

PLANNING COMMITTEE22 January 2003
9.30am – 2.17pm**Present:** Councillors Slatter (Chair), Baker, Blencowe, Cowell, Dryden, Harrison, Hipkin, Pinnington, Schofield and Smith**Also Present:** Councillors Gilchrist (C/02/0954/FP), Overhill (C/02/1190/FP) and Smart (C/02/0954/FP)**03/plan/1 MINUTES**

The minutes of the meetings of the committee on 21 August, 11 September, 9 October, and 6 November 2003 were confirmed as correct records subject to the amendments set out below:

6 November and 9 October 2003: Councillor Dryden's name to be added to the list of Councillors present

6 November: Councillor Cowell's name to be added to the list of Councillors present

9 October 2003: the voles cast on item C/02/0656 be amended to 7 votes to 1

03/plan/2 APOLOGIES

There were no apologies for absence.

03/plan/3 DECLARATIONS OF INTEREST

Code of Conduct (non-financial) interests were declared as follows

Councillor	Application	Nature of Interest
Baker	8	In receipt of pension from the applicant
Blencowe	16	Former student of CCAT (APU) the applicant
Cowell	1	Magistrate on Cambridge Bench
Dryden	7	Wife employed on the Addenbrooke's site
Harrison	4 and 5	Executive Councillor (Environment)
Smith	1	Magistrate on Cambridge Bench
Smith	7	Wife employed on the Addenbrooke's site

Prejudicial interests were declared as follows, the councillors left the room, took no part in the discussion and did not vote

Cowell	8	Magistrate on Cambridge Bench
Smith	8	Magistrate on Cambridge Bench

03/plan/4 PLANNING APPLICATIONS

The Planning applications were determined as shown in the appendix to these minutes.

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those which the committee delegated to the Head of Development Control to draw up.

These minutes and the appendix should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full. Any amendments to the recommendations are shown in the appendix.

03/plan/5 **VARIATION OF S106 AGREEMENT – C/00/1157/FP FOR CHANGE OF USE TO A COVERED MARKET ON LAND TO THE REAR OF 18/ 22 JESUS LANE**

The officers' report related to a request to vary an existing S.106 agreement to reduce the amount of contribution required towards commuted parking.

It was agreed (unanimously) that the S106 agreement be varied as set out in the officers' report.

**Planning Committee
22 January 2003**

Appendix

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those which the committee delegated to the Head of Development Control to draw up.

These minutes and the appendix should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full. Any amendments to the recommendations are shown in the appendix.

1

Application No C/02/1063/FP
Site 196-197 East Road
Proposal Erection of Civil Justice Centre (3,340sq.m.gross) with associated car parking (22 spaces), serving yard area, new vehicular access and hard and soft landscaping (consultation under circular 18/84).
Applicant Turnstone Estates Ltd.
 C/O January's Chartered Surveyors
PSR Rev T Barker, resident
 Colin Brown, for applicant
 During discussion some members indicated that the proposal would be contrary to planning policies and guidelines on good design and a number of significant issues remained unresolved.

OBJECTIONS (By 6 votes to 4) on the following grounds: that the development would:
be raised
 (against the officers' recommendation)

1. be contrary to design requirements set out in Development Plan policies and government guidance, and
2. lacks the agreement to full ECATP contribution of £101,905.
3. lacks agreement to sufficient contribution to towards the provision of public art as part of new development scheme

2

Application No C/02/1050/FP
Site 22 Luard Road
Proposal Erection of a first floor side and rear extension and single storey side extension to existing dwelling house.
Applicant Mr & Mrs Sennett
PSR Miss L Slater, resident
 Mark Sennett, applicant
 During discussion some members indicated that the proposal would be contrary to planning policies and guidelines on good neighbourliness and amenity .

REFUSED (By 8 votes to 2) on the following grounds: The proposed first floor side and rear extension, by virtue of its height, bulk and proximity to the neighbouring dwelling, No. 24 Luard Road, would be overbearing and un-neighbourly, resulting in an unacceptable loss of outlook and sunlight. By failing to have regard for the residential amenity of the neighbouring

property, the proposal is contrary to Policy SP12/10 of the Cambridgeshire Structure Plan 1995, Policies BE2 and BE8 of the Cambridge Local Plan, and conflicts with Paragraph 64 of PPG1 (General Policies and Principles) 1997 which emphasises that good neighbourliness and fairness are among the yardsticks against which development proposals can be measured.

3

Application No C/02/1014/OP
Site 1/1A Metcalfe Road
Proposal Outline application for a bungalow and garage (adjacent to 1/1A Metcalfe Road).
Applicant Mr & Mrs J Wager
PSR Ms J Richardson, resident
Mr J Wager, applicant
REFUSED (By 9 votes to 1) for reasons set out in the officers' report

4

Application No C/02/1139/FP
Site Public Convenience Block Corner, Regent Terrace and Gonville Place
Proposal Replacement public convenience block including kiosk for sale of goods.
Applicant Cambridge City Council
PSR -
APPROVED (Unanimously) subject to the conditions set out in the officers' report and the additional informative:
It is an expectation of the local planning authority that the existing water stand pipe will not be affected by the development hereby approved.

5

Application No C/02/1140/CAC
Site Public Convenience Block Corner, Regent Terrace and Gonville Place
Proposal Demolition of existing public convenience block.
Applicant Cambridge City Council
PSR -
APPROVED (Unanimous) subject to the conditions set out in the officers' report

6

Application No C/02/0954/FP
Site Seventh Day Adventist Church, 15-19 Hobart Road
Proposal Installation of velux rooflights and alterations to front elevation (amendment to planning approval C/00/0116/FP).
Applicant Seventh Day Adventist Church
PSR A Rix, resident
Cllr Smart (Ward Councillor)
Cllr Gilchrist (Ward Councillor)
REFUSED (By 10 votes to 0) for the reasons set out in the officers' report.

Enforcement The Head of Legal and Democratic Services was authorised to issue an enforcement notice for the reasons set out in the officers' report

7

Application No C/02/1198/RM
Site Addenbrooke's Hospital
Proposal Reserved Matters application for the erection of a multi-storey car park and provision of open space pursuant to C/01/0502/OP.
Applicant University of Cambridge
PSR -
APPROVED (Unanimously) subject to the conditions set out in the officers' report and the following additional condition:
 Prior to development commencing details of the proposed flood lighting to the top deck to include full light specifications and associated lux levels, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
 and the following additional informative:
 The applicant is advised that the lifts should be fitted with mirrors and emergency phones should have an induction loop. The payment systems should be accessible from wheelchairs

8

Application No C/02/1027/RM
Site Land to the west of Hauxton Road
Proposal Erection of a new three storey Magistrates Court with access and car parking.
Applicant Universities Superannuation Scheme Ltd., Liverpool
PSR ~
APPROVED (Unanimously) subject to the conditions set out in the officers' report and the following additional condition:
 prior agreement of refuse storage facilities on the site.

9

Application No C/02/1115/FP
Site 9 Holyrood Close
Proposal Erection of a pair of semi-detached bungalows.
Applicant Fred Smith (Jnr)
PSR ~
 Since the report was drafted an appeal has been lodged for non-determination of the application. The application will now be determined by the Planning Inspectorate. Members were asked to assess the application on the basis of the decision they would have made had the application fallen to them to determine and to make recommendations to the Inspector.
RECOMMEND (Unanimously) the Planning Inspectorate that the appeal be dismissed for reasons set out in the officers' report

10**Application No****C/02/1190/FP****Site**

4 Buchan Street

Proposal

Change of use from hairdressers to café (class A3).

Applicant

Mrs A J Wiseman

WC

Cllr Overhill (Ward Councillor)

APPROVED

(Unanimously) subject to the conditions set out in the officers' report and the amendment of condition 2 to:

'The use hereby permitted shall not be open to customers outside the following times: 0700 to 1800.

11**Application No****C/02/0984/FP****Site**

9 Trumpington Road

Proposal

Erection of a new dwelling (land adjacent to no 9 Trumpington Road).

Applicant

Mr & Mrs J Waller

PSR

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APPROVED

(Unanimously) subject to the conditions set out in the officers report and the following additional informative.

It is important that during construction work there is no obstruction of the public footpath/cycleway on Trumpington Road.

12**Application No****C/02/1080/FP** (see C/02/1081/FP – Duplicate application)**Site**

New Chesterton Cleaning Ltd., 30 Primrose Street

Proposal

Erection of three houses and seven flats with associated ancillary works including parking cycle storage, bin storage and landscaping following demolition of existing buildings.

Applicant

Camstead Homes

PSR

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APPROVED

(Unanimously) subject to the conditions set out in the officers' report and the following additional conditions:-

The refuse bins shall be stored in the designated storage area as indicated on plan C3.01A except on refuse collection day when they shall be stored at the bin collection point.

Prior to the occupation of the dwelling units hereby approved full details of the proposed racks for recycling shall be submitted to and approved by the local planning authority. The approved racks shall then be installed.

Prior to the commencement of the development full details of the proposed gate between the car parking area and the refuse storage area shall be submitted to and approved by the local planning authority. The approved gate shall then be installed prior to the occupation of the dwellings.

And the following additional informative:

The applicant should ensure that during construction access along Primrose Street is not impeded.

13

Application No C/02/1081/FP (see C/02/1080/FP – Duplicate application)
Site New Chesterton Cleaning Ltd., 30 Primrose Street
Proposal Erection of three houses and seven flats with associated ancillary works including parking cycle storage, bin storage and landscaping following demolition of existing buildings (duplicate).
Applicant Camstead Homes
PSR -
APPROVED (Unanimously) subject to the conditions set out in the officers' report and the following additional conditions:-
The refuse bins shall be stored in the designated storage area as indicated on plan C3.01A except on refuse collection day when they shall be stored at the bin collection point.
Prior to the occupation of the dwelling units hereby approved full details of the proposed racks for recycling shall be submitted to and approved by the local planning authority. The approved racks shall then be installed.
Prior to the commencement of the development full details of the proposed gate between the car parking area and the refuse storage area shall be submitted to and approved by the local planning authority. The approved gate shall then be installed prior to the occupation of the dwellings.
And the following additional informative:
The applicant should ensure that during construction access along Primrose Street is not impeded.

14

Application No C/02/1062/FP
Site 67-70 Fallowfield
Proposal Demolition of 4No existing houses and erection of 2No 3 bedroom houses, 2No 2 bedroom houses and 2No 1 bedroom flats.
Applicant Hundred Houses Society
PSR -
APPROVED (Unanimously) subject to the conditions set out in the officers' report

15

Application No C/02/1071/FP
Site Land to rear of 45-47 Windsor Road
Proposal Erection of three terraced houses.
Applicant B Johnson & J Patman
PSR -
APPROVED (Unanimously) subject to the conditions set out in the officers' report with the following additional condition:
The first-floor windows within the northeast elevation shall be glazed in obscure glass and fixed to be non-opening.

16**Application No** C/02/1120/FP**Site** Helmore Building, Anglia Polytechnic University**Proposal** Erection of a four storey entrance canopy.**Applicant** APU**PSR** G Mallyon, resident

R Hawkins, Architect for applicants

REFUSED

(By 10 votes to 0) for reasons relating to the proposal's design and scale not being in harmony with or subsidiary to the existing building; scale and dominance in the street scene and loss of plane trees within canopy; and loss of all plane trees on the site frontage