

**PLANNING COMMITTEE**

9 July 2003  
9.30am – 5.27pm

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

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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03/plan/25 **APOLOGIES**

Apologies for absence were received from Councillor Harrison.

03/plan/26 **DECLARATIONS OF INTEREST**

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

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>
Baker – left the room, took no part in the discussion and did not vote on the item	23	Chair of the Residents' Association
Blencowe – left the room for item number 14, took no part in the discussion and did not vote on the item	2, 3; 14	Graduate of Anglia Polytechnic University; Neighbour of 2 Gresham Road.
Hipkin	1	Trustee of Wintercomfort
Schofield	1; 13	Colleague of a member of Rustat Road Residents' Association and Trustee of Wintercomfort; member of Cambridge Rugby Club
R Smith	23	Part-time employment at Hills Road College

03/plan/27 **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  
9 July 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/03/0176/VC**Site** Former Leica Micro Systems Site, Clifton Road, Cambridge**Proposal** Extension of 2 and 3 storey development consisting of supported accommodation for young people (4 houses, 1 ground floor flat and ancillary facilities), moving on accommodation (10 flats) and affordable housing for general needs (15flats).**Applicant** English Churches, Housing Group, 3 Caxton Place, Ilford Hill, Ilford, Essex**PSR** Mr Roger Crabtree, Rustat Road Residents' Association

Mr David Smith, for Applicant

**APPROVED**

(On the Chair's casting vote, the Committee having voted 4 votes to 4) subject to the conditions and informatives set out in the officers' report and the following additional conditions

Prior to development commencing a sample of the roofing material (to be weathered to avoid a reflective glare) shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Appointment of local resident representation on a management committee.

and the amendment of condition 7 to include the words: 'and displayed on site to the satisfaction of the Local Planning Authority'.

**2****Application No** C/03/0405/OP**Site** Sedley School and Nursery, Malta Road, Cambridge**Proposal** Mixed use development incorporating student rooms, on site manager accommodation, day care nursery and a community hall (following demolition of the existing school buildings) and associated works to include means of access, car & cycle parking, hard & soft landscaping.**Applicant** CAMCAT Housing Association Ltd, c/o Agent Januarys, 54-62 Newmarket Road, Cambridge**PSR** Mr Hallsmith, Mr Nelson, Residents

Councillor Smart, Ward Councillor

Mr Brown, Agent for applicant

**APPROVED**

(by 8 votes to 1) subject to the conditions and informatives set out in the

officers' report and the following additional condition, and to a section 106 obligation:

Prior to any occupation of the student accommodation, a management plan shall be submitted to and agreed in writing by the Local Planning Authority outlining the management of the site to cater for the arrival and departure of students at the beginning and end of terms to minimise the disturbance to local residents. The management plan shall be implemented in accordance with approved details.

**3**

**Application No**

**C/03/0404/OP**

**Site**

Romsey County Primary Junior School, Coleridge Road, Cambridge

**Proposal**

Outline application for residential development (following the demolition of the existing school), to include new access, cycle & car parking, & landscaping

**Applicant**

MPM Properties Ltd, C/o Agent Januarys, 54-62 Newmarket Road, Cambridge

**PSR**

Councillor Smart

**DEFERRED**

(Unanimously) to enable the extent of community facility contributions to be resolved.

**4**

**Application No**

**C/03/0429/CC**

**Site**

Milton Road Primary School, Ascham Road, Cambridge

**Proposal**

New replacement Milton Road Primary School (420 places).

**Applicant**

Cambridgeshire County Council, Education Department, Shire Hall, Cambridge

**PSR**

Councillor Nimmo-Smith

Mr Nigel Wilson representing the Scout Group

Professor Clyne

Ms Kemp

**OBJECTIONS  
BE RAISED**

(by 7 votes to 2 in relation to reason 1, and 8 votes to nil on the remaining reasons) on the grounds stated within the Committee report and an additional ground relating to the loss of playing fields and conflict with Policy NE6 of the Cambridge Local Plan and PPG17, subject to consultation with the Chair and Spokesperson.

**5**

**Application No**

**C/02/1261/FP**

**Site**

2 Tenison Road, Cambridge

**Proposal**

Change of Use from ground floor to assembly room for prayer meeting

**Applicant**

Mr Kweider, 121 Hulatt Road, Cambridge

**PSR**

Frank Gawthrop representing Glisson/Tenison Road Residents' Association

**DEFERRED**

(unanimously) to allow further consultation with the Fire Authority

**6**

**Application No** C/02/1000/LB  
**Site** Development site, Former Government Buildings, Brooklands Avenue, Cambridge  
**Proposal** Listed building application for alterations to the former orchard garden wall fronting Brooklands Avenue to facilitate two pedestrian entrances into the new residential development and demolition and rebuilding of part of wall fronting access road  
**Applicant** Countryside Residential, C/o DTZ Piedad Consulting, 1 Curzon Street, Cambridge  
**PSR** -  
**APPROVED** (by 6 votes to 0) unconditionally

**7**

**Application No** C/03/0284/FP  
**Site** Brooklands House, 24 Brooklands Avenue, Cambridge, CB2 2BU  
**Proposal** Erection of boundary fence and new entrance gates and installation of CCTV system with associated movement detectors, loudspeakers and floodlighting  
**Applicant** English Heritage, Brooklands, 24 Brooklands Avenue, Cambridge, CB2 2BU  
**PSR** -  
**APPROVED** (Unanimously) subject to receipt of satisfactory amendments resulting in the removal of the loudspeakers and information to show that the floodlights would not result in excessive light spillage. Officers were authorised to refuse the application if the amended plans were not received.

**8**

**Application No** C/03/0298/LB  
**Site** Brooklands House, 24 Brooklands Avenue, Cambridge, CB2 2BU  
**Proposal** Erection of boundary fence, vehicle gates, and installation of CCTV system, associated movement detectors, loudspeakers and floodlights  
**Applicant** English Heritage, Brooklands, 24 Brooklands Avenue, Cambridge, CB2 2BU  
**PSR** -  
**APPROVED** (Unanimously) subject to receipt of satisfactory amendments resulting in the removal of the loudspeakers and information to show that the floodlights would not result in excessive light spillage. Officers were authorised to refuse the application if the amended plans were not received.

**9**

**Application No** C/03/0469/FP  
**Site** 125 Newmarket Road, Cambridge  
**Proposal** Change of use from Doctors surgery (Class D1) to mixed use of Doctors surgery and offices (Class B1)

**Applicant** Sue Dellar, Cambridge City Council, Housing Services, Cambridge  
**PSR** -  
**APPROVED** (by 6 votes to 0) subject to the conditions set out in the officers' report

**10**

**Application No** **C/03/0522/RM**  
**Site** Land between The Mallards and Engineers House (Former Gas Works Site) Riverside, Cambridge

**Proposal** Erection of 54 no. private and 23 no. affordable housing units, associated bicycle and car parking and creation of sculpture court to public footpath/cycleway

**Applicant** Wates Homes, 34 Bell Street, Reigate, Surrey

**PSR** -

**APPROVED** (by 5 votes to 0) subject to the conditions and informatives set out in the officers' report and the following additional condition and informative, and to a section 106 obligation and subject to receipt of satisfactory amendments to the car parking layout:

Condition: No development shall commence until such time as details at a scale of 1:20 (including plans, elevations and sections of the front elevation of the building) have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Informative: This planning permission should be read in conjunction with the outline planning permission and its associated deed of planning obligation prepared under Section 106 of the Town and Country Planning Act 1990 (as amended).

**11**

**Application No** **C/03/0388/LB**  
**Site** 21 Market Street, Cambridge

**Proposal** External alterations to Grade II Listed Building

**Applicant** Mr Shay Ginat, 40 High Street, Eye, Peterborough

**PSR** -

**REFUSED** (by 6 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

**12**

**Application No** **C/03/0396/FP**  
**Site** 1 Greystoke Road, Cambridge

**Proposal** Change of use from Class C3 (residential) to class D1 (chiropractic well being clinic)

**Applicant** Dr Stephens & Dr Edwards, C/o 210 Victoria Road, Cambridge

**PSR** Ms M Bodfish (Resident)

Edward Keymer, (Agent)

**REFUSED** (by 4 votes to 3) the reason for refusal to relate to inadequate parking provision

**against officers' recommendation**

13

**Application No** C/03/0143/FP  
**Site** Cambridge Rugby Union Club, Grantchester Road Cambridge  
**Proposal** Alterations and extensions to existing clubhouse and facilities  
**Applicant** Cambridge RUFC, Grantchester Road, Cambridge  
**PSR** Ms Penny Maddrell, (Resident)  
Mr Stubbings for the applicant

**APPROVED** (Unanimously) subject to the conditions and informatives set out in the officers' report, the following additional condition:  
18. The balcony hereby permitted at first floor level shall not be used during evening functions when amplified music is played and the doors and windows opening onto the balcony shall be kept shut at these times. And the following amendment shown in bold to condition 3:  
The hire of the Clubhouse shall be restricted to Members and Sponsors of Cambridge Rugby Union Football Club **of at least one year standing only** and the club shall keep a written record of the membership details of persons hiring the facilities which shall be available to the local planning authority on request.

14

**Application No** C/03/0346/FP  
**Site** 2 Gresham Road, Cambridge  
**Proposal** Change of use of ground floor to conference/meeting rooms and conversion to the first floor to 3 No. flats and demolition of garage/store.  
**Applicant** The Gonville Hotel, Gonville Place, Cambridge  
**PSR** Mary Holland (Resident)  
Grace Fantisee, (Resident)

**APPROVED** (by 7 votes to 0) subject to the conditions and informatives set out in the officers' report, the following additional condition:  
Standard Condition C64 Details of contractor's operations  
And an amendment to condition 7, to read:  
Prior to the commencement of the installation of the spiral staircase hereby approved, full details of a full height screen and details of internal and external lighting to be attached to the staircase shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved details.

15

**Application No** C/03/0251/FP  
**Site** 14 Beaumont Crescent, Cambridge  
**Proposal** Two Storey side extension, single storey front extension and single storey rear conservatory to existing dwelling house  
**Applicant** Mr A D'Uva, 14 Beaumont Crescent, Cambridge  
**PSR** Mr R Fleetwood (Resident)  
Mr Tony D'Uva (Applicant)  
The Chair, Councillor Baker, as Ward Councillor

**APPROVED** (by 5 votes to 4) subject to the condition set out in the officers' report and the following informative:  
The Applicant is invited to contact the City Council's Access Officer or

other officers for further information regarding ways in which the proposed extension could be designed to meet the Lifetime Homes Standard.

**16**

**Application No** C/03/0459/FP  
**Site** 55 Mawson Road, Cambridge  
**Proposal** Roof and first floor rear extensions to existing dwelling house  
**Applicant** Molly Arnell, 55 Mawson Road, Cambridge  
**PSR** Mrs Dias-Sizer (Resident)  
Miss Molly Arnell (Applicant)  
**APPROVED** (by 7 votes to 1) subject to standard time limit condition (CO1).  
against officer  
recommendation

**17**

**Application No** C/02/1003/FP  
**Site** 1A Station Road, Cambridge  
**Proposal** Change of Use from shared residential accommodation (sui generis) to 12 no. one bedroom flats (Class C3), addition of roof dormers and cycle store  
**Applicant** Mr J Gordon, Unit 9, Barnwell Business Park, Barnwell Drive, Cambridge  
**PSR** -  
**APPROVED** (by 6 votes to 0) subject to the conditions and informatives set out in the officers' report

**18**

**Application No** C/03/0492/FP  
**Site** King George V Memorial Playing Field, Paget Road, Cambridge  
**Proposal** Construction of tarmac multi-sports court (football and basketball) with basketball hoop, mini soccer goal, 3m high fence at ends and 1.12m high rebound fencing.  
**Applicant** Mr David Poole, Director of Community Services, Cambridge City Council  
**PSR** Mr Lance Routledge (Trumpington Residents' Association)  
**APPROVED** (by 8 votes to 0) subject to the conditions and informative set out in the officers' report, and the following additional condition:  
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.

**19**

**Application No** C/03/0514/FP  
**Site** King George V Memorial Playing Field, Paget Road, Cambridge  
**Proposal** Installation of half pipe skateboard ramp

**Applicant** Mr David Poole, Director of Community Services, Cambridge City Council  
**PSR** Ms Tilly Cuthbert, (Trumpington Residents' Association)  
**APPROVED** (by 7 votes to 0) subject to the conditions and informative set out in the officers' report:

**20**

**Application No** C/03/0579/FP  
**Site** Public Conveniences, Victoria Avenue, Cambridge  
**Proposal** Erection of new public convenience block  
**Applicant** Cambridge City Council, Cambridge  
**PSR** -  
**APPROVED** (by 5 votes to 0) subject to the conditions and informatives set out in the officers' report

**21**

**Application No** C/03/0580/CAC  
**Site** Public conveniences, Victoria Avenue, Cambridge  
**Proposal** Demolition of existing public convenience block  
**Applicant** Cambridge City Council, Cambridge  
**PSR** -  
**APPROVED** (by 5 votes to 0) subject to the conditions and informatives set out in the officers' report.

**22**

**Application No** C/03/0507/FP  
**Site** 6A Priory Road, Cambridge  
**Proposal** Erection of single storey side extension and internal alterations to nursery building  
**Applicant** Ace Nursery School, C/o Philip Rose, 16 Belvoir Road, Cambridge  
**PSR** Ms Ann Hales-Tooke (Resident)  
**APPROVED** (by 6 votes to 0) subject to the conditions and informatives set out in the officers' report and to the amendment of Condition 4 to read as follows:  
The window on the first floor, in the east elevation shall be fixed shut and obscure glazed.  
And an additional informative as follows:  
The applicant is advised to contact The Health & Safety Executive, concerning the health and safety regulation requirements for the removal of the asbestos roof.  
Officers were authorised to approve the insertion of velux windows as a minor amendment to the decision.

**23**

**Application No** C/03/0482/FP (Councillor Slatter in the Chair)  
**Site** Hills Road Sixth Form College, Hills Road, Cambridge  
**Proposal** Erection of a 3 storey science building within curtilage of the Sixth Form College grounds  
**Applicant** Hills Road Sixth Form College, Hills Road, Cambridge  
**PSR** Mr R Fleetwood (Resident)

**APPROVED** (by 5 votes to 0), subject to the conditions and informatives set out in the officers' report the additional conditions set out below, and to the Chair and Spokesperson being advised of the commuted sum payment agreed to comply with the Southern Corridor Area Transport Plan and completion of Section 106 Obligation.

Prior to the commencement of development, full details of wheel washing facilities for construction vehicles shall be submitted to and approved in writing by the local planning authority.

Prior to the commencement of development, full details of the on-site storage facilities for trade waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the location the wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

**24**

**Application No** C/03/0410/FP  
**Site** Fitzwilliam College, Cambridge  
**Proposal** Erection of 1 no. 3 storey library and IT centre including basement within college grounds  
**Applicant** The Master, Fellows & Scholars, Fitzwilliam College, Huntingdon Road, Cambridge

**PSR**

**APPROVED** (by 6 votes to 0) subject to the conditions and informatives set out in the officers' report  
The Head of Development Control Services be authorised to secure compliance with the Public Art Strategy either by completion of a Section 106 Agreement or an additional condition.

**Item 4**

**Application No** C/98/0355/FP  
**Site** Former Gas Works, Newmarket Road, Cambridge  
**Proposal** Vary the wording of the supplementary agreement to the S106 agreement  
**Applicant** Tesco

**PSR**

**APPROVED** (by 6 votes to 0) in accordance with the terms set out in the officers' report.

**Chair**