

PLANNING COMMITTEE

15 December 2004

9.30am – 1.50pm

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

FOR THE INFORMATION OF THE COUNCIL**04/plan/56 APOLOGIES**

Councillor Bailey and Reid.

04/plan/57 DECLARATIONS OF INTEREST

Code of Conduct personal interests were declared as follows.

Councillor	Application	Nature of Interest
R Smith	C/04/0440/FP	Taught applicant's son whilst at school.
K Blencowe	C/04/0939/FP	Advised residents on civil matter

04/plan/58 PLANNING APPLICATIONS

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

CHAIR

**Planning Committee
15 December 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/04/0939/FP
Site	Hills Road, Triangle Site, Cambridge Railway Station Site & Station Road.
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	Cllr Churchill (Ward Cllr); Mr Ellwood (resident); Mrs Burrows (resident); Marcus Lambert (agent for the applicant)
APPROVED	By 5 votes to 1 subject to the conditions and informatives set out in the officer's report and completion of the section 106 agreement by 28 February 2005. In the event that the planning obligation required in connection with this planning application not being completed by 28 February 2005 the planning application be reviewed and following consultation with the Head of Development Services and Chair and Spokes of the Planning Committee, be refused permission for the reasons set out in the officer's report.

Also subject to the following revised conditions:

Condition 12 - No development shall take place until full details of the external treatment to the mews area to the rear of houses facing Hills Road has been submitted to and approved by the local planning authority in writing. Such details shall demonstrate the methods by which safe manoeuvring of motor vehicles will be secured in the interests of the safety, including the provision of refuge areas and shall take the needs of disabled people into account. The development shall be carried out in accordance with the approved details.

Reason – As set out in the officer's report.

Condition 13 – Replace as follows: Notwithstanding the details shown on the approved plans, no works or other development shall take place until full details of all existing trees to be retained and all proposed tree planting, and the proposed times of planting, have been submitted to and approved in writing by the local planning authority, and all tree retention and planting shall be carried out in accordance with those details and at those times.

Reason: To ensure that further consideration is given to the retention of existing trees and the satisfactory implementation of tree planting in the interests of residential and visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan (1996) policies BE2, BE4 and BE7)

Condition 16 – Replace as follows: No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan and supporting information indicating the positions, design, materials and type of boundary treatments to be erected. Such details shall include the means by which rear vehicular/pedestrian access, as appropriate, is to be provided to properties fronting Hills Road and served off the mews court. The boundary treatment shall be completed before the use hereby permitted is commenced 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 – As set out in the officer's report.

Condition 28 - The development hereby approved shall be carried out strictly in accordance with the contaminated land remedial action plan submitted in support of the application. If any unexpected potential contamination is encountered during the development the local planning authority shall be advised and full details of any proposed deviation from the plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of works on site.

Reason – To ensure that remediation measures are carried out and in order to prevent the increased risk of pollution to the water environment and to ensure that contaminated land is appropriately dealt with. (Cambridge Local Plan 1996 policy EO12).

Also subject to the following additional informatives:

In submitting details for discharge of condition 13 the applicant is expected to demonstrate that residents of houses fronting Hills Road have been consulted and their views taken into account with regard to the retention of existing trees.

In submitting details for discharge of condition 16 the applicant is expected to demonstrate that residents of houses fronting Hills Road have been consulted and their views taken into account with regard to the nature of boundary treatment to be constructed.

2

Application No

C/04/0983

Site

Land off Barnwell Road (Marshall Aerospace).

Proposal

Erection of B1 (c) building for use by Marshall Aerospace Ltd. Level changes, car parking, new boundary treatment and landscaping.

Applicant

Marshall Aerospace Ltd.
The Airport
Cambridge

PSR

None

APPROVED

By 7 votes to 0 subject to the conditions set out in the officer's report.

3

Application No

04/1083/FUL

Site

1, 1A, 2, 4-7 All Saints Passage, and 67, 67A, 68-73 Bridge Street
Cambridge Cambridgeshire CB2 3LS

Proposal

Mixed use refurbishment including relocation of doctors surgery; demolition of 1no building; erection of 1no retail building; various changes of use from/to College accommodation/commercial and retail; creation of additional College accommodation and retail; extensions and external alterations; and alterations to access/creation of access.

Applicant

College Of Saint John The Evangelist University Of Cambridge. C/o
Carter Jonas 6-8 Hills Road, Cambridge,

PSR

None

APPROVED

By 7 votes to 0 subject to the satisfactory completion of the s106 agreement by 31 December 2004 and subject to the conditions and informatives set out in the officer's report. In the event that the planning obligation required in connection with this planning application not being completed by 31 December 2004 the planning application be reviewed and following consultation with the Head of Development Services and Chair and Spokes of the Planning Committee, be refused permission for the reasons set out in the officer's report.

Also subject to the following revised conditions:

Condition 23 - There shall be no collections or deliveries or servicing of the retail unit between the hours of 0700 and 0930 and between the hours of 1600 and 1830.

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

4

Application No

04/1070/FUL

Site

Old Divinity School, St Johns Street, Cambridge

Proposal

Change of use from Divinity School to restaurant and bar.

Applicant

The Master And Fellows Of St Johns College, Cambridge

PSR

APPROVED

By 7 votes 0 and subject to satisfactory completion of the S106 agreement and conditions set out in the officer's report. In the event that the planning obligation required in connection with this planning application not being completed by 13 January 2005 the planning application be reviewed and following consultation with the Head of Development Services and Chair and Spokes of the Planning Committee, be refused permission for the reasons set out in the officer's report.

Also subject to the following revised condition:

Notwithstanding the details shown on the submitted drawings, no approval is hereby given to the details shown for the means of access to the building for people with disabilities, further details of which shall be submitted to and approved by the local planning authority before the development commences.

Reason: To ensure the building is accessible by all. (Cambridge Local Plan policies BE13 & BE14).

5

Application No

C/04/1110/FUL

Site

The Former Divinity School, St Johns College

Proposal

Change of use from Divinity School (D1 use) restaurant and bar, (A3 use).

Applicant

The Master and Fellows of St Johns College

c/o Carter Jonas

6-8 Hills Road

Cambridge CB2 1NH

APPROVED

By 7 votes 0 and subject to satisfactory completion of the S106 agreement and conditions set out in the officer's report. In the event that the planning obligation required in connection with this planning application not being completed by 13 January 2005 the planning application be reviewed and following consultation with the

Head of Development Services and Chair and Spokes of the Planning Committee, be refused permission for the reasons set out in the officer's report.

Also subject to the following revised condition:

Notwithstanding the details shown on the submitted drawings, no approval is hereby given to the details shown for the means of access to the building for people with disabilities, further details of which shall be submitted to and approved by the local planning authority before the development commences.

Reason: To ensure the building is accessible by all. (Cambridge Local Plan policies BE13 & BE14).

6

Application No

C/04/0440

Site

87 East Road, Cambridge, 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
Cambridge

APPROVED

By 6 votes 1 and subject to the completion of the section 106 agreement by 28 February 2005 and conditions and informatives as set out in the officer's report. In the event that the planning obligation required in connection with this planning application not being completed by 28 February 2005 the planning application be reviewed and following consultation with the Head of Development Services and Chair and Spokes of the Planning Committee, be refused permission for the following reasons:

The proposed development does not make appropriate provision for transport mitigation measures, public open space, education, community development and public art in accordance with the following policies, standards and proposals Cambridge Local Plan (1996) policies RL3, RL4, RL26, CS3, CS9 and TR2; Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1, and P9/8; Planning Obligation Strategy (2004); the Eastern Corridor Area Transport Plan (2002); Provision of Public Art as Part of New Development Schemes (2002); and Guidance for Interpretation and Implementation of Open Space Standards (2004) adopted as supplementary planning guidance by Cambridge City Council.

Also subject to the following additional condition:

Details, at a scale of 1:20, of the proposed railings and balconies associated with and outside all French windows shall be submitted to and approved in writing by the Local Planning Authority, prior to the development being commenced, and shall be implemented as agreed and retained in that form thereafter, unless written agreement to any change is first given by the Local Planning Authority.

Reason : To safeguard the amenity of neighbouring property (Cambridge Local Plan (1996) Policy BE2)

Also subject to the following additional informatives:

The applicant is advised that future occupants of this residential development will not be entitled to Parking Permits and that they should be advised of this by the vendor when purchasing a flat.

The applicant is advised that the proposed balconies will need to be designed to prevent views out through them, thereby precluding the possibility of overlooking of adjacent property by occupiers seated in the proposed flats.

This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P1/2, P1/3, P5/2, P6/1, P9/8

Cambridge Local Plan (1996):
BE2, BE4, HO7, RL3, RL4, RL26, CS3, CS9, TR2, TR18, TR22

The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

7

Application No

Site

Proposal

Applicant

PSR

04/1062/REM

Homerton College Hills Road Cambridge Cambridgeshire

Erection of 64 Affordable Keyworker Units

Trustees Of Homerton College

Homerton College Hills Road Cambridge Cambridgeshire

None

APPROVED

By 6 votes to 0 subject to the conditions and informatives set out in the officer's report and the following additional condition:

Details of foul and surface water drainage for the site must be submitted to, and approved by, the local planning authority before any work commences on site. The drainage works shall be constructed in accordance with the approved plans.

Reason: To ensure satisfactory drainage of the site (Policy E03 of the Cambridge Local Plan 1996)

Also subject to the following additional informative:

The applicant is reminded that this reserved matters permission is also subject to the relevant conditions attached to the outline permission C/01/0365/OP, and to its associated section 106 agreement.

8**Application No
Site**

C/04/0720
Land West Of, Kathleen Elliott Way, Cambridge, CB1 3RG

Proposal

Construction of new play area.

Applicant

Land Securities Ltd
c/o FPD Savills
Bridge Place
132-134 Hills Road
Cambridge

PSR**APPROVED**

None

By 5 votes to 0 subject to the section 106 agreement being completed by 14 January 2005 and conditions and informatives set out in the officer's report. In the event that the planning obligation required in connection with this planning application not being completed by 14 January 2005 the planning application be reviewed and following consultation with the Head of Development Services and Chair and Spokes of the Planning Committee, be refused permission for the reasons set out in the officer's report.

And the reason to condition 2 being amended to read.

To ensure implementation of an appropriate acoustic boundary treatment, to help mitigate the impact of noise generated by use of the play area and, thereby, to help safeguard the amenity of occupiers of nearby residential properties. (Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/3 and Cambridge Local Plan Policies EO1, BE2, BE4 and BE25)

