

PLANNING COMMITTEE3 December 2003
9.30am – 3.08 pm

Present: Councillors Blencowe, Dixon, Dryden, Harrison, Hipkin, Schofield, Slatter (in the Chair), and Wright.

FOR THE INFORMATION OF THE COUNCIL03/plan/45 **MINUTES**

The minutes of the meeting of the Committee held on 5 November 2003 were confirmed as a correct record.

03/plan/46 **APOLOGIES**

Apologies for absence were received from Councillors Baker, Reid (alternate member) and R Smith.

03/plan/47 **DECLARATIONS OF INTEREST**

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

Councillor	Application	Nature of Interest
Blencowe	3, 4	Resident on the property
Dixon	1	Chair of City Centre Development Scrutiny Committee and recipient of a pension from USS

Code of Conduct personal interests were also declared as follows:

Councillor	Application	Nature of Interest
Dryden	9	His children all attended the school
Harrison	1	Executive Councillor for Environment
Slatter	1	Member of the Cambridge Cycling Campaign

03/plan/48 **PLANNING APPLICATIONS**

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

03/plan/49 **OBJECTION TO THE SERVING OF TPO NO 6/2003: LAND BY 55 SCOTLAND ROAD**

The report by the Director of Environment and Planning in relation to a tree works objection as set out below:

Resolved that the objection be determined as follows

WORKS	ADDRESS	DECISION
Objection to TPO No 6/2003	Land by 55 Scotland Road	(by 8 votes to 0) to confirm the Tree Preservation Order.

03/plan/50 **DESIGN DETAILS OF MEMORIAL SQUARE IN FRONT OF NEW TESCO FOODSTORE PURSUANT TO CONDITION 03 OF PLANNING PERMISSION C/01/0795/RM**

The report related to the discharge of planning permission. On 17 October 2001, planning permission, in the form of a reserved matters approval, was granted for the erection of a foodstore for Tesco Stores Limited. Condition 03 of the planning permission required details of the landscape treatment of the square to be submitted, and the Planning Sub-Committee required the details to be brought back to the Sub-Committee for consideration. The details were considered, but not approved by the Planning Sub-Committee on 19 June 2002.

Resolved that the details of the treatment of the memorial square be approved and Condition 03 of the planning permission is discharged.

03/plan/51 **ENFORCEMENT OF STREETS AND OPEN SPACES LEGISLATION**

At Environment Scrutiny Committee on 11 November 2003, the Executive Councillor for Environment, Councillor Nichola Harrison, approved the delegation to the Director of City Services authority to act in relation to street enforcement issues as detailed in the officer report.

Planning Committee was asked to delegate to the Director of City Services the following regulatory function:

“Those provisions of the Town & Country Planning Act 1990 relating to Advertisement (Town & Country Planning (Control of Advertisements) Regulations 1992).”

Resolved to delegate to the Director of City Services the following regulatory function: “Those provisions of the Town & Country Planning Act 1990 relating to Advertisement (Town & Country Planning (Control of Advertisements) Regulations 1992).”

**Planning Committee
3 December 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/03/1011/FP
Site	Land between Downing Street, Corn Exchange Street, Petty Cury & St Andrews Street, Cambridge
Proposal	Demolition of buildings and structures, the retention and adaption of listed buildings, and the construction of buildings and a covered street for uses falling within classes A1, A2 and A3 (retailing), D2 (indoor leisure), B1 (offices), Sui Generis use (Magistrates Court), a car park, service areas, pedestrian routes, access and egress to the public highway, works to the library, demolition of the Magistrates Court, landscaping and related works.
Applicant	Grand Arcade, General Partner Ltd., c/o Drivers Jonas, 6 Grosvenor Street, London
PSR	James Woodburn (Cambridge Cycling Campaign), Nick Mannering (Atkins obo Post Office Ltd)
DEFERRED	By 5 votes to 2. The application was deferred to the next Planning Committee meeting in order that the Committee could consider the outcome of a workshop to explore the cycle access issues. There was also an amendment to condition 3 and an additional informative: <u>Amendment to condition 3</u> to add additional item to be addressed in submission – “(r) method statement for any piling proposed on the site in the form of a ‘Foundation Works Risk Assessment Report’ which shall address mitigation measures and/or environmental monitoring that needs to be incorporated into the design.” <u>Additional informative:</u> The attached advice from the Environment Agency should be borne in mind in addressing conditions 25 and 26 of this planning permission.

2

Application No	C/03/0982/FP
Site	101/139 St Matthews Gardens, Cambridge
Proposal	Amendment to application ref C/01/0257/RM to replace 12no. ‘A’ type houses on plots 50-55 and 64-69 with 4no. blocks of ‘X’ type flats (8no. flats to each block 4x2 bed and 4x1 bed).
Applicant	Wilson Connolly, Unit 1, Craven Court, Willie Snaith Road, Newmarket,

PSR Suffolk
Bernice Howard-Smith (Residents' Assocs), Nick Parkinson (for applicants)

REFUSED By 7 votes to 0. The application was refused against officer recommendation. Draft reasons for refusal for agreement by Chair and Spokes, copies to all other members of Committee as follows:
The proposed substitution of 12 houses by 32 flats would increase the density of housing on the development to such an extent as to have an adverse impact on the living conditions of existing and proposed residents of the development and the surrounding area. Such impacts would include increased overlooking as a result of the relationship of flats to houses rather than houses to houses and overshadowing of houses and private gardens on Silverwood Close, increased pressure on existing and potential on street parking provision and general noise and disturbance resulting from the comings and goings of an increased number of residents. In so doing the proposed development fails to respect the character and constraints of the site and its surroundings. The development is therefore contrary to policy P1/3 of the Local Plan Cambridgeshire and Peterborough Structure Plan 2003 and policies BE2 and BE4 of the Cambridge (1996) and fails to accord with guidance contained in Paragraph 64 of PPG1 with regard to the criteria against which development should be judged.

Notwithstanding the general recognition within Policy 5/4 of the Cambridgeshire and Peterborough Structure Plan 2003 of the need for an increased provision of smaller units of accommodation within new developments, it is considered that the proposed substitution of 12 houses by 32 flats would lead to a predominance of flats within the overall development at the expense of family houses. The provision of family housing formed a fundamental component of the approved development and the proposed development would result in a disproportionate mix of dwelling types that would fail to reflect the character of the area and would not accord with policy BE2 of the Cambridge Local Plan (1996) and supplementary planning guidance in the Former Philips site – York Street – Planning and Design Brief (1999). In addition, the reduction in the number of larger units that could accommodate families or people with mobility represents a failure to recognise the need for this type of housing in the local area

The proposed development, which is not located within the Controlled Parking Zone as defined in the Cambridge Local Plan (1996), fails to make provision for car parking for 16 one bed flat units. Such lack of provision would be likely to increase the demand for on street parking in the local area, which does not benefit from any form of parking control. In so doing, the proposed development would have an adverse impact on residential amenity through increased competition for on street car parking spaces in an area where demand for such spaces is already high. The development therefore fails to accord with policy TR22 of the Cambridge Local Plan (1996) and supplementary planning guidance in the form of the Cambridge City Council – Car and

Cycle Parking Standards (May 2003)

The proposed development does not make provision for public open space, community facilities, public art or transport infrastructure in accordance with the Planning Obligations Strategy, which was adopted as supplementary planning guidance July 2002. The proposal therefore fails to comply with policies RL3, CS3, RL26 and TR2 of the Cambridge Local Plan (1996).

3**Application No****C/03/1035/FP****Site**

Owen Webb House, Gresham Road, Cambridge, CB1 2ER

Proposal

Partial demolition and re-development to provide 12No. residential units.

Applicant

Hill Residential Ltd, c/o Taylor Vinters, Merlin Place, Milton Road, Cambridge

PSR

Mrs M Davies (resident), Philip Kratz (for applicants)

APPROVED

By 7 votes to 0 subject to Section 106 agreement and the following additional condition, informatives and delegated authority:

Additional condition

Prior to the occupation of the development details of measures to ensure the safe operation of the access to minimise the danger to cyclists using the nearby cycleway shall be submitted to and approved by the local planning authority. The approved measures shall be fully implemented prior to the occupation of the development. Reason: To ensure that danger to cyclists is minimised.

Additional informatives

1. It is recommended that in order to discharge Condition 16 of the planning permission the use of an 'air pick' should be considered and that the choice of contractor to carry out this work be discussed with the local planning authority.
2. It is recommended that consideration is given to the location of utility boxes and that they are not placed on the front elevation of the new flats which front Gresham Road.

Delegated authority is given to officers to approve subject to the details of the cycle parking being acceptable and meeting the City Council standards.

4**Application No****C/03/1077/LB****Site**

Owen Webb House, Gresham Road, Cambridge, CB1 2ER

Proposal

Internal and external alterations to grade II listed building following partial demolition, and erection of new residential accommodation within the setting of listed building.

Applicant

Hill Residential Ltd, & York Construction, c/o Agent

PSR

n/a

Recommendation

Approve

APPROVED

By 7 votes to 0 with the following change to condition 06 such that it reads:

Prior to the commencement of development a full specification of all architectural features in the existing Owen Webb House shall be

agreed in writing with the local planning authority. That specification shall be used to provide a full specification of repairs to, and reinstatement of, ceilings, ceiling roses, staircases, panelling, dados, picture rails, floors, fireplaces, skirtings, windows, window shutters, and any other features, which shall also be available to and agreed in writing by the local planning authority before development commences. The approved specification for repairs and reinstatement shall be implemented in accordance with that agreed.

5

Application No

C/03/1012/RM

Site

Land at rear, 99-111 Shelford Road, Cambridge

Proposal

Submission of reserved matters (10 bungalows) pursuant to outline planning permission C/00/0791/OP granted on 26/09/2000.

Applicant

Pemberton Trustees & Others, c/o Bidwells (S Worth), Bidwell House, Trumpington Road, Cambridge

PSR

Stacey Worth (Bidwells, agent)

REFUSED

By 7 votes to 0 as set out in the recommendation in the officers' report.

6

Application No

C/03/0760/FP

Site

18 Long Road, Cambridge, CB2 2PS

Proposal

Residential redevelopment to provide 12no flats (following demolition of existing house) and ancillary works.

Applicant

Camstead Limited, 1 Chequers Court, Huntingdon, Cambs

PSR

Mrs Louth (resident), Philip Kratz (for applicants)

REFUSED

Unanimously as set out in the recommendation in the officers' report BUT in Reason No 3 after the words Community facilities add ...public art.

7

Application No

C/03/0096/VC

Site

Hanger 17, Cambridge Airport, Barnwell Drive, Cambridge

Proposal

Application to vary the terms or permission C/92/0843 to extend commencement of development date.

Applicant

Marshall of Cambridge, c/o Bidwells, Trumpington Road, Cambridge

PSR

Steve Sillery (for applicants)

APPROVED

Unanimously subject to revision of the previous section 106 agreement.

8

Application No

C/03/0861/FP

Site

University Botanic Gardens, 47A Bateman Street, Cambridge

Proposal

Construction of two buildings for botanical research and storage with associated delivery and chillers enclosure.

Applicant

University of Cambridge, The Old Schools, Trinity Lane, Cambridge

PSR

Mr Landman (resident), M Bienias (applicant)

APPROVED

By 7 votes to 0 subject to the satisfactory completion of a Section 106 agreement as set out in the officers' report and with the following additional condition:

The level of noise emitted from the chiller plant proposed on the site shall not exceed 40 dB LAeq between 7am. and 11pm. On any day and shall not exceed 34 dB LAeq at any other time, measured at the common boundary of the Botanical Gardens site with Bateman Mews
Reason: To safeguard the amenity of residents of Bateman Mews.

9

Application No

C/03/0117/FP

Site

St Bedes Inter Church School, Birdwood Road, Cambridge, CB1 3TD
Erection of new sports hall.

Proposal

Applicant

Ely Diocese, Bishops Woodford House, Barton Road, Ely, Cambs

PSR

Colin Merry (on behalf of local residents)

APPROVED

By 7 votes to 0 subject to the signing of a Section 106 agreement for the provision of some form of public art and to the conditions and informatives set out in the officer's report.

10

Application No

C/03/1030/FP

Site

Unit 8, Cambridge Technopark, 645 Newmarket Road, Cambridge

Proposal

Change of use from class B1 to class A1 (non food retail).

Applicant

Unex Holdings Ltd, Unex House, Church Lane, Stetchworth, Newmarket, Cambs

PSR

n/a

REFUSED

By 7 votes to 0 as set out in the recommendation in the officers' report.