

PLANNING COMMITTEE

5 November 2003

9.30am – 3.30pm

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

FOR THE INFORMATION OF THE COUNCIL**03/plan/41 MINUTES**

The minutes of the meeting of the Committee held on 6 August 2003 were confirmed as a correct record.

The minutes of the meeting of the Committee held on 3 September 2003 were confirmed as a correct record, subject to:

In the list of those present, the words 'Councillor Bradnack attended for item 2, Councillor Nimmo-Smith for item 1' being amended to 'Councillor Bradnack attended for item 1, Councillor Nimmo-Smith for item 2'.

Under minute 03/plan/34 Declarations of Interest,

> Cllr Reid declared that in a communication to the Planning Department she had fettered her discretion in relation to planning application 7 and that she would not participate as a member of the committee in its discussion of that item nor would she vote. When the item came to be discussed, Cllr Reid changed her place at the committee table and was permitted to speak as a Ward Councillor.

> the Declaration by Councillor Dixon be amended to refer to item 6 and not 7

03/plan/42 APOLOGIES

There were no apologies for absence.

03/plan/43 DECLARATIONS OF INTEREST

Code of Conduct personal interests were declared as follows.

Councillor	Application	Nature of Interest
Baker	9	Member of the Friends of the University Botanic Garden
Dryden	8	Wife works at Addenbrooke's Hospital
Schofield	3	One of those listed as making representation in the officers' report is a personal friend
Schofield	9	Member of the Friends of the University Botanic Garden
Smith	8	Wife works at Addenbrooke's Hospital

03/plan/44 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
5 November 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/02/0859/FP**Site** Former Builders Yard, Sandy Lane, Cambridge**Proposal** Demolition of existing workshops and erection of 22 dwellings**Applicant** Sandy Lane Developments, C/O FPD Savills**PSR** P Hutchinson, Montague Road Residents Association

M Stothard, Sandy Lane Residents Association

J Harper, for applicants

APPROVED

By 10 votes to 0, subject to the conditions, informatives, completion of a Section 106 agreement as set out in the officers' report as amended below, the following additional conditions:

Prior to the commencement of the development full details of the finished levels of each floor of the buildings shall be submitted to and approved by the local planning authority. The buildings shall then be constructed in accordance with the approved levels.

Prior to the commencement of the use hereby permitted, the on-site storage facilities for waste including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall thereafter be maintained unless alternative arrangements are agreed in writing by the local planning authority.

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.

Prior to the commencement of the development, including demolition, an appraisal of the proposed methodology and construction noise and vibration impact associated with the works shall be submitted to and approved by the local planning authority. The agreed methodology shall then be fully implemented.

The amendment of condition 10 to add the word 'footpath' in the second line after the word 'lighting'.

An addition to the Heads of Terms of the Section 106 agreement: to ensure that public art is provided in accordance with the Planning Obligations Strategy.

Officers were authorised to negotiate amendments to the affordable flats to accord with the comments of the architectural liaison officer.

2

Application No C/02/1261/FP
Site 2 Tenison Road
Proposal Change of Use from ground floor to assembly room for prayer meetings
Applicant Mr Kweider
PSR -
APPROVED By 8 votes to 2, subject to the conditions and informative as set out in the officers' report, and amended as set out below:
Condition 1 to read: 'No 2 Tenison Road shall not be used for prayer meetings outside the hours of 08.00 to 18.00 Mondays to Saturdays and not at all on Sundays or Bank Holidays except with the prior approval of the local planning authority.'
Condition 2 to read: 'No loudspeakers or amplified music shall be installed or used at the property.'
Condition 3 to read: 'The use hereby permitted shall be discontinued and the building restored to residential use in accordance with a scheme of works submitted to and approved in writing by the local planning authority, on or before 31 October 2006.'

3

Application No C/03/0808/FP
Site 24 Thompsons Lane, Cambridge
Proposal Erection of residential block comprising 19 apartments (17 two bedroom and 2 three bedroom)
Applicant Tim Foster
PSR M Yates, employed at adjacent business
Mr Cooper, Park Street Residents Association
P Zara for applicant
APPROVED against officer recommendation By 7 votes to 3, subject to conditions and informatives and a Section 106 Agreement, including a reference to Per Cent for Art, drawn up by the Head of Development Control Services in consultation with the Chair and Spokesperson

4

Application No C/03/0809/CAC
Site 24 Thompsons Lane, Cambridge
Proposal Demolition of existing building.
Applicant Tim Foster
PSR -
APPROVED against officer recommendation By 9 votes to 0, subject to conditions drawn up by the Head of Development Control.

5

Application No C/03/0922/FP
Site Former Tyco Site, Cromwell Road, Cambridge
Proposal Demolition of existing building. Erection of 2, 3, 4, and 5 storey residential building comprising 2 blocks of 68 private and 28 affordable apartments, associated car parking (part below ground) and public

Applicant	open space
PSR	Taylor Woodrow Developments
APPROVED	-
	By 10 votes to 0, subject to the conditions and completion of a Section 106 agreement as set out in the officers' report and the following additional conditions:
	In order to minimise the opportunities for any odour migration, full details of a vapour barrier shall be submitted to and approved in writing by the Local planning Authority. Works shall be carried out in accordance with the approved details and installed to the satisfaction of the Local Planning Authority.
	No development shall commence until remediation works have been carried out on the site in their entirety to the satisfaction of the Local Planning Authority.
	And the amendment of condition 4 to address disability parking as follows:
	No part of the development shall be occupied until car parking spaces have been laid out within the site for cars to be parked and for vehicles to turn so that they enter and leave in forward gear. The layout shall included the adequate provision of disabled spaces adjacent to the main entrances to the accommodation to the satisfaction of the planning authority and visitor spaces provided so that they can be clearly identified on site. The parking and turning spaces provided thereafter shall be retained and shall not be used for any purpose other than the parking and turning of vehicles, unless and until adequate, alternative parking and turning space is provided to the satisfaction of local planning authority which is also to be given in writing.
	And the following additional informative:
	The applicant is advised that Concern was expressed about the positioning of the disabled car parking spaces which should be placed nearest to the to the front doors. There should also be adequate space at the rear of these spaces to allow for rear loading vehicles (see condition 4). There needs to be secure storage and power facilities for mobility scooters within the basement parking area. There should also be adequate visitor parking with space for delivery/emergency vehicles. The door nearest the lift needs to be wider and automatic doors are recommended. All lifts should be fitted with a mirror on the rear wall, operating panel should be accessible from wheelchair height and the emergency phone fitted with an induction loop. There should be adequate colour contrast between doors and other surfaces in all communal areas. Entrances to the buildings should be suitably lit.
6	
Application No	C/03/0944/FP
Site	Former Tyco Site, Cromwell Road, Cambridge
Proposal	Ground remediation works and installation of a baintonite wall system
Applicant	Taylor Woodrow Developments
PSR	-
APPROVED	By 10 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:

Prior to development commencing a scheme for land remediation shall be approved in writing by the local planning authority prior to the development commencing on site. The works of remediation shall be carried out in accordance with the agreed strategy.

and the following additional informative:

The applicant is required to ensure that any vehicles used for the purposes of carrying contaminated materials are covered as required by the Health and Safety Executive.

7

Application No C/03/0956/FP

Site Former Tyco Site, Cromwell Road, Cambridge

Proposal Ground remediation works and installation of a baintonite wall system around both site areas

Applicant Taylor Woodrow Developments

PSR -

APPROVED

By 10 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:

Prior to development commencing a scheme for land remediation shall be approved in writing by the local planning authority prior to the development commencing on site. The works of remediation shall be carried out in accordance with the agreed strategy.

and the following additional informative:

The applicant is required to ensure that any vehicles used for the purposes of carrying contaminated materials are covered as required by the Health and Safety Executive.

8

Application No C/03/0924/FP

Site Land adjacent to Addenbrookes Hospital, rear of 20 – 30 Long Road, Robinson Way, Cambridge

Proposal Erection of a six storey (plus plant) building for the provision of an elective care unit and medical genetics and diabetes centres.

Applicant Addenbrookes NHS Trust

PSR -

APPROVED

By 6 votes to 3, subject to the conditions, informatives and completion of a Section 106 agreement as set out in the officers' report and the following additional conditions:

No development shall take place until full details of wheel washing facilities, for use by construction vehicles exiting the site, including location and duration of provision, have been submitted to and approved by the Local Planning Authority in writing. Unless otherwise agreed in writing by the Local Planning Authority, the approved facilities shall be provided prior to the commencement of development and retained for the agreed period.

In the event of foundations for the development requiring piling, prior to the development taking place the applicant shall provide the local authority with a method statement for approval, detailing the type of piling and the mitigation measures to be taken to protect local residents. The development shall be carried out in accordance with the approved details.

And the amendment of condition 4 to read '...circulation space/safe pedestrian crossings and disabled parking...'

And the amendment of condition 7 to read: 'A scheme for the provision and implementation of pollution control of the environment, which shall include details of foul and surface water drainage and details of sewer arrangements to ensure that the scheme does not give rise to odour, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The drainage works shall be constructed in accordance with the approved plans.'

9

Application No C/03/0861/FP
Site University Botanic Garden, 47A Bateman Street, Cambridge
Proposal Construction of two buildings for botanical research and storage with associated delivery and chillers enclosure.
Applicant University of Cambridge
PSR -
APPROVED By 10 votes to 0, subject to the conditions, informatives and completion of a Section 106 agreement as set out in the officers' report

10

Application No C/03/0607/FP
Site 12 – 14 Cheddars Lane, Cambridge
Proposal Erection of three storey extension and single storey side extension to church hall.
Applicant City Church Cambridge
PSR -
APPROVED By 9 votes to 1, subject to the conditions, informatives and completion of a Section 106 agreement as set out in the officers' report

11

Application No C/03/0902/FP
Site 15 Coronation Street, Cambridge
Proposal Erection of three storey extension to existing nursing home to provide 36 additional bed spaces; associated car parking, access and boundary treatment and alterations to existing nursing home.
Applicant Exelcare Plc
PSR -
APPROVED By 10 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 conditions:

18 No development shall commence until such time as details at a scale of 1:20 (including plans, elevations and sections) of new windows and window openings, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

19: No development shall take place until full details of wheel washing facilities, for use by construction vehicles exiting the site, including location and duration of provision, have been submitted to and approved by the Local Planning Authority in writing. Unless otherwise agreed in writing by the Local Planning Authority, the approved facilities shall be provided prior to the commencement of development and retained for the agreed period.

And the amendment of Informative 2 to include the following:

All communal areas (eg reception areas, lounges, etc) should be fitted with an induction loop system.

12

Application No
Site
Proposal

C/03/0983/FP

25 – 32 Fallowfield, Cambridge

Erection of 15 dwellings comprising: 13 houses (2 one-bed, 6 two-bed, 4 three-bed, 1 three-bed with facilities for the disabled) and 2 one-bed flats, following demolition of the 8 existing houses.

Applicant
PSR

Hundred Houses Society

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APPROVED

By 10 votes to 0, subject to the conditions, informatives and completion of a Section 106 agreement as set out in the officers' report.