

PLANNING COMMITTEE11 June 2003
9.30am – 13.01 pm

Present: Councillors Baker (Chair), Blencowe, Dixon, Dryden, Harrison, Hipkin, Schofield, Slatter, R Smith and Wright

FOR THE INFORMATION OF THE COUNCIL**03/plan/21 MINUTES**

The minutes of meetings held on 19 March and 16 April 2003 were confirmed as a correct record.

03/plan/22 APOLOGIES

There were no apologies for absence

03/plan/23 DECLARATIONS OF INTEREST

Code of Conduct (non-financial) interests were declared as follows. In each case the members left the room, took no part in the discussion and did not vote on the item

Councillor	Application	Nature of Interest
Baker	9 & 10	User and former member of University Library
Dixon	8	Stall holder at car boot sale on site
Dryden	8	Stall holder at car boot sale on site
Harrison	9 & 10	User and former member of University Library
Schofield	3	Former Highsett resident
Slatter	15	Brother is agent for site
Smith	11	Wife is related to applicant

03/plan/24 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.

**Planning Committee
11 June 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/03/0443/VC
Site 88 Campkin Road, Cambridge
Proposal Extension of opening hours through variation of condition (permission C/02/1248) to allow premises to open until 23.00, and associated internal alterations.
Applicant Head of Property & Building Services, Cambridge City Council.
PSR -
APPROVED (Unanimously) subject to the conditions and informatives set out in the officers' report and the following additional informative:
 The applicant is advised that if they open after 10.00pm selling food and do not have a drinks licence they will require a late night refreshment licence.

2

Application No C/030391/FP
Site Former Tyco Site, Cromwell Road, Cambridge
Proposal Erection of 2, 3, 4 & 5 storey residential buildings (demolition of existing building) comprising 3 blocks of 71 private and 30 affordable apartments, associated car parking (part below ground) and public open space.
Applicant Taylor Woodrow Developments, 1 Barrett Lane, Bishop's Stortford
PSR -
REFUSED (unanimously) for the reasons set out in the officers report

3

Application No C/03/0211/FP
Site Land to rear of 75-123, (Triangle Site), Hills Road, Cambridge
Proposal Erection of 1999 1, 2 and 3 bed apartments incorporating affordable housing, access road, associated landscaping and open space
Applicant Laing Homes North Home, Counties & Railtrack PLC, C/o FPD Savills 132 - 134 Hills Road, Cambridge
PSR Dr Chippendale for Residents' Association
REFUSED (unanimously) for the reasons set out in the officers report, subject to the amendment of Conditions 1 and 5 to read:
 1 The proposed development, by virtue of its scale, massing and the

juxtaposition of residential blocks will result in a form of development which is out of character with the surrounding area which forms part of the Central Conservation Area and does not represent excellence in urban design. In particular the proposed development fails to relate well to the scale of existing buildings close to the site boundary, forms an internal courtyard space which will be dominated by the built form defining its boundaries and will have an overbearing impact on the proposed area of public open space. In so doing the proposals fail to recognise the opportunities and constraints of the site. The development is therefore contrary to policies SP12/10 and SP12/11 of the Cambridgeshire Structure Plan 1995, policies BE1, BE2, BE4 and BE32 of the Cambridge Local Plan 1996, supplementary planning guidance in the form of the Cambridge City Council Housing Development and Design Guide (March 2001) and guidance contained in PPG 3 Housing (2000) and PPG 15 Planning and the Historic Environment (1994) and the Cambridge Station Area – Statement of Development Principles and Policies (January 2003).

5 The elevation to Block A which faces the open space, by virtue of its overall mass, its unrelieved roof form and its generally regimented appearance fails to respond to the character of its surroundings, does not represent good design and neither preserves nor enhances the character of the Conservation Area. The development is therefore contrary to policies SP12/10 and SP12/11 of the Cambridgeshire Structure Plan 1995, policies BE1, BE2, BE4 and BE32 of the Cambridge Local Plan 1996, supplementary planning guidance in the form of the Cambridge City Council Housing Development and Design Guide (March 2001) and guidance contained in PPG 3 Housing (2000) and PPG 15 Planning and the Historic Environment (1994) and the Cambridge Station Area – Statement of Development Principles and Policies (January 2003).

4

Application No C/03/0150/RM

Site Land adjacent to 63 Church End, Cambridge

Proposal Erection of 14 dwellings and associated garages, roads, drainage and all ancillary works.

Applicant Twigden Homes Ltd

The Shrubbery, Church Street, St Neots, Huntingdon

PSR

APPROVED

(unanimously) subject to the conditions and informatives set out in the officers' report, the amendment of condition 17 to remove the word '(trade)' and the following additional informatives:

The Head of Environmental Health and Waste Strategy advises the applicant that noise from aircraft does not come under the jurisdiction of Cambridge City Council. The installation of acoustic double glazing is recommended in order to reduce the potential disturbance from aircraft movements associated with Marshall's airport to the north of the site.

The Head of Environmental Health and Waste Strategy advises the applicant that odour from aircraft may be evident on occasions, and that this is difficult for Cambridge City Council to control.

5

Application No C/03/0287/FP
Site Cambridge College for Further Education, Young Street, Cambridge
Proposal Partial demolition and redevelopment for 18 no. town houses and alteration and change of use of the ragged school building to 1 No. dwelling
Applicant James Developments Co. Ltd,
C/O Carter Jonas, 6-8 Hills Road, Cambridge
PSR C Cooper, applicant
REFUSED (unanimously) for the reasons set out in the officers report, subject to the amendment of reason 1 to:
The proposed development, by virtue of its overall scale and massing, its design and detailing, and its footprint, fails to respect the constraints of the site or relate well to its surroundings. The overall height and length of the three and a half storey terrace fronting New Street, including the end stair tower, combined with the repetitive form and lack of variation in this frontage, the prominence of integral garage doors and the proximity of this frontage to the highway, would result in an unduly dominant and intrusive form of development that is out of character with the surrounding area which forms part of the Central Conservation Area. In addition the semi-detached dwellings fronting New Street/Sturton Street would be too large a mass, would be overly dominant and fail to address the corner adequately. For these reasons, the proposals fail to recognise the opportunities and constraints of the site and its surroundings and do not represent excellence in urban design. The development is therefore contrary to Policies SP12/10 and SP12/11 of The Cambridgeshire Structure Plan 1995, Policies BE1, BE2, BE4 and BE32 of The Cambridge Local Plan (1996), Supplementary Planning Guidance in the form of the Cambridge City Council Housing Development and Design Guide (March 2001) and guidance contained in PPG 3 Housing (2000) and PPG 15 Planning and the Historic Environment (1994)

6

Application No C/03/0271/CAC
Site Cambridge College for Further Education, Young Street, Cambridge
Proposal Demolition of all buildings.
Applicant James Developments Co. Ltd,
C/O Carter Jonas, 6-8 Hills Road, Cambridge
PSR Chris Cooper (applicant)
REFUSED (unanimously) for the reasons set out in the officers report.

7

Application No C/03/0299/FP
Site 36 Hobart Road, Cambridge, CB1 3PU
Proposal Conversion of existing dwelling into 2 no. dwellings including loft conversion
Applicant P A Otter

PSR APPROVED Mr Otter Applicant
(Unanimously) subject to the conditions, informatives and completion of a S106 agreement as set out in the officers' report

8

Application No C/03/0304/FP
Site Park and Ride Site, Cowley Road, Cambridge
Proposal Application for renewal of consent C/02/0153 for a Sunday car boot sale
Applicant Sherman & Waterman, 43 Maiden Lane, London
PSR -
APPROVE (Unanimously) subject to the conditions and informatives as set out in the officers' report.

9

Application No C/03/0318/FP
Site University Library, West Road, Cambridge
Proposal Extension to the West of the University Library to provide 5 floors of mobile book storage to the North West corner development
Applicant Chancellor, Masters & Scholars, University of Cambridge, The Old Schools, Trinity Lane, Cambridge
PSR -
APPROVED (Unanimously) subject to the conditions and informatives set out in the officers' report and the following additional condition, the imposition of the Considerate Contractors informative AI05 and to a section 106 obligation.
2 No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority

10

Application No C/03/0319/LB
Site University Library, West Road, Cambridge, CB3 9DR
Proposal Extension to the South of North West corner to provide additional book storage – 5 floors plus roof plant space
Applicant Chancellor Masters & Scholars, University of Cambridge, The Old Schools, Trinity Lane, Cambridge
PSR -
APPROVED (Unanimously) subject to the conditions and informatives set out in the officers' report

11

Application No C/03/0432/FP
Site 131A Church End, Cambridge
Proposal Erection of single storey front extension to dwelling
Applicant Mr & Mrs Hilsden, 131A Church End, Cherry Hinton, Cambridge

PSR -
APPROVED (Unanimously) subject to the conditions set out in the officers' report

12

Application No C/02/1294/FP
Site 18/18A St Peters Street, Cambridge
Proposal Conversion of existing house and extension to form student hostel and 2 No. fellows flats
Applicant St John's College, St John's Street, Cambridge
PSR Mr Buller (Resident) Tom Holbrook (Architect for Applicant)
APPROVED (by 8 votes to 2) subject to the conditions and informatives set out in the officers' report and the following additional conditions and informative:

16 Notwithstanding the details shown on the approved plans, full details of the treatment to the elevations of the proposed building on the St Peter's Street frontage shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

17 Unless otherwise agreed in writing by the local planning authority, the exposed areas of stonework or similar external treatment at ground floor level on the street frontage shall be finished with a graffiti proof coating.

Informative In submitting details for the discharge of condition 16 the applicant is advised to consider the potential for architectural detailing or fenestration to assist the integration of this part of the building into the streetscene. The choice of material for this part of the building is also considered to be likely to have a significant impact on the overall appearance of the development. Details which are submitted in relation to the discharge of condition 16 and the sample materials which are to be submitted for this part of the development in accordance with condition 2 will be the subject of further consideration by Members in advance of the discharge of these conditions.

13

Application No C/02/1291/LB
Site 18/18A St Peters Street, Cambridge
Proposal Internal and external alterations and demolition of extensions to Grade II Listed Building
Applicant St Johns College, 18/18A St John's Street, Cambridge
PSR -
APPROVED (by 9 votes to 1) subject to the conditions and informatives set out in the officers' report

14

Application No C/03/0249/OP
Site New Hall, Cambridge

Proposal Outline application for the development of student accommodation within the college grounds

Applicant The Bursar, New Hall, Huntingdon, Road, Cambridge

PSR Mr J B Chaplin (Residents' Association)

APPROVED subject to the conditions and informatives set out in the officers' report and clarification by the applicants regarding the type of student accommodation e.g. post graduates, to enable the description of the development to be confirmed

an additional clause in the Section 106 obligation relating to potential for commuted payments arising from the Eastern Corridor Area Transport Plan.

15

Application No **C/03/0300**

Site Former Cattle Market Site, 1– 33 Cherry Hinton Road

Proposal Amendment to Planning Permission C/98/0355/FP with regard to the design and appearance of the Multi-Storey Car Park

Applicant Turnstone Estates Ltd

PSR -

APPROVED subject to the conditions set out in the officers' report and the following additional conditions:

7 Within three months of the date of this decision notice a detailed scheme for the whole of the pedestrian route from the car park to the Leisure building shall be submitted to the local planning authority for approval, which is to be given in writing. The scheme shall include levels, surface finishes, lighting, any bollards/ protective fencing along the access road and provision of CCTV cameras.

8 Within three months of the date of this decision notice the applicant shall provide a contribution to the 'percent for art' which shall first be agreed in writing by the locals [planning authority and then implemented in accordance with that agreed before the car park is first used commercially.

9 Unless otherwise agreed in writing by the local planning authority, the exposed areas of render or similar external treatment at ground floor level on the street frontage shall be finished with a graffiti proof coating.