 Agreement stipulating that all trade refuse bins associated with the proposed A3 use are to be kept stored within the enclosed courtyard area to the rear of the premises, except at those times at which the bins are to be collected for emptying, after which they are to be returned to an agreed position.

Amendments To Text : None

Pre-Committee Amendments to Recommendation : None

**DECISION** : Amend decision to read: Approve subject to the following conditions and a section 106 Agreement stipulating that all trade refuse bins associated with the proposed A3 use are to be kept stored within the enclosed courtyard area to the rear of the premises, except at those times at which the bins are to be collected for emptying.

**15**

**Application No** C/02/0700  
**Site** 70 King Street, Cambridge  
**Proposal** Internal and external works including new shop fronts  
**Applicant** Mr & Mrs Karakilic, 30 Silverwood Close, Cambridge  
**PSR** None present.

**16**

**Application No** C/02/0933  
**Site** 1 Friars Close, Cambridge  
**Proposal** Erection of a two storey (three bed) detached house to the rear of no. 1 Friars Close  
**Applicant** M K Livermore, 1 Friars Close, Cherry Hinton  
**PSR** J Breverton for S Marshall, resident  
**APPROVED**  
**WITH**  
**CONDITIONS**

**17**

**Application No** C/02/1088  
**Site** Tesco, Cheddars Lane, Cambridge  
**Proposal** Erection of 51 No. Flats – Reserved Matters application following approval granted on appeal Ref: C/96/1014/OP  
**Applicant** Tesco Stores Limited, Cirrus Bulding, Shire Park, Welwyn Garden City, Hertfordshire  
**PSR** S Jowitt, Applicant’s architect, supporter.  
**APPROVED**

**WITH  
CONDITIONS**

Disability Panel comments: No disabled parking provision – should be four spaces. Dropped kerbs need to be provided on either side at entrance to driveway. Ensure adequate lighting levels to entrance lobby. Lifts appear to be inadequate. Concerns about width of corridors. Bathroom doors open inwards.

Panel noted that the scale of the plans was too small to enable them to make full comment on this application.

Amendments To Text : None

Pre-Committee Amendments to Recommendation :

Add the following conditions:

21) 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 process.

Reason: To protect the amenity of nearby properties.

22) Before development commences, details of the domestic waste storage, disposal and recycling shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the facilities for the storage, disposal, and recycling of domestic waste are adequate.

23) No development shall commence until such time as details at a scale of 1:50 or larger (including plans, elevations and sections of the balconies and windows in the building hereby approved) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with approved details.

Reason: To ensure that the details of the development are acceptable.

24) C33- details of earthworks

25) C35 – hard and soft landscape implementation

26) C38A- floodlighting details

Add the following informatives:

INFORMATIVE: The applicant should contact Ray Skipp, the Head of Waste Management (Tel: 01223 458282) and Gill Lee, the Recycling Officer (Tel: 01223 457896) for advice and guidance on devising a suitable scheme for dealing with domestic waste and the recycling of domestic waste arising from the future occupation of the completed development.

INFORMATIVE: The applicant is advised that it is very unlikely that permission would be granted for the addition of any plant, flues or other outlet that would break the roofline of the building as illustrated on the plans hereby approved.

**4A**                    OBJECTION TO TREE PRESERVATION ORDER 20/2002; HOLBROOK  
ROAD  
**PSR**                    N Fowler, resident  
**?**

**4B**                    OBJECTION TO TREE PRESERVATION ORDER 24/2002; GLEBE  
ROAD  
**PSR**                    None present.  
**?**

**4C**                    OBJECTION TO TREE PRESERVATION ORDER 25/2002; HILLS  
AVENUE  
**PSR**                    None present.  
**?**

**4D**                    OBJECTION TO TREE PRESERVATION ORDER 21/2002;  
CAVENDISH AVENUE  
**PSR**                    None present.  
**?**

CIRCULATION :    First  
ITEM : 5

Subject :        HSBC Market Hill Appeal Against Refusal of Planning Permission

To Note :        Nothing

Amendments To Text :    None

Pre-Committee Amendments to Recommendation :    No Change

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