

PLANNING COMMITTEE20 October 2004
9.30 am – 2.00pm

Present: Councillors, Baker (Chair), Bailey, Blencowe, Dixon, Dryden, Hipkin, Reid, Slatter, R Smith.

FOR THE INFORMATION OF THE COUNCIL04/plan/52 **MINUTES**

The minutes of the meetings held on 25th August and 22nd September were signed by the Chair.

04/plan/53 **APOLOGIES**

There were no apologies for absence

04/plan/54 **DECLARATIONS OF INTEREST**

Code of Conduct personal interests were declared as follows.

Councillor	Application	Nature of Interest
Baker	C/04/0632/FP	Fellow of Emmanuel College, to which the application site is adjacent.
Reid	C/04/0632/FP	Member of Cambridge Cycling Campaign
Slatter	C/04/0632/FP	Member of Cambridge Cycling Campaign

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.

Councillor	Application	Nature of Interest
Dixon	C/04/0751/RM	Chair of City Centre Development Scrutiny Committee, the City Council is part of Grand Arcade Partnership, the applicant.

04/plan/55 **PLANNING APPLICATIONS**

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

CHAIR

**Planning Committee
20 October 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/03/0611/OP

Site

Land adjoining Fitzwilliam Road and, Clarendon Road

Proposal

Outline application for residential development (3.14 ha), including the demolition of No's 18-22 (evens) Fitzwilliam Road.

Applicant

Cambridge University Press, C/o Bidwells, Trumpington Road

PSR

M Chisholm (Residents' Association)

APPROVED

by 4 votes to 2 subject to the conditions and informatives set out in the officers' report and to the completion of a S106 Agreement by 20 January 2005 (the final detailed heads of terms of the Agreement to be agreed by the Head of Development Services) and the following:

Additional Conditions and Informatives to be inserted after condition 3 – existing conditions 4 to 14 to be renumbered accordingly:

4 Approval of the final number of dwellings to be accommodated on the development shall be obtained from the local planning authority as part of the submission of reserved matters. For the avoidance of doubt, no approval is hereby given for a precise number of dwelling units or a specific density.

Reason – To define the terms of the permission and to ensure that all necessary information is available to enable an assessment of the detail of the development to be undertaken in accordance with the Development Plan.

Related Additional Informative – The Applicant is advised that in relation to Condition 4 the contents of the Transport Assessments which support this application and which state an intention for the development to comprise 408 dwellings should not be regarded as any indication that this scale of development is acceptable on the application site. It is the opinion of the Local Planning Authority the determination of an appropriate scale of development on the site can only be determined in the light of further information which form the basis of the reserved matters submission.

16 Prior to the commencement of development a review of the potential land contamination shall be carried out. This shall include a desk top study and site walk over and risk assessment and remediation scheme to be approved by the local planning authority

Reason – To protect the amenities of the future occupiers of the proposed development. (Cambridge Local Plan 1996 Policy EO12)

17 The ground conditions of the site must be subject to a detailed intrusive investigation to establish their suitability for the proposed end use. Samples and analysis of current soils, site assessment and an action plan to remedy any contamination must be agreed in writing by the local planning authority, and carried out prior to the commencement of any other works in relation to the development of the site, unless otherwise agreed in writing by the local planning authority. The local planning authority is to be consulted at all key stages in this contamination investigation process and any associated remedial action that may be necessary.

Reason – To protect the amenities of the future occupiers of the proposed development. (Cambridge Local Plan 1996 Policy EO12)
Informative – Considerate Contractors

And an additional Head of Term for the Section 106 Agreement:

An obligation stating that if the development exceeds 408 units, a further Transportation Assessment will be required and that if is demonstrated through such an Assessment that further mitigation measures are needed as a result of the increase, the developer will enter into a further s106 agreement at reserved matters stage to implement those measures.

2

Application No
Site
Proposal

C/04/0632/FP

Bradwells Court, CB1 1NH

Comprehensive redevelopment providing units for purposes within Classes A1(retail) & A3(Food & drink); 15 residential apartments; the creation of new public spaces, including the re-opening of Christs Lane; associated highway works, servicing; and landscaping.

Applicant

Ravenseft Properties Ltd, C/o Turley Associates, 20 Dering Street, London

PSR

K Preston (resident) J Woodburn (Cycling Campaign) S Hudspith (Applicant)

APPROVED

by 7 votes to 1 subject to no objection being raised by the Secretary of State, completion of a section 106 agreement by 1 December 2004 and the conditions and informatives set out in the officers' report.

3

Application No
Site
Proposal

C/04/0883/FP

10 Long Road, CB2 2PS

Erection of a block of 12no flats (residential development) following demolition of existing dwelling.

Applicant

Mr & Mrs Coke, c/o Januarys, 7 Dukes Court, 54-62 Newmarket Road

Withdrawn by applicant

4

Application No

C/04/0846/FP

Site Proposal	7 West Road, CB3 9DP Erection of 4 storey faculty building for Land Economy Dept of the University of Cambridge in place of existing Criminology Faculty building, including some tree removals.
Applicant	The University of Cambridge, c/o Estate Management and Building Services. 74 Trumpington Street
PSR	-
APPROVED	by 7 votes to 0, subject to completion of a S106 agreement by 25 October 2004, and the conditions and informatives set out in the officers' report and the following additional condition: 20 Prior to the commencement of development, details of wheel washing, dust suppression provisions on site and site lighting during construction shall be submitted in writing and approved by the local planning authority and implemented in accordance with the approved details; and the amendment to the tree protection conditions to address the comments of the Arboricultural Officer. And an additional informative to address the recommendations of the Disability Consultative Panel
5	
Application No	C/04/0440/FP
Site	87 East Road, CB1 1BX
Proposal	Erection of 3no 1 bedroom flats and 7no 2 bedroom flats over ground floor restaurant.
Applicant	Mr R Corcoran, Motor Ace Car Sales, 87 East Road
Withdrawn	
6	
Application No	C/04/0751/FP
Site	Land to the West of, Hauxton Road
Proposal	Erection of temporary two and three storey Magistrates Court with access and car parking.
Applicant	Grand Arcade Partnership, 70 Grosvenor Street, London
PSR	-
APPROVED	by 6 votes to 0 subject to completion of a S106 Agreement and the conditions and informatives set out in the officers' report subject to the amendment of condition 3 to read: 3 The temporary building and ancillary car parking and access works hereby permitted shall be removed from the site and the land restored to its former condition in accordance with a scheme of works submitted to and approved in writing by the local planning authority, no later than three months following the occupation by the magistrates of the permanent court premises approved under planning permission C/03/1011/FP or other permanent magistrates court premises for Cambridge. Reason: The building materials are considered to be inappropriate for this site for more than a temporary period.