

West/Central Area Committee
(City Councillors representing Castle, Market
and Newnham Wards)
11 December 2003 7:30 –9.45pm
Minutes & Actions

Present: Councillors: David Howarth (Castle Ward, Chair), John Hipkin (Castle), Mike Dixon, Colin Rosenstiel and Joye Rosenstiel (Market), Sian Reid, Malcolm Schofield and Julie Smith (Newnham)

Additional information for public: City Council officers can also be emailed firstname.lastname@cambridge.gov.uk
The Committee Manager for West/Central Area Committee is liz.whitcher@cambridge.gov.uk

Members of the City Council have individual email addresses which are listed on the City Council website:

www.cambridge.gov.uk/councillors/members.htm

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Firstname.lastname@cambridgeshire.gov.uk

03/08 OPEN FORUM

For issues raised by members of the public present: please see Action Sheet attached.

03/09 MINUTES

The minutes of the meeting on 16 October were agreed as a correct record.

03/10 MATTERS ARISING

Please see the updated Action Sheet for the 16 October meeting (attached).

03/11 APOLOGIES

Action by

Apologies for absence were received from Councillor David White and County Councillors Sal Brinton (Castle), Anthony Bowen (Market) and Alexander Reid (Newnham).

03/12 DECLARATIONS OF INTEREST

Code of Conduct personal interests in Planning Applications were declared as follows:

Councillor	Application	Nature of interest
Hipkin	C/03/1089	The applicant is an acquaintance.
Colin Rosenstiel	C/03/0977	Nearby resident
Joye Rosenstiel	C/03/0977	Nearby resident

Code of Conduct (personal and prejudicial) interests in Planning Applications 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
Howarth	C/03/0991/FP	Resident of Windsor Road.
Colin Rosenstiel	C/03/0116	Patient of the surgery who may still be the owners of the property.
Joye Rosenstiel	C/03/0116	Patient of the surgery who may still be the owners of the property.

Code of Conduct personal interests in other items were declared as follows:

Councillor Sian Reid for item 03/14 as she is a resident of Millington Road.

03/13 LOCAL NATURE RESERVES IN THE WEST/CENTRAL AREA

This item was postponed to the next meeting as the officer was indisposed.

03/14 ENVIRONMENTAL IMPROVEMENTS PROGRAMME

The Committee considered the recommendations in the officer report:

- 2.1 Belmore Close: Letters had been sent to all residents telling them about the proposed consultation, the results of which were now presented in the report.

Helen
Hepburn

Agreed not to proceed as the outcome of the consultation was inconclusive.

- 2.2 Guildhall Frontage: The detailed design of the proposal was available for inspection at the meeting. The Committee discussed this in detail and the Chair also invited comments from the members of the public present.

Chair

Agreed that the Chair would send a letter summarising the objections to the proposal to the Executive Councillor for Environment (a copy of the letter is attached to these minutes).

2.3 **Agreed** to make a bid for funds for the work at Salmon Lane to the Executive Councillor for Environment which would be considered at the meeting of Environment Scrutiny Committee on 20 January 2004. An application for funding would also be made to the Safer City Fund.

03/05 APPLICATIONS FOR PLANNING PERMISSION

A Application No: C/03/0991/FP

Site: Land to rear of 27 Windsor Road (Castle)

Proposal: Erection of 1no 3 bedroom dwelling with off street parking

Applicant: Mrs J Turton

Rebecca
Flood
01223
457164

Councillor Joye Rosenstiel in the Chair.

The Planning Officer referred to an amendment sheet which had been sent to the Committee on 10/12 and circulated at the meeting. The Committee noted that as of 5 December the Council is required to identify planning policies in reasons for the imposition of conditions.

These are given below for this application with the relevant condition number:

2 (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE8)

3 (Cambridge Local Plan 1996 policy TR18)

4 (Cambridge Local Plan 1996 policies EO1 and BE2)

5 (Cambridge Local Plan 1996 policies EO1 and BE2)

6 (Cambridge Local Plan 1996 policies BE2 and BE8)

7 (Cambridge Local Plan 1996 policies BE2 and BE8).

8 (Cambridge Local Plan 1996 policies EO1 and BE2 and Supplementary Planning Guidance The Housing Development & Design Guide 2001).

9 (Cambridge Local Plan 1996 policy BE2).

10 (Cambridge Local Plan 1996 policy BE2).

11 (Cambridge Local Plan 1996 policy TR27).

PSR: Jane Burton, Martin McCarthy, Joyce Wheeler (residents).

The applicant's agent was unable to be present due to circumstances beyond his control.

Approved: (by 6 votes to 0) as recommended subject to S106 Agreement and conditions (as amended above) as given in the report.

Councillor Howarth in the Chair.

B **Application No:** C/03/1045/FP
Site: 28 Clarendon Street (Market)
Proposal: Alterations to first floor windows.
Applicant: Mr Patrick Von Heimendahl

David
Poole
01223
457146

Approved: (by 6 votes to 0) as recommended and with conditions as listed below:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990.

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0730 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

3. There should be no collection or deliveries to the premises outside the hours of 0700 hrs and 2300 hrs on Monday – Saturday and not at all on Sundays, Bank or public holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

4. Full details of all new/altered metalwork are to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with that agreed.

Reason: To ensure the details of the development are acceptable. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE8)

5. Prior to the commencement of use hereby permitted, the on-site storage facilities for trade waste, including for recycling and the arrangement for the disposal of waste 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.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity.

(Cambridge Local Plan 1996 policies EO1 and BE2).

6. Unless otherwise agreed in writing by the local planning authority there shall be no off-site storage of waste including waste for recycling associated with the use hereby permitted.

Reason: In the interests of visual amenity (Cambridge Local Plan 1996 policy BE2).

C	Application No: C/03/0935/FP Site: 21-24 Northampton Street, (Newnham) Proposal: Extension to restaurant to form outside service area with existing car park. Applicant: Prezzo plc	David Poole 01223 457146
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Approved: (by 7 votes to 0) as recommended with conditions amended to show planning policy references:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990.

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0730 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

4. There should be no collection or deliveries to the premises outside the hours of 0700 hrs and 2300 hrs on Monday – Saturday and not at all on Sundays, Bank or public holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

4. Full details of all new/altered metalwork are to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with that agreed.

Reason: To ensure the details of the development are acceptable. (Cambridgeshire and Peterborough Structure

Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE8)

6. Prior to the commencement of use hereby permitted, the on-site storage facilities for trade waste, including for recycling and the arrangement for the disposal of waste 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.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 1996 policies EO1 and BE2).

6. Unless otherwise agreed in writing by the local planning authority there shall be no off-site storage of waste including waste for recycling associated with the use hereby permitted.

Reason: In the interests of visual amenity (Cambridge Local Plan 1996 policy BE2).

D	Application No: C/03/0947/FP Site: 21-24 Northampton Street, (Newnham) Proposal: Internal and external alterations to Grade ii Listed Building Applicant: Prezzo plc	David Poole 01223 457146
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Approved: (by 7 votes to 0) as recommended with conditions amended as shown below:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990.

2. Full details of all new/altered metalwork are to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with that agreed.

Reason: To ensure the details of the development are acceptable. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE8)

E	Application No: C/03/0977/VC	Ruth Lucy
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Site: 39B Burleigh Street (Market) 01223
Proposal: Relief of condition 3 on approval C/0857/87 to extend 457475
opening hours and enable the snooker club to remain open 24
hours per day, 7 days per week.
Applicant: WT's Snooker Club

The Planning Officer said that there had been no response from the police authority yet but it was reasonable to assume there was no significant problem. The Club was part of the Columbus Scheme for the safety of foreign students.

Approved: (by 8 votes to 0) as recommended with an additional informative: 'The applicants are requested to encourage their patrons to use the Adam and Eve Street car park when visiting the premises late at night.' And Condition reasons to include Cambridge Local Plan policies.

F **Application No:** C/03/1089 Marcus Shingler
Site: 10 City Road (Market) 01223
Proposal: Erection of brick garden shed and wall. 457153
Applicant: Mr J Summers (Sarah Dyer)

The Planning Officer said a further letter has been received from Mrs Mahy. She pointed out that the planning history for the site was incorrect and should include an application for an extension to 10 City Road. This was the case and the following application should appear in the SITE HISTORY section:

C/99/0136/FP – Erection of two storey rear extension in place of existing single storey rear extension.

PSR: Mrs Mahy (resident), Mr Summers (Applicant)

Refused: (by 5 votes to 1) against officer recommendation.
Reasons for refusal to be related to conflict with policies P1/2, P1/3, P7/6, BE2 and BE32 and PPG1 para 64. Detailed reasons to be agreed by Chair and copied to other members of Committee.

G **Application No:** C/03/1116 Janine Barker
Site: 23 Newmarket Road (Market) 01223
Proposal: Conversion of existing house into 3No flats, and creation 457147
of a rear two storey extension for access.
Applicant: Technique (UK) Ltd.

Approved: (by 6 votes to 0) as recommended subject to S106 Agreement and the second informative amended so that it reads: 'The applicant is advised that the dwelling units will not qualify for residents parking permits within the existing on-street parking

scheme. It is recommended that the applicant advises future owner/tenants of this' and condition reasons to include Cambridge Local Plan policies.

The meeting ended at 9.45pm.

CHAIR