



**East Area Committee**  
**18 December 2003**  
**7.30pm – 10.10pm**  
**15 January 2004 (adj.)**  
**7.30pm – 9.45pm**



East Area comprises Abbey, Coleridge, Romsey and Petersfield wards

## Minutes & Actions

**Present:** Councillors: **Abbey** (John Durrant, Caroline Hart)  
**18/12/03** **Coleridge** (Ruth Bagnall, Jeremy Benstead)  
**Romsey** (Iain Coleman, Sarah Ellis-Miller, Catherine Smart),  
**Petersfield** (Kevin Blencowe, Ben Bradnack, Patricia Wright)  
**Also**  
**Present:** County Councillor: Martin Ballard (Coleridge)

**Present:** Councillors: **Abbey** (John Durrant, Caroline Hart, Richard Smith)  
**15/01/04** **Coleridge** (Jeremy Benstead, Berni Callaghan)  
**Romsey** (Iain Coleman, Catherine Smart),  
**Petersfield** (Kevin Blencowe, Ben Bradnack, Patricia Wright)

Additional information for public: City Council officers can also be emailed [firstname.lastname@cambridge.gov.uk](mailto:firstname.lastname@cambridge.gov.uk)  
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 Members of the City Council have individual email addresses which are listed on the City Council website:  
[www.cambridge.gov.uk/councillors/members.htm](http://www.cambridge.gov.uk/councillors/members.htm)  
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### 04/01 MINUTES

### Action by

The minutes of the meeting held on 23 October/18 November were confirmed as a correct record

### 04/02 APOLOGIES

On 18 December 2003 apologies for absence were received from City Councillors Berni Callaghan and Richard Smith and County Councillors Colin Shaw (Abbey), Bachan Bhalla (Petersfield)

On 15 January 2004 apologies for absence were received from

City Councillors Cllrs Bagnall and Ellis-Miller and County Councillors Martin Ballard, Bachan Bhalla, Joe Gluza and Colin Shaw

#### **04/03 OPEN FORUM**

##### **Traffic Lights at Barnwell Road Junction**

Any information on the lights in Barnwell Road? They should have been in before school started in September.

Street  
Scene

#### **04/04 ANTI SOCIAL BEHAVIOUR UPDATE**

Members noted an update on the latest position on the discussion and action arising from the meeting of the Committee on 23 October 2003. The Council at a specially convened meeting had decided to make a byelaw to control drinking and the application for the byelaw had been submitted to the office of the Deputy Prime Minister for approval.

#### **04/05 DECLARATIONS OF INTEREST**

Cllr Smart declared a personal interest in Planning Application 11, C/03/31252/FP, as her property was adjacent to the site. Cllr Durrant declared a personal interest in relation to as he was a Friend of the Leper Chapel in relation to an Environmental Improvement Grant application see minute 04/06 below.

Cllrs Durrant and R Smith declared personal interests in relation to the report on Environmental Improvement Grants as members of the Management Committee of East Barnwell Community Centre

#### **04/06 LOCAL NATURE RESERVES IN EAST AREA**

The Committee heard from Ellis Selway, Community Liaison Officer on the development of local nature reserves throughout the city, and with particular reference to the East area.

##### **Resolved**

The members of East Area Committee be invited to site inspections of relevant Nature Reserves.

Ellis  
Selway  
01223  
457367

#### **04/06 ENVIRONMENTAL IMPROVEMENT GRANTS PROGRAMME**

The Environmental Projects Officer (Helen Hepburn) asked the Committee to consider a list of the potential environmental improvement schemes and decide whether they should be approved for implementation in the current year, approved for further investigation and detailed design for subsequent approval by the Committee, or no longer be considered. She also asked for further suggestions for projects.

15/01/04

**Resolved**

That the schemes be dealt with as set out in the appendix to these minutes

Helen  
Hepburn  
01223  
457134

**04/07 APPLICATIONS FOR PLANNING PERMISSION**

At the beginning of the debate of this item on 18 December 03, Councillors Bagnall, Bradnack and Benstead (and Councillor Callaghan on 15 January 04) said that they would not be taking part in the determination of planning applications as it would inhibit their ability to represent residents in their wards. They also felt that they lacked expertise in planning matters and that the members of the Planning Committee had acquired such expertise and were the proper body to consider applications. These members withdrew from participation in the Committee, and sat with the public.

The Chair said that he was aware that a number of applications would not be determined during the evening of 18 December 03 and that a date had been set aside for consideration of all those applications which would not be considered. He apologised to members of the public for any inconvenience.

The Committee noted that:

An amendment sheet had been circulated to members of the Committee prior to the meeting and made available to the public attending the meeting,

The applications set out below were considered on either the 18 December 2003 or 15 January 2004 as indicated.

**1 (18/12/03)**

**Application No:** 03/0945/FP

**Site:** 217 Newmarket Road

**Proposal:** Demolition of workshop building (1150m<sup>2</sup>), showroom extension (250m<sup>2</sup>) and link (85m<sup>2</sup>), external cladding, resurfacing and security fencing.

**Applicant:** Wests Garage

**PSR –**

**Recommendation:** Approve

**Refused:** (by 4 votes to 3) for reasons to be drawn up by the officers' and agreed by Chair and Spokesperson and based on the concern that the increase in car sales activity, both from within the extensions to the buildings and the additional car sales from external areas will generate increased numbers of movements by car transporters which have no appropriate place to turn round on or off site. Conflict with Local Plan Policies EO1 and BE2.

**2** (15/01/04)

**Application No:** 03/1593/FP

**Site:** 293 Cherry Hinton Road

**Proposal:** Change of use from dwelling house to guest house including erection of two storey side extension and part single, part two storey rear extension

**Applicant:** Mr Dickson and Mrs Hills

**PSR:**

**Recommendation**

**APPROVED:** (unanimously) subject to the conditions set out in the officer's report and the following additional conditions:

Prior to the commencement of development, details of parking arrangements, which will include necessary visibility splays, and drainage (to include an oil/petrol interceptor) shall be submitted to the local planning authority for approval which is to be given in writing. The scheme shall be implemented in accordance with that agreed.

The construction of the extension hereby approved may not proceed until such time as the parking of motor vehicles in the front garden of the property has ceased. Notwithstanding permitted development rights as set out in the Town and Country Planning (General Permitted Development) Order 1995(as amended), once ceased the area between the front of the building and the highway may not again be used for the parking of cars without the express permission of the local planning authority.

And the following additional informatives:

The developer should contact the Highway Authority, or it's Agent, to arrange construction of any works within, or disturbance of, or interference with, the Public Highway, and that all costs associated with such works shall be borne by the developer.

The developer will neither be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection.

No window or door will be allowed to open over a highway, and no foundation or footing for the structure will be allowed to encroach under the Public Highway.

The granting of planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

The applicant should provide 2m x 2m pedestrian visibility splays at the back of the footway by maintaining planting and walls to a height of 0.6m or less.

**3** (18/12/03)

**Application No:** 03/0790/FP

**Site:** 202 Perne Road

**Proposal:** Erection of a pair of semi-detached houses (following

demolition of existing bungalows

**Applicant:** Mr F Pascuzzi

**PSR:** Mr Curley for applicant

**Recommendation:** Refuse

**Refused:** (by 7 votes to 0) for reasons to be drawn up by the officers' and agreed by Chair and Spokesperson and including a reason regarding the scale and form of the buildings at the entrance to the cul-de-sac, making reference to Local Plan policies BE2 and BE4 and deleting the reason regarding lack of cycle provision which the report explains could be addressed by condition.

(The following reasons and informative were subsequently agreed)

1. The entire footprint of the building and most of the development site falls within the Public Flight Safety Zone from Cambridge Airport. This area is defined by the Department for Transport as within which there is an increased risk of incident. There is a presumption against any new or replacement dwellings within this zone. For this reason the application is contrary to government advice given in the Department for Transport Circular 1/2002.
2. The layout and provision of car parking spaces proposed, specifically the tandem parking is unacceptable in that it is a form likely to increase numbers of reversing movements in close proximity to a difficult junction. For this reason the application is detrimental to highway safety and fails to meet the requirements of Policy TR22 of the Cambridge Local Plan 1996 the Housing Development and Design Guide 2001 and in addition the adopted Cycle and Car Parking Standards 2003.
3. The scale and form of the buildings proposed relates poorly to the neighbours and this, together with the proposed sitting would unduly dominate and make oppressive this entrance to the cul-de-sac. For these reasons the proposal is contrary to policies BE2 and BE4 of the Cambridge Local Plan (1996).
4. The proposed development does not make provision for public open space and community facilities in accordance with the Planning Obligation Strategy that was adopted as Supplementary Planning Guidance in July 2002. The proposal therefore fails to comply with Policies RL3 and CS3 of the Cambridge Local Plan (1996).

#### INFORMATIVE

The applicant is advised that, in the event of an appeal being lodged against this refusal of planning permission, the City Council will bring forward to the appeal a draft section 106 agreement requiring a contribution in lieu of open space and community development provision.

**4** (15/01/04)

**Application No:** 03/0941/FP

**Site:** 19 Hills Road

**Proposal:** Change of Use from warehouse to residential and

construction of 1 new dwelling

**Applicant:** Novo design

**PSR:**

**Recommendation:** Approve

**Approved:** (unanimously) subject to the conditions and informatives set out in the officer's report and completion of a section 106 agreement and the additional informative:

The applicant is advised that Conservation Area Consent is required for demolition of the existing building.

**5** (15/01/04)

**Application No:** 03/1171/FP

**Site:** Land at 27 – 35 Seymour Street

**Proposal:** Erection of 1 three bedroom wheelchair house and 2 two bedroom lifetime homes

**Applicant:** King Street Housing Society

**PSR:**

**Recommendation:** Approve

**Approved:** (unanimously) subject to the conditions and informatives set out in the officer's report and completion of a section 106 agreement

**6** (18/12/03)

**Application No:** 03/1208/FP

**Site:** 166 Thoday Street

**Proposal:** Erection of a rear roof extension

**Applicant:** Miss S Boyle

**PSR:** Mr Boyle for applicant

**Recommendation:** Refuse

**Approved:** (by 7 votes to 0) (no conditions applicable)

**7** (15/01/04)

**Application No:** 03/ 1136/FP

**Site:** 2 Natal Road

**Proposal:** Revision of planning application C/02/1152/FP to alter rear bedroom window of house no 1

**Applicant:** Heddon Management Ltd

**PSR:**

**Recommendation:** Approve

**Approved:** (unanimously) subject to the conditions and informatives set out in the officer's report

**8** (15/01/04)

**Application No:** 03/1162/FP

**Site:** Former Coral Park Site, Henley Road, Coldhams Lane

**Proposal:** Installation of 3 double sided estate agents signs with halo effect illumination

**Applicant:** Cambridge Retail Park, C/O Merrill Lunch Investment

**PSR:****Recommendation:** Approve**Approved:** (by 5 votes to 2) subject to the conditions and informatives set out in the officer's report**9** (15/01/04)**Application No:** 03/1227/FP**Site:** Queen Anne Terrace Car Park, Gonville Place**Proposal:** Installation of a non-illuminated car park entrance sign**Applicant:** Cambridge City Council**PSR:** -**Recommendation:** Approve**Approved:** (by 6 votes to nil) subject to the conditions and informatives set out in the officer's report**10** (18/12/03)**Application No:** 03/0937/FP**Site:** Land adjacent to 31 Ross Street**Proposal:** Erection of end terrace dwelling**Applicant:** Mr K Malik**PSR:** Dr Clarke (resident), Miss Patel (for applicant)**Recommendation:** Approve**Approved:** subject to the conditions and informatives set out in the officer's report and an additional condition requiring the roof to the single storey rear kitchen wing being hipped in a manner to be agreed in writing with the local planning authority before work on that roof commences.

And regular ongoing monitoring of the development of the site by the officers.

**11** (15/01/04)**Application No:** 03/1252/FP**Site:** 5 Glisson Road**Proposal:** Change of Use from offices to lecture room**Applicant:** Mrs T Kerr**PSR:** Mr F Gawthrop (Resident's Association), Mrs T Kerr (applicant)**Recommendation:** Approve**Approved:** (unanimously) subject to the conditions and informatives set out in the officer's report and the amendment of condition 3 to read:

3. The use hereby permitted shall be restricted to a lecture theatre only and no live or amplified recorded music shall be played on the premises.

**12** (18/12/03)**Application No:** 03/1098/FP**Site:** 42 Mill Road**Proposal:** Change of Use from Class A1 (Retail) to Class 2 (Estate

Agency)

**Applicant:** Mrs M Ferro

**PSR:** Mr Bill Wilson for applicant

**Recommendation:** Refuse

**Approved:** (by 6 votes to 0) subject to conditions and informatives to be drawn up by the officers and agreed in consultation with the Chair and Spokesperson.

**04/08 ADJOURNMENT OF MEETING**

18/12/03

The Chair adjourned the meeting at 10.05pm the remaining business would be considered at a meeting of the Committee on 18 December.

**04/09 CONSULTATION ON CHANGES TO THE MANAGEMENT OF JOINT USE CENTRES**

18/12/03

The Committee noted that the report by the Head of Community Development would be heard at the next scheduled meeting of the Committee on 5 February

**04/10 DATES AND LOCATIONS OF FUTURE COMMITTEES**

18/12/03

The committee was to consider the location of its meetings and at the suggestion of the chair, in view of the number of planning applications being submitted to the committee, to consider whether to defer all planning applications to an adjourned date in order to give some certainty to applicants, members and the public.

Members also noted that the next scheduled date of the meeting was 5 February, on which the West/Central Area Committee was to meet.

Councillor Smart and others had pointed out that the 15 April, a scheduled meeting date for the committee, would fall within Easter week and might prove difficult for members to attend.

**Resolved**

1 To hold the next two meetings at Brickfields Community Church Cheddars Lane, and explore other venues subsequently.

2 To recommend that consideration be given by the Leader and the Council to amending the Constitution to allow the Committee to consider planning applications at an adjourned meeting and set the dates for the adjourned meetings in advance.

3 To hold the next two meetings on the dates on which they had been scheduled, as it would be difficult to set meeting dates which would not coincide with other council meetings or be convenient for all members to attend.

| Ward        | Project                              | Description   | Estimated Cost                                     | Amount  | Decision   |
|-------------|--------------------------------------|---|--|---|--|
| Abbey       | Barnwell Rd shops                    | Refurbish planting beds   | £2000 approx                                       | £2000   | Support bid  |
|             | East Barnwell Community Centre       | upgrade a planting bed near the car park with low maintenance shrubs. Highly visible from Newmarket Road. | Planting £3500<br>Improve surfacing etc £10000 inc |   | Hold over to following year  |
|             | Newmarket Road Cemetery              | Contribution towards sculpture for the Children's Section   | £5000  |   | Should be charged to city wide budget and considered under the Percentage for Arts Sceme |
|             | Chapel of St Mary's Magdelene        | Replacement of wooden railings to metal to match existing railings. Highly visible location.              | £3000  | £6000   | Support bid but review costs   |
| Coleridge   |                                      |   |  |   | Subject to suggestions being made for bids, hold over                                    |
| Petersfield | Mill Road hanging baskets            | Highly visible and 'instant' improvement  | £5300  | £8000   | Support bid and continue scheme over to Romsey   |
|             | Tenison Rd – adj Salvation Army Hall | Anti-litter cover to side passageway that is used as a tip  | £6000  |   | Not supported  |
|             | York Street/Rope Walk                | Lighting of rear accessway.   | £5000 min  |   | Hold over  |
|             | Kerridge Close                       | Removal of 2 trees and improvement of garden area   | Local Resident                                     | £2500 already committed   | Supported bid  |
|             | Gwydir Street                        | Entrance to small council-owned estate. Area  | Cllr Bradnack                                      | £3000   | Hold over and bring back to committee  |
| Romsey      | Cromwell/Brampton Rd Rear Access     | Improvement of rear access way.   | Local residents                                    | Estimate £100000. Petition considered at Environment on 18.03.03 Since then no feedback from residents. | Contribution only – say £10000<br><br>Submit to Environment Committee                    |
|             | Mill Rd – Shop Forecourts            |   | Former Cllr Gilchrist /Mill Rd Traders             | £30 000   | Support bid subject to consultation on extent of scheme                                  |