

PLANNING COMMITTEE

17 November 2004

9.30 am – 2.45pm

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

FOR THE INFORMATION OF THE COUNCIL04/plan/56 **APOLOGIES**

Apologies for absence were received from Councillor Dixon.

04/plan/57 **DECLARATIONS OF INTEREST**

Code of Conduct personal interests were declared as follows.

Councillor	Application	Nature of Interest
Baker	C/04/0938/FP	Two friends of his wife had made representations but he had not discussed the application with them.

04/plan/58 **PLANNING APPLICATIONS**

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

CHAIR

**Planning Committee
17 November 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/04/0938/FP

Site

128-136 Victoria Road, Cambridge

Proposal

Erection of residential development (16 units) (6no. 2 bedroom flats, 8 no. 1 bedroom flats and 2 no. studio flats)

Applicant

Hill Residential, c/o Carter Jonas LLP, 6-8 Hills Road, Cambridge

APPROVED

By 9 votes to 0, subject to satisfactory completion of S106 obligation with delegated authority to officers (following consultation with Head of Development Services) to refuse if S106 not completed by 30 November 2004 and to the conditions and informatives as listed in the officer report and to the following additional condition:

“Notwithstanding the details on Drawing no. F298/102A both living/dining room windows (the two easterly windows) in the south elevation of Flat 16 shall be constructed as angled windows to restrict direct southerly views to the gardens of the Victoria Road properties.”

Reason – To protect the amenities of nearby residents/occupiers. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4)

and the following additional informatives:

“The doors to the bathrooms shall open outwards.”

and

“To meet Condition 4, the submission shall include details of the surface for the access, which will need to include a differentiation in material to demonstrate an identified area to be used for people, not in cars.”

To note: after condition 7, the following condition shall be condition 8. Condition 8 should read condition 9 etc...

2**Application No
Site**

C/04/0894/FP

Meadowcroft, Trumpington Road, Cambridge.

Proposal

Proposed residential development of 19 flats following demolition of hotel.

Applicant

Mr & Mrs R Foster, C/o Taylor Vinters, Merlin Place, Milton Road, Cambridge.

PSR

Clive Nicholson (resident); Philip Kratz (for the applicant); Councillor Churchill, Ward Councillor.

APPROVED

by 8 votes to 1, subject to the satisfactory completion of S106 obligation by 17 November 2004 (completed) and to the conditions and informatives set out in the officer report and to the following additional conditions:

“Notwithstanding the approved plans, prior to the residential use of any flat/s, a large scaled site plan shall be submitted to and approved in writing by the Local Planning Authority, showing proposed visibility splays at the junction with Trumpington Road. The visibility splays shall be provided in accordance with the approved details prior to the residential use of any flat/s and shall remain as such unless otherwise agreed in writing by the Local Planning Authority.”

Reason: In the interests of highway safety (Cambridge Local Plan (1996) policy TR27)

“There shall be no access to or external use of the third floor east facing flat roofed areas adjacent to living/dining and bedroom areas, with the exceptional access for maintenance this arrangement shall be maintained unless otherwise agreed in writing by the local planning authority.”

Reason: In order to avoid overlooking to neighbouring properties (Cambridge Local Plan (1996) policy BE2)

3**Application No
Site**

C/04/0745/FP

Cambridge College for Further Education, Young Street, Cambridge

Proposal

Erection of 70 new homes including 14 houses and 56 flats/studios and cafe. (Scheme C).

Applicant

James Development Co Ltd, 123 Victoria Road, Romford, Essex

PSR

Jeremy Emmerson (for the applicant)

APPROVED

by 5 votes to 4, subject to satisfactory completion of S106 obligation by 29 December 2004 with delegated authority to officers (following consultation with Head of Development Services) to refuse if S106 not completed and to the 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE8)

3. The building shall not be occupied until the area identified on the approved plans for car parking has been drained and surfaced in accordance with details submitted to and approved by the local planning authority in writing and that area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 1996 policy TR27)

4. Notwithstanding the submitted plans no development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 1996 policy TR18)

5. Notwithstanding that shown on the submitted plans no development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including

cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE7)

6. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE7)

7. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4)

8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried

out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4)

9. Notwithstanding that shown on the submitted plans no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE25)

10. Before the development hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

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

11. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

12. No development shall take place within the site until the

applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 1996 policies BE40 and BE41)

13. 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)

14. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, a method statement detailing the type of piling and the mitigation measures to be taken to protect nearby premises shall be submitted to and approved by the local planning authority in writing. Development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction process. (Cambridge Local Plan policy EO1)

15. Except with the prior written agreement of the local planning authority in writing no deliveries to or from the café other than between the following hours: 0700 hours to 1900 hours Monday to Friday, 0700 hours to 1900 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)

16. Except with the prior written agreement of the local planning authority in writing there shall be no operation of the café other than between the following hours: 0800 hours to 2200 hours on any day.

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

17. No development shall commence until a noise survey that follows the guidance set out in BS4142:1997 indicating the levels of noise that are likely to emanate from the sheet metal cutting unit and light industrial units on the north side of New Street, and if this

assessment indicates that complaints are likely a scheme of acoustic insulation 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.

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

18. No development shall commence until full details of storage facilities within units A1-A11 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.

Reason: To ensure the affordable housing meets the required standards. (Cambridge Local Plan 1996 policy HO7)

19. Notwithstanding that shown on the submitted plans no development shall commence until full details of the means of ventilation of the basement car park 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.

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

20. Notwithstanding that shown on the submitted plans no development shall commence until full details of amendments to the planting beds on New street to provide defensible space to unit F3 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.

Reason: To safeguard the amenity of the occupiers of unit F3 (Cambridge Local Plan 1996 policy EO1 & BE2)

21. The south facing first floor balconies to plots A6 & A7 shall be omitted.

Reason: To safeguard the privacy of the occupiers of the Brunswick Nursery School. (Cambridge Local Plan Policy BE2).

22. The south facing first floor windows to plots A5, A6, A7 & A8 and second floor windows to plots A9 & A10 shall be obscure glazed. The glazing in these windows shall not be altered without the prior written consent of the local planning authority.

Reason: To safeguard the privacy of the occupiers of the Brunswick Nursery School. (Cambridge Local Plan Policy BE2).

No development shall commence until full details of the rooflights

for the Ragged School 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.

Reason: To conserve and enhance the character and appearance of the Building of Local Interest and the Conservation Area (Cambridgeshire and Peterborough Structure Plan 2003 Policy P7/6 & Cambridge Local Plan 1996 policy BE32)

24. No development shall commence until full details of the layering of the New Street elevations, the glazed and solid elements, the finishes, the weathering details including copings, sills, location of windows within wall etc and how the windows will open 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.

Reason: To conserve and enhance the character and appearance of the Conservation Area (Cambridgeshire and Peterborough Structure Plan 2003 Policy P7/6 & Cambridge Local Plan 1996 policy BE32)

25. Details of any proposed external lighting shall be submitted to and approved in writing by the local planning authority before the buildings are occupied. Development shall be carried out in accordance with the approved details.

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

26. Notwithstanding that shown on the approved plans no development shall commence until full details of disabled parking space allocation 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.

Reason: To ensure appropriate car parking is provided (Cambridge Local Plan 1996 policy TR22)

27. Before the development hereby permitted is commenced, a scheme for the insulation of the buildings and mechanical in order to minimise the level of noise and vibration emanating from the said gates shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

28. No development shall begin until schemes to prevent

overlooking from the development into the Court building and the window at the southern end of the western flank of the Brunswick School have been implemented in accordance with details submitted and approved in writing by the local planning authority.

Reason: To control overlooking in critical areas. (Cambridge Local Plan 1996 policy BE2).

29. There shall be no public access to the café basement .

Reason: To limit the size of the A3 unit in the interests of residential amenity. (Cambridge Local Plan 1996 policy BE2)

and to the informatives listed in the officer report.

The Committee also requested that amended plans for plots Y3 & Y4 be approved by the Chair and Spokesperson of the Committee before the decision notice was issued.

4

**Application No
Site**

C/04/0939/FP
Redevelopment of Hills Road Triangle & Cambridge Railway
Station Site, Station Road, Cambridge

Proposal

Erection of 183 apartments consisting of 140 apartments for private sale, 43 affordable housing units, parking, landscaping and open space.

Applicant

Laing Homes North Thames, Premiere House, Elstree Way,
Borehamwood, Herts.

PSR

Christopher Chippendale (resident); Peter Almqvist (resident);
Marcus Lambert (for the applicant).

DEFERRED

by 5 votes to 2, to enable the following issues to be addressed:

- The applicant be requested to make provision for car parking within the application site for existing occupiers of properties fronting Hills Road.
- The applicant be requested that in providing parking for existing occupiers of properties fronting Hills Road an agreement be secured to preclude parking on the Hills Road frontage in exchange for the provision of parking.
- To enable officers to provide further advice in respect of interpretation of the Station Area Framework with regard to the issues of provision of rear access for properties fronting Hills Road and the cessation of frontage parking to Hills Road.
- To enable officers to comment further on the highway safety implications of the applicants current proposals for dealing with access and parking rights for existing occupiers.

5**Application No
Site**

C/04/1024/FP

4 Devonshire Road, Cambridge

Proposal

Erection of a 12 room student hostel following demolition of existing building.

ApplicantThe Greater Bible Way, Gospel Church, 4 Devonshire Road,
Cambridge.**REFUSED**

by 7 votes to 0.