

**PLANNING COMMITTEE**2 June 2004  
9.30 am – 3.20pm

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

**FOR THE INFORMATION OF THE COUNCIL****RETIRING COUNCILLORS**

The Chair said that Councillors Harrison and Schofield were not standing for election on 10 June and this meeting would therefore be their last as members of the Committee. He thanked them for their contribution and commitment to the work of the committee.

**04/plan/29 MINUTES**

The minutes of the meetings of the Committee held on 7 April and 5 May 2004 were confirmed as correct records.

**04/plan/30 APOLOGIES**

Apologies for absence were received from Councillor Dryden

**04/plan/31 DECLARATIONS OF INTEREST**

Code of Conduct personal interests were declared as follows.

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>
Blencowe	C/03/1223/FP	Spectator, Abbey Stadium
Dixon	C/04/0368/FP	Former teacher at VIth Form College
Schofield	C/03/1223/FP	Spectator, Abbey Stadium
Slatter	C/04/0429/FP	Known to applicants, St Faith's School

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.

<b>Councillor</b>	<b>Item</b>	<b>Nature of Interest</b>
R Smith	C/03/1223/FP	As an Associate Director of Cambridge United FC, the applicants.

**04/plan/32 PLANNING APPLICATIONS**

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

**04/plan/33 PLANNING CODE OF GOOD PRACTICE**

The Head of Legal and Democratic Services said that it was generally recognised as good practice for local planning authorities to adopt a planning code for members as a supplement to the more general Code of Conduct.

The Council's Standards Committee supported the introduction of a planning code for Cambridge. An informal consultation with the Planning Committee had been supportive of this approach also, although members were keen that any code should reflect established practice in Cambridge. The Code placed before members drew inspiration from, but did not follow in all respects, a model code prepared by the Association of Council Secretaries and Solicitors.

A draft planning code had been circulated for the Committee's comments. The draft code had also been sent separately to all councillors, as all councillors were involved in planning decisions as members of area committees. The Chair and Labour Group Spokesperson had made further comments and these had been circulated prior to the meeting.

The Committee's comments would be drawn to the attention of the Standards Committee on 30 June along with any comments received from individual members. The final decision on adoption of the Code would be made by the Council at its meeting on 9 September.

The Committee considered the draft Code and commented on the text.

**Resolved** that the Draft Code as amended be submitted to the Standards Committee.

04/plan/34    **OBJECTION TO TREE PRESERVATION ORDER 3/04: 21 TRAFALGAR STREET**

The applicants had withdrawn the application for declaration of a Tree preservation Order.

**CHAIR**

**Planning Committee  
2 June 2004****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/03/1370/FP****Site**

Red House, 27-29, Station Road

**Proposal**

Erection of mixed use building comprising 54no. apartments (studio 1, 2 &amp; 3 bed), and 23no. affordable apartments (1&amp;2 bed), two class A1 retail units, and associated underground parking, landscaping and public art.

**Applicant**

Domaine Developments Ltd, 63 Brushfield Street, London

**APPROVED**

(by 8 votes to 0) subject to the conditions and section 106 agreement set out in the officers report and the additional/amended conditions set out below:

that the application be **REFUSED** if the S106 agreement fails to be completed (See note below).

Additional condition 29 - The car parking approved as part of this development shall not be used by owner/occupiers or staff of the retail units hereby approved.

Additional condition 30 - No development shall commence until details of facilities for storage of the vehicle to be used for moving refuse bins and other containers to the site frontage for collection have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details

Amended condition 5 - Notwithstanding the details shown on the approved plans, arrangements for the provision of 20 surface level cycle parking spaces shall be submitted to and approved by the local planning authority in writing prior to installation. The development shall be carried out in accordance with the approved details.

Amended condition 6 - The development hereby permitted shall not be occupied until a system of car parking management has been submitted to and approved by the local planning authority in writing. The system of car parking management shall include access to an equitable allocation of car parking spaces for use by the occupiers of the affordable housing units that form part of the approved development and exclude the letting of car parking spaces to commercial interests. The approved development shall not be occupied until the approved car parking management system is in place and thereafter, any proposal to replace the approved system of car parking shall be submitted to and approved by the local planning authority in writing before the approved system is discontinued and the

replacement is introduced.

(NOTE: The Section 106 Agreement will not be finalised until after the Environment Scrutiny Committee and Executive Councillor's consideration of the strategy for the infrastructure fund which forms part of the Cambridge Station Area Development Framework.

In the event that the planning obligation required in connection with this planning application is not completed by the target date (31 October 2004) for determining this application, it is recommended that this planning application be reviewed and, following consultation with Chair and Spokes of this Committee / Head of Development Services, REFUSED planning permission for the reason set out in the report.)

**2**

**Application No**

**C/04/0297/FP**

**Site**

112-122, Wulfstan Way

**Proposal**

Erection of group home for the elderly with mental health problems and 2no 2 bedroomed dwelling.

**Applicant**

King Street Housing Society, 89 King Street, Cambridge

**APPROVED**

(by 7 votes to 0) subject to the conditions and completion of a S106 Agreement set out in the officer's report

**3**

**Application No**

**C/04/0214/FP**

**Site**

Brook House, Seymour Street, CB1 3DJ

**Proposal**

Renovation of care house including two storey extensions and alterations to provide 40 additional bed spaces, alterations to car park and new landscaping.

**Applicant**

Excelcare, C/o JWPC Ltd, 1 The Quadrangle, Banbury Road, Woodstock

**APPROVED**

(by 8 votes to 0) subject to the conditions and completion of a S106 Agreement set out in the officer's report and the following additional informative: The applicants are advised that on 1 October 2004 the Disability and Discrimination Act (1995) (DDA) will necessitate that where there is a physical feature that makes it impossible or unreasonably difficult for a disabled person to make use of a service, service providers will have to take all reasonable steps to remove, alter or avoid it if the service cannot be provided by a reasonable alternative method. The owners may be at risk from legal action under the Act if there is no provision for hearing loops in communal areas.

The DDA defines disability as "a physical or mental impairment which has a substantial and long term adverse effect on [the person's] ability to carry out normal day to day activities. Guidance for the DDA says that an "inability to hold a conversation with someone talking in a normal voice" or an "inability to hear and understand another person speaking clearly over the voice telephone" counts as a substantial adverse effect under the Act.

From 1 October 2004, you will have to consider making physical changes to your building where it is impossible or unreasonably difficult

for a disabled person to use your services. This means that you may have to install permanent induction loops, electronic display boards or videophones, for example.

Furthermore, it will be appropriate to ensure that signage within the building is suitably designed in order that the visually impaired are able to navigate the building without undue difficulty.

4

**Application No**  
**Site**  
**Proposal**  
**Applicant**  
**APPROVED**

**C/04/0429/FP**

St Faiths School, Trumpington Road, CB2 2AG

Erection of new music, design & technology centre.

St Faiths School, Trumpington Road, Cambridge

(by 8 votes to 0) subject to the conditions and completion of S106 Agreement set out in the officers' report and the following informative:

The applicants are advised that on 1 October 2004 the Disability and Discrimination Act (1995) (DDA) will necessitate that where there is a physical feature that makes it impossible or unreasonably difficult for a disabled person to make use of a service, service providers will have to take all reasonable steps to remove, alter or avoid it if the service cannot be provided by a reasonable alternative method. The owners may be at risk from legal action under the Act if there is no provision for hearing loops in communal areas.

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From 1 October 2004, you will have to consider making physical changes to your building where it is impossible or unreasonably difficult for a disabled person to use your services. This means that you may have to install permanent induction loops, electronic display boards or videophones, for example.

Furthermore, it will be appropriate to ensure that signage within the building is suitably designed in order that the visually impaired are able to navigate the building without undue difficulty.

In the event that the planning obligation required in connection with this planning application is not completed by the target date 19 July 2004 for determining this application, it is recommended that this planning application be reviewed and, following consultation with Head of Development Services, be **REFUSED** planning permission for the reason set out in the officer's report.

5

**Application No**  
**Site**  
**Proposal**

**C/04/0368/RM**

Sixth Form College, Long Road, CB2 2PX

Erection of sports development facility with associated changing facilities (following outline application C/99/0085/OP).

**Applicant**

Relkin Construction, C/o The Billington Consultancy, Unit 2A Station Yard, Station Road, Sandbach, Cheshire

**PSR**

R Hockley (Long Road Sixth Form College)

**APPROVED**

(by 8 votes to 0) subject to the condition and informatives set out in the officer's report

6

**Application No**  
**Site**  
**Proposal**

**C/03/1223/FP**

Abbey Stadium, Newmarket Road, CB5 8LN

Redevelopment of stadium, including construction of new North stand, provision of new supporters' club, crèche, D2 leisure space, health and fitness suite, 86-bedroom hotel, extension to existing main stand and associated car parking (following demolition of existing supporters' club and north stand building).

**Applicant**

Cambridge United Football Club, Abbey Stadium, Newmarket Road, Cambridge

**PSR**

L Webb (Sec of Fans United), N Waterson (Agent for applicant)

**APPROVED**

(by 8 votes to 0) subject to the conditions, informatives and completion of a S106 Agreement set out in the officers' report, and the following additional and amended conditions:

Amended Condition 24: All social events held in the function rooms of the redeveloped East Stand shall finish by 11pm and the rooms shall be vacated by Midnight.

Amended Condition 25: The health and fitness suite and D2 leisure space within the redeveloped North Stand shall not be open outside the following hours: 06.30am – 11.00pm Mondays to Sundays inclusive.

Amended Condition 30: Prior to the commencement of occupation of the D2 leisure space within the proposed North Stand full details of the precise nature of the use shall be submitted to and approved by the local planning authority in writing. The leisure space shall thereafter be occupied in accordance with the approved use or such other use as is subsequently approved in writing by the local planning authority. The D2 leisure space within the proposed North Stand shall not be used as a nightclub.

Amended Condition 32: Before development commences, an assessment shall be carried out of the impact upon the prospective occupants of the hotel and the occupiers of dwellings adjacent to the application site of traffic noise, noise from the football pitch, function suites in the East Stand and supporters club, crèche and leisure uses in the North Stand. This assessment shall be carried out in accordance with Planning Policy Guidance Note 24: 'Planning and Noise' and shall include details of any necessary remedial measures. The development shall then be implemented in accordance with that agreed.

Conditions 14 and 33 to be merged to be replaced with a reworded condition 14.

And the following additional informative:

The applicant is advised that the Council places great importance on members of the disabled community, including wheelchair users, being able to use the hotel with the same ease as any members of the community. The Club is, therefore, urged to ensure that any prospective occupiers of the hotel, prior to agreeing final specifications for the interior of the hotel, enter into discussions with a wide range of disabled interest groups, particularly local ones and the City Council Access Officer at the earliest opportunity, to ensure that the needs are understood and the best possible provision is made. It is suggested that at least three rooms are designed to specifically cater for the disabled and have bathrooms which have flat floored showers that both wheelchair users and disabled people who can stand can fully use.

**AGENDA ITEM 6**

**Application No**

**C/03/0676/0P**

**Site**

Land adjacent to Trumpington car park & ride site

**Proposal**

Erection of temporary two and three storey magistrates' courthouse with access and car parking, amendment of Condition 5 of Draft Planning Permission.

**Applicant**

Grand Arcade Partnership, 78 Grosvenor Street, London

**PSR**

**APPROVED**

(by 8 votes to 0) that condition 5 of the draft planning permission be amended as set out in the officers' report.