

PLANNING COMMITTEE

3 September 2003
9.30am – 3.40pm

Present: Councillors Baker (Chair), Blencowe, Dixon, Harrison, Schofield, and R Smith.
Councillor Reid attended as the alternate member.

Councillor Bradnack attended for item 2, Councillor Nimmo-Smith for item 1

FOR THE INFORMATION OF THE COUNCIL

03/plan/32 **MINUTES**

The minutes of the meeting of the Committee held on 11 June 2003 were confirmed as a correct record, subject to the words 'In each case the members left the room, took no part in the discussion and did not vote on the item' from the preamble in minute 03/plan/23.

03/plan/33 **APOLOGIES**

Councillors Dryden, Hipkin and Wright sent their apologies.

03/plan/34 **DECLARATIONS OF INTEREST**

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

Councillor	Application	Nature of Interest
Dixon	1	Former employee of UCCLES, part owner of site
Dixon	7 & 8	Known to former owner of the property
Harrison	7 & 8	Known to former owner of the property
Reid	7 & 8	Known to former owner of the property
Reid	2	Member of Cambridge Cycling Campaign
Schofield	7 & 8	Known to former owner of the property
Schofield	2	Member of Cambridge Cycling Campaign
Slatter	7 & 8	Known to former owner of the property
Slatter	2	Member of Cambridge Cycling Campaign

A Code of Conduct (personal and prejudicial) interest was declared as follows. The Councillor indicated left the room, took no part in the discussion and did not vote on the item

Councillor	Application	Nature of Interest
Baker	3	Fellow of Emmanuel College, applicant

03/plan/35 **OBJECTION TO TREE WORKS NOTIFICATION 171/03 AT 3 GRAFTON STREET**

The application for tree works set out in the report by the Director of Environment and Planning was **Resolved** as follows:

WORKS	ADDRESS	DECISION
171/03 Tree Works Notification to fell a plum tree	3 Grafton Street	No objection be raised to the felling of one plum tree

03/plan/36 **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
3 September 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/02/0739/OP**Site** Land at Eastern Court and 9-15 Harvest Way, Cambridge**Proposal** Outline application for demolition of existing buildings and erection of residential units (maximum 123 units), offices (Class B1 (a)) (maximum 6,780 square metres), managed workspace (research and development/light industry) (Class B1 (b) or (c)) (maximum 360 square metres), community centre (Class D2) (maximum 466 square metres), basement and surface car parking.**Applicant** Chartfront Ltd, cocks Head House, Hargrave, Bury St Edmunds**PSR** Glenys Malyon (PACT)

Colin Brown (January's) for Applicants

Councillor Ben Bradnack, Petersfield Ward Councillor

APPROVED

By 8 votes to 0, subject to the conditions, informatives and completion of a Section 106 agreement as set out in the officers' report, the omission of Conditions 8 and 15, the following additional condition:

The community centre building hereby approved shall be used for a community use and for no other purpose unless otherwise approved by the local planning authority.

and the following additional informatives:

Considerate Contractors Scheme

Lifetime Homes

2**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** Mike Kemp, Camspace

John Elliott, on behalf of the Governing Bodies of the schools

Councillor Ian Nimmo-Smith, West Chesterton Ward Councillor

NO**OBJECTIONS****BE RAISED**

By 6 votes to 2, subject to the following additional conditions:

The bringing back of the disused playing fields at the rear of the Roger Ascham buildings into use before the commencement of the development (the text of this condition to be drafted by the Head of

Development Control Services and approved by the Chair and Spokesperson.)

Prior to the development commencing the applicant shall instigate a survey of the development site, to include a desk top study, which shall include contact with the University of Cambridge and any relevant local sources, and a walkover of the site which investigates any potential chemical and biological contaminants of the site. In the event that the consequent survey report should suggest the need for any further appraisal and remediation that additional work shall be implemented to the satisfaction of the local planning authority before development commences.

Submission and approval of details of roof tiles by the local planning authority.

3

Application No

C/03/0672/FP

Site

Cutter Ferry Cottage, Cutter Ferry Close, Cambridge

Proposal

Demolition of existing house and garage, erection of extension to boat house to provide eight student rooms and cycle store

Applicant

Emmanuel College, Cambridge

PSR

-

APPROVED

By 7 votes to 0, subject to the conditions, informatives and completion of a legal agreement relating to open space payment, as set out in the officers' report, and the amendment of Condition 10 to read as follows:

Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes 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.

And the following additional informatives:

S106 Obligations (AI04)

Considerate Contractors Scheme (AI05)

4

Application No

C/03/0612/FP

Site

126-130 Hills Road, Cambridge

Proposal

Change of use of void area under office building from archive storage, restaurant, crèche, gymnasium, squash court or associated amenity facilities ancillary to the main office use to archive storage, restaurant, crèche, gymnasium, squash court or associated amenity facilities ancillary to the main office use or office use.

Applicant

Unex Investment Properties Ltd, Unex House, Church Lane, Stetchworth, Newmarket

PSR

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- APPROVED** By 8 votes to 0, subject to the conditions and completion of a Section 106 agreement as set out in the officers' report and the amendment of the Description to read: Change of use of void area under office building from archive storage, restaurant, crèche, gymnasium, squash court or associated amenity facilities ancillary to the main office use to archive storage, restaurant, crèche, gymnasium, squash court **and/or** associated amenity facilities ancillary to the main office use or office use.
- 5**
- Application No** C/03/0613/FP
Site 126-130 Hills Road, Cambridge
Proposal Change of use of southern half of third floor car park from staff training or education uses ancillary to the main office use to staff training or education uses ancillary to the main office use or office use.
Applicant Unex Investment Properties Ltd, Unex House, Church Lane, Stetchworth, Newmarket
PSR -
- APPROVED** By 8 votes to 0, subject to the conditions and completion of a Section 106 agreement as set out in the officers' report and the amendment of the Description to read: Change of use of southern half of third floor car park from staff training or education uses ancillary to the main office use to staff training **and/or** education uses ancillary to the main office use or office use
- 6**
- Application No** C/03/0616/RM
Site The Junction, Clifton Road, Cambridge
Proposal Upgrading of existing venue and construction of auditorium (200+ seats) rehearsal/small performance room, music room, café foyer, tech stores and digital studio
Applicant Junction CDC Ltd, Clifton Road, Cambridge
PSR J Woodburn
- APPROVED** By 8 votes to 0, subject to the conditions, informatives and completion of a Section 106 agreement as set out in the officers' report and the following additional condition:
The additional auditoria hereby approved shall not be open to the public between the hours of midnight and 0800 hours.
- 7**
- Application No** C/03/0690/FP
Site Malting House, Newnham Road, Cambridge
Proposal Change of use from dwelling house to student accommodation
Applicant Masters & Fellows of Darwin College, University of Cambridge,
PSR Peter Brindle for the applicant
Mr D Owers, resident
- DEFERRED** By 4 votes to 2, to allow officers to obtain further detailed plans showing the cycle parking and bin storage, and highway safety when accessing the site via the gated entrance

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Application No C/03/0689/LB
Site Malting House, Newnham Road, Cambridge
Proposal Internal alterations to Grade II Listed Building.
Applicant Masters & Fellows of Darwin College, University of Cambridge,
PSR Peter Brindle for the applicant
Mr D Owers, resident

APPROVED By 6 votes to 0, subject to the Head of Development Control Services securing an amendment to the submitted proposal, omitting the lobby to Bedroom 9.

9

Application No C/03/0630/FP
Site 196 Mill Road, Cambridge
Proposal Change of use from class A1 (retail) to class A3 (food and drink)
Cambridge
Applicant Ms Gracie Teo
PSR -

APPROVED By 7 votes to 0, subject to the conditions and informatives as set out in the officers' report and the following additional conditions;
12. Unless otherwise agreed in writing by the local planning authority there shall be no off-site storage of (trade) waste including waste for recycling associated with the use hereby permitted.
13. The use hereby permitted shall not be used for the sale of food for consumption off the premises

10

Application No C/03/0740/FP
Site Land adjacent to 55 Scotland Road, Cambridge
Proposal Construction of three storey office and associated car park (revision of C/03/0583)
Applicant Hundred Houses Society, 71 Scotland Road, Cambridge
PSR Mr Bond, resident
John Barrett, 100 Houses Society

APPROVED By 7 votes to 0, subject to the conditions, informatives and completion of a Section 106 agreement as set out in the officers' report and the following additional condition:
18: Before the development hereby permitted is occupied, the southern most 10m bell-mouth end of the access road shall be laid out in accordance with the approved plans and with a visibility splay of 2.4m by 90m unless otherwise agreed in writing by the local planning authority.
the amendment of condition 14 to read: The development shall not be occupied until space has been laid out within the site in accordance with the plan attached or with the approved plans, for cars to be parked and for the loading and unloading of vehicles, and for vehicles to turn so they may enter and leave the site in forward gear. The parking and turning spaces provided shall thereafter be retained and shall not be used for

any purpose other than the parking or turning of vehicles, unless and until adequate alternative parking and turning space is provided to the satisfaction of the local planning authority, which is also to be given in writing.

and a requirement for a public art contribution be added to the S106 Heads of Terms (details of this to be drafted by the Head of Development Control Services and approved by the Chair and Spokesperson).

11

Application No

C/03/0279/FP

Site

Seventh Day Adventist Church, 15-19 Hobart Road, Cambridge

Proposal

Alterations to Southern elevation following refusal of C/02/0954/FP

Applicant

Seventh Day Adventist Church, Falklands Road, Haverhill, Suffolk

PSR

Gillian Kemp, resident

APPROVED

By 8 votes to 0, subject to the conditions and informatives as set out in the officers' report and the following additional condition

5: The small front ground floor vestibule window (western elevation) shall be fixed shut and thereafter remain as such unless otherwise agreed in writing by the local planning authority.

and the amendment of condition 3 to read: The **glass block walls** on the southern elevation shall not be replaced with openable windows.

12

Application No

C/03/0614/RM

Site

56 Green End Road, Cambridge

Proposal

Demolition of existing bungalow and erection of 4 no. two bedroom flats and 2 no. one bedroom flats including parking and access arrangements and associated site works.

Applicant

Mr & Mrs I Finch, 56 Green End Road, Cambridge

PSR

-

REFUSED

against officer
recommendation

By 2 votes to 5, for reasons to be drafted by the Head of Development Control Services for approval by Chair and Spokesperson on the basis of poor design, dominance of car parking, adverse effect on the character of the area and insufficient landscaping - policies HO1 and BE1

13

Application No

C/03/0675/FP

Site

Sidney Sussex College, Cambridge

Proposal

New storey on existing building to provide bed study rooms with associated facilities, new extension to existing building to provide multi purpose room with associated facilities and alterations to existing gate off Malcolm Street, Cambridge

Applicant

The Master, Fellows & Scholars, Sidney Sussex College, Sidney Street, Cambridge

PSR

-

APPROVED

By 8 votes to 0, subject to the conditions, informatives and completion of a Section 106 agreement as set out in the officers' report

the following additional conditions:

14: C55 (Tree Protection)

15: No development shall commence until details of the junction between the existing building and the new storey hereby approved have been submitted to and approved in writing by the local planning authority. Development shall commence in accordance with the approved details.

The omission of condition 3

The following amendments to the Heads of Terms of the S106 agreement:

First Head of Term (ECATP) the Head of Development Control Services be authorised to resolve the issue of inclusion of this term on the submission of evidence by the applicant that the proposed development will generate less than 50 trips each day.

Second Head of Term (Public Art) replacement of the word 'development' with 'construction'.

14

Application No
Site
Proposal
Applicant
PSR
REFUSED

C/03/0766/FP

27 Alpha Terrace, Cambridge

Two storey rear extension to existing dwelling house

Mr Ford and Mrs Hopkins, 27 Alpha Terrace, Cambridge

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By 6 votes to 0, for the reason set out in the officers' report.