

**PLANNING COMMITTEE**20 April 2005  
9.30am – 1.05pm

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

**FOR THE INFORMATION OF THE COUNCIL****05/plan/15 APOLOGIES**

Cllr Reid.

**05/plan/16 DECLARATIONS OF INTEREST**

None

**05/plan/17 OBJECTION TO TREE WORKS APPLICATION TWA 75/05: 18 LONG ROAD**

The Principal Arboricultural Officer introduced the report and recommendation.

Following discussion the committee resolved (by 8 votes to 0) to support the recommendation, as outlined in the officer's report.

**05/plan/18 PLANNING APPLICATIONS**

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

**CHAIR**

**Planning Committee  
20 April 2005****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**

<b>Application No</b>	04/1107/LBC
<b>Site</b>	The Bunker, Former Government Offices, Brooklands Avenue, Cambridge
<b>Proposal</b>	Principle demolition of listed bunker - retaining part of the west wall only at 1.2 metres in height.
<b>Applicant</b>	Countryside Properties (Accordia) Ltd, C/- DTZ Piedad Consulting
<b>Public Speaker(s)</b>	Ms K Charles (applicant), Mr D Eve (oppose for English Heritage) Mr P Law (oppose)
<b>DECISION</b>	<b>Approved</b> (by 5 votes to 2 against officer recommendation) subject to referral to Government Office for the East of England. After assessing the application against the requirements of PPG15, the reasons for approval (see below a–e) were agreed. The conditions for approval (see below 1-7) were also agreed.

**Reasons**

- a) Confirms position of earlier decision prior to listing of the bunker to allow residential development of site.
- b) The retention of the bunker would undermine the merits of the development of the Brooklands Avenue site, would not serve the interests of the wider community, and would undermine the environmental improvements created by the development.
- c) The approved residential scheme for the site brings substantial benefits to the community and to the local environment that outweigh the loss of the bunker. The retention of the bunker would be out of character with the residential use and area.
- d) The recording of the historic heritage of the building can be met by documentary archive and by retaining part of the wall.
- e) Not convinced that there are viable alternative uses for the bunker that would be compatible with the residential development of the site and the visual, environmental and community benefits that this brings.

**Conditions**

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. Unless otherwise agreed in writing, prior to the commencement of any demolition a full photographic and

written record/survey by measured drawing shall be undertaken (depicting the Bunker in detail) and shall be submitted to and approved in writing by the Local Planning Authority in an agreed format. The approved photographic and written record/survey shall then be deposited with the following organisations: the Cambridge Collection of the Central Library, Lion Yard, Cambridge and the County Archive, Shire Hall, Castle Hill, Cambridge.

*Reason:* In order to safeguard the character, appearance and fabric of the listed building and to ensure an historic record of the Bunker is retained (Cambridgeshire and Peterborough Structure Plan (2003) policy P7/6 and Cambridge Local Plan (1996) policy BE34).

3. Prior to the commencement of the demolition hereby approved, a photographic schedule of artefacts to be salvaged and details of their subsequent storage/display shall be submitted to and approved in writing by the Local Planning Authority. The salvage and storage/display shall be carried out in accordance with the approved details.

*Reason:* In order to ensure appropriate historic salvage and storage/display of Bunker artefacts (Cambridgeshire and Peterborough Structure Plan (2003) policy P7/6 and Cambridge Local Plan (1996) policy BE34).

4. Prior to the commencement of demolition, large scale plans shall be submitted to and approved in writing by the Local Planning Authority showing the precise position and extent of the wall to be retained, including its height, finish, the position of any plaques/information signage and associated landscaping proposals in terms of its relationship to the landscaped walk along Hobson's Brook. The works shall be carried out in accordance with the approved details.

*Reason:* In order to ensure appropriate historic salvage and integration of the wall into the Brookland's Avenue residential scheme (Cambridgeshire and Peterborough Structure Plan (2003) policy P7/6 and Cambridge Local Plan (1996) policy BE33, BE34 and BE35).

5. Prior to the commencement of any development, a scheme for the provision and implementation of maintaining ground levels, which shall include a contemporary site level survey to ODN, shall be submitted to and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

*Reason:* To prevent the increased risk of flooding to existing property by raising existing site ground levels thereby obstructing the flow of flood waters (Cambridge Local Plan (1996) policy NE9 and NE11 and PPG25 Development and Flood Risk (2001) advice)

6. Unless otherwise agreed in writing by the Local Planning Authority no demolition shall be carried out or plant operated other than between the following hours: 0800 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)

7. No demolition shall take place until a scheme for protecting nearby residential properties from noise and dust has been submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

2

**Application No**

05/0138/FUL

**Site**

41 Madingley Road, Cambridge

**Proposal**

Erection of a four storey block of flats incorporating 19no. 2 bed flats.

**Applicant**

Hill Partnerships, Unit 4 C/o Unit 2 Osprey House Trinity Business Park, Trinity Way, Chingford, London

**Public Speaker(s)**

Mr N Parkinson (for applicant), Mr Simms (oppose – representing residents association)

**DECISION**

**Approved** (by 7 votes to 1) subject to the conditions and informatives set out in the officer's report; the additional informative set out below; and the satisfactory completion of a section 106 agreement by 18 May 2005. It was also agreed that unless prior agreement has been obtained from Head of Development Services, Chair and Spokes to extend the period for completion of the planning obligation required for this development, if the planning obligation is not completed by 18 May 2005 the application be refused for the reason(s) set out in the officer's report (page 51).

**Informative**

In regard to condition 10 the applicant should be aware of the expectation of the Council that the planting will be evergreen trees interspersed with deciduous trees, semi mature when planted, and that all reasonable efforts should be made to achieve this in the first planting season.

3

**Application No**

05/0017/FUL

**Site**

2 - 3 Selwyn Gardens, Cambridge

**Proposal**

Erection of 18 new bedsitting rooms.

**Applicant**

Pembroke College, Trumpington Street, Cambridge

**Public Speaker(s)**

Mr R Shrimplin (for applicant)

**DECISION**

**Refused** (by 8 votes to 0) for the reasons set out in the officer's report (page 59). It was also agreed that in the event that a successful appeal is lodged against the decision delegated authority is given to officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.

4

**Application No**

05/0069/REM

**Site**

Land at the corner of Scotland Road and Union Lane, Cambridge

**Proposal**

Erection of 19 houses with associated access and parking.

**Applicant**

Ashwell Homes, Botanic House, 100 Hills Road, Cambridge

**Public Speaker(s)**

None

**DECISION**

**Approved** (by 7votes to 0) subject to the conditions and informatives set out in the officer's report (pages 89-91) and additions/changes set out below.

**Condition (9)**

Notwithstanding the approved plans, the detail of all the cycle stores and the pathway access to rear gardens of plots 10 – 16 inclusive are excluded from this permission and alternative details shall be submitted to and approved in writing by the local planning authority before the development is commenced. The approved details shall be implemented before occupation of the dwellings and shall thereafter be retained. To ensure satisfactory provision for the secure storage of bicycles and access to cycle stores and that the details of the development are appropriate. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and TR18).

**First Informative**

It was also agreed that the first informative be deleted and read: *"The developer is reminded that the conditions attached to approval C/03/0622/OP also relate to this development and must be discharged as required by the conditions. For example and for the avoidance of doubt, notwithstanding information submitted, conditions 16 and 23 of C/03/0622/OP have not been discharged"*.

**Reason – Condition 4**

It was also agreed that a reason should be give for condition 4 and read: *"To ensure that the details of the development are appropriate and do not detract from the street. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE8)"*.

5

**Application No**

05/0154/FUL

**Site**

Peterhouse, Trumpington Street, Cambridge

**Proposal**

Alterations to Fen Court, Old Court and Gisborne Court including the construction of 25 new students and fellows residences, creation of a new bar and function room. The alteration of existing student rooms to create ensembles and disabled facilities. Conversion of existing bar, music room, computer room and graduate common room into residential units with attendant enabling and access works and services.

**Applicant**

Peterhouse, Trumpington Street, Cambridge

**Public Speaker(s)**

Mr D Johncox (for applicant)

**DECISION**

**Approved** (by 7 votes to 0) subject to the satisfactory completion

of a section 106 agreement by 10 May 2005; the conditions and informatives set out in the officer's report (pages 107-115); and the additional conditions and informatives set out below (a - o). It was also agreed that unless prior agreement has been obtained from the Head Development Services, Chair and Spokes to extend the period of completion for the planning obligation required for this application, if this is not completed by 10 May 2005 the application will be refused for the reason(s) set out in the officer's report (page 116).

### **Additional conditions**

- (a) Prior to commencement of development, a detailed desk study and site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. Detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless any contamination that may be found shall then be submitted to and approved in writing by the local planning authority. The development shall be implemented in strict accordance with the measures approved. (*Reason:* to ensure that proposals will not cause pollution of controlled waters: Cambridge Local Plan 1996 policies EO3 and EO12.)
- (b) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing by the local planning authority. The scheme shall be constructed and completed in accordance with the approved specification. (*Reason:* to ensure a satisfactory method of surface water drainage: Cambridge Local Plan 1996 policy EO3.)
- (c) Prior to the commencement of any brick or stonework, the choice of brick, bond, mortar mix design and pointing technique must be submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panel must be retained on site for the duration of the works. Development must only take place in accordance with the approved details.  
*Reason:* to ensure that the materials and details employed are appropriate for the conservation area and the context of the listed buildings. (Cambridge Local Plan 1996 policies BE32, BE35, BE37 and BE38.)
- (d) Prior to the commencement of any stonework on the site, details of all stone walling [including columns, strings, quoins, lintels, sills, copings, plinths, and kneelers] and type [including source, colour, texture, coursing, mortar mix design, joint type and thickness, and pointing technique.] must be submitted in the form of large-scale drawings and/or samples and approved in writing by the local planning authority. Sample panel(s), if required, must be retained on site for the duration of the works. Development must take place only in full accordance with the approved details.  
*Reason:* to ensure that the materials and details employed are appropriate for the conservation area and the context of

the listed buildings. (Cambridge Local Plan 1996 policies BE32, BE35, BE37 and BE38.)

- (e) Where brickwork turns a corner other than at 90 degrees, all bricks used shall be either cut solid bricks or brick specials formed to create a continuous junction [in other words no "crossed knuckles" are permitted]. Unless otherwise agreed in writing by the local planning authority, large-scale drawings of the bricks to be used or samples must be submitted the local planning authority, before the commencement of any such work.

*Reason:* to ensure that the materials and details employed are appropriate for the conservation area and the context of the listed buildings. (Cambridge Local Plan 1996 policies BE32, BE35, BE37 and BE38.)

- (f) Before commencement of any brick or stonework, full details of all existing wall / new wall junction(s), including bonding in, fixing, and material matching, are to be submitted to and approved in writing by the local planning authority. Where new walls directly abut existing walls with decorative features [quoins, band courses, mouldings, pilasters, projecting eaves courses and window and door surrounds] new work must be scribed around the existing historic work and not cut into it.

*Reason:* to minimize loss of historic fabric and character of the listed buildings. (Cambridge Local Plan 1996 policies BE37 and BE38.)

- (g) Before commencement of any roofing work, full details of the roofing materials including the type, source, ridge, eaves and hip coverings shall be submitted to the local planning authority as samples and approved in writing. Development shall take place only in full accordance with the approved details.

*Reason:* to ensure that the materials and details employed are appropriate for the conservation area and the context of the listed buildings. (Cambridge Local Plan 1996 policies BE32, BE35, BE37 and BE38.)

- (h) Before commencement of the construction of any dormers or the conical roof of the stair tower, details at a scale of 1:20, showing the construction, materials, rainwater disposal and joinery of the dormers and conical roof must be submitted to and approved in writing by the local planning authority. Development shall take place only in full accordance with the approved details.

*Reason:* to ensure that the materials and details employed are appropriate for the conservation area and the context of the listed buildings. (Cambridge Local Plan 1996 policies BE32, BE35, BE37 and BE38.)

- (i) Before commencement of development, the means of preservation, protection and treatment of the historic south-western boundary wall to the college campus must be agreed in writing by the local planning authority.

*Reason:* to minimize loss of historic fabric and character of the listed buildings. (Cambridge Local Plan 1996 policies BE37 and BE38.)

- (j) Prior to the commencement of work on site, a full

photographic record / survey by measured drawing / salvage of samples must be made depicting the section of the boundary wall to be demolished and a copy deposited with each of the following organisations: the Cambridgeshire Collection of the Central Library, Lion Yard, Cambridge; the County Archive, Shire Hall, Castle Hill, Cambridge and the Local planning authority. The precise number and nature of the photographs / drawings / samples to be taken is to be agreed in advance with the local planning authority and the format in which they are to be displayed is to be agreed with the local planning authority before the deposit is made.

*Reason:* to minimize loss of historic fabric and character of the listed buildings. (Cambridge Local Plan 1996 policies BE37 and BE38.)

- (k) Prior to demolition of the section of listed wall a method statement for the controlled demolition of the wall, the salvaging of materials of construction, and the sustainable recycling of these materials shall be submitted to and approved in writing by the local planning authority. The local planning authority shall then be supplied with written proof of the successful recycling of the materials.

*Reason:* To ensure resource-efficient development.  
(Cambridge Local Plan 1996 policy EO7.)

- (l) Prior to the installation of any external joinery, details of all such joinery must be submitted at a scale of 1:20 to, and approved in writing by the local planning authority. The colour of painting or staining of new external joinery is to be submitted to and approved in writing by the local planning authority by means of the British Standard Number [obtainable from B S Framework for Colour Co-ordination for building purposes, BS 5252: 1976]. Development must only take place in accordance with the approved details.

*Reason:* to ensure that the materials and details employed are appropriate for the conservation area and the context of the listed buildings. (Cambridge Local Plan 1996 policies BE32, BE35, BE37 and BE38.)

- (m) Where fire resistant screens or fire resistant doors are to be glazed, the glass is to be of 'pyro' type [ie: 'Georgian' wired glass is not acceptable] in a form to be agreed with the local planning authority in advance and in writing.

*Reason:* to ensure that the materials and details employed are appropriate for the conservation area and the context of the listed buildings. (Cambridge Local Plan 1996 policies BE32, BE35, BE37 and BE38.)

- (n) Before commencement of any roofing work, full details of the proprietary roof glazing system including materials, edge and flashing methods, must be submitted to and approved in writing by the local planning authority. Development must only take place in accordance with the approved details.

*Reason:* to ensure that the materials and details employed are appropriate for the conservation area and the context of the listed buildings. (Cambridge Local Plan 1996 policies BE32, BE35, BE37 and BE38.)

- (o) Before the commencement of any development on site

(including demolition), a system for monitoring the nearby Listed buildings/structures for movement during the development must be submitted to and approved in writing by the local planning authority. The submission shall include details of acceptable parameters, frequency and accuracy of measurements, and location of monitoring points.

*Reason:* to minimize loss of historic fabric and character of the listed buildings. (Cambridge Local Plan 1996 policies BE37 and BE38.)

6

**Application No**

05/0160/FUL

**Site**

Whitlocks, High Street, Trumpington, Cambridge

**Proposal**

Erection of 42 flats (33 one-bed flats; 4 two-bed flats; and 5 studio flats) following demolition of the existing building.

**Applicant**

MPM Properties Ltd and Huntingdonshire Housing Partnership  
C/O Agent

**Public Speaker(s)**

Mr C Brown (for applicant)

**DECISION**

**Refused** (by 7 votes to 0) for reasons 1, 2, 4, 5, 6 and 8 as set out in the officer's report (pages 133-135). Reasons 3 and 7 were amended (see below). It was also agreed that in the event that an appeal is lodged against the decision to refuse delegated authority is given to officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.

**Reasons for refusal (amendments)**

3. The proposed car parking provision is unacceptable for the following reasons: the provision of 40 car parking spaces for the 42 flats proposed is likely to result in an unacceptable increase in demand for on-street car parking spaces within the vicinity of the site, to the detriment of the amenity of nearby residents; the proposal makes provision for two disabled car parking spaces instead of the three that are required under the adopted parking standards; the car park layout, access ramp arrangements and restricted aisle width between many of the car parking spaces would make the manoeuvring of cars into and out of some spaces very difficult. For the above reasons, the proposal fails to comply with the adopted parking standards and is therefore contrary to policy TR22 of the Cambridge Local Plan (1996).
7. The proposed development would result in unacceptably poor living conditions for prospective occupants, in the following respects: there would be an inadequate amount of private outdoor amenity space for the number of residents that would occupy the site; there would be an insufficient amount of landscaping on the site; there would be a lack of privacy for the occupants of the two ground floor flats, labelled G1 and G2 on the plans submitted. Collectively, the impact of these aspects places the proposal in conflict with Planning Policy Guidance Note 3: Housing (2001), which states, in paragraph 2, that planning authorities should promote good design in housing developments in order to create attractive high-quality environments in which people will choose to live.

7

**Application No**

C/03/1241

**Site**

Former Builders Yard, Sandy Lane, Cambridge

**Proposal**

Erection of five dwelling houses following demolition of existing industrial buildings.

**Applicant**

Sandy Lane Developments, Paul Herney Associates, 22 Hills Rd

**Public Speaker(s)**

None

**DECISION**

**Approved** (by 8 votes to 0) in accordance with the officer's recommendation to authorise the completion of a section 106 agreement to include the payment of a commuted sum of £159,358 in lieu of onsite affordable housing provision. It was also agreed that unless prior agreement has been obtained from the Head of Development Services, Chair and Spokes to extend the period for completion of the Planning Obligation required, if the Obligation has not been completed by 20 May 2005 the application be refused for the reason(s) set out in the officer's report (page 138).