



**West/Central Area Committee
(City Councillors representing Castle, Market
and Newnham Wards)
30 June 2005 7:30pm – 9.30pm
Minutes & Actions**

Present: Councillors: Simon Kightley (Castle Ward), Mike Dixon (Market Ward), Rod Cantrill, Sian Reid and Julie Smith (Newnham Ward)

Also Present: County Councillor Gaynor Griffiths (Market Ward)

Additional information for public: City Council officers can also be emailed firstname.lastname@cambridge.gov.uk
The Committee Manager for West/Central Area Committee is liz.whitcher@cambridge.gov.uk

Members of the City Council have individual email addresses which are listed on the City Council website:
www.cambridge.gov.uk/councillors/members.htm
Members of the County Council can be emailed:
Firstname.lastname@cambridgeshire.gov.uk

05/24 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Hipkin, Holland, C Rosenstiel and J Rosenstiel and County Councillors A Reid and White.

05/25 OPEN FORUM

This was an Open Forum with a special theme – concerns about mobile phone masts. A City Council officer and a representative of mobile phone providers were present and members of the public and councillors asked questions and raised issues – please see the attached Summary Sheet for details of these and the responses given.

At the end of the Forum Inspector Gregory of Cambridgeshire Police informed the meeting about recent changes to the policing arrangements for the city and how to contact the police. This information is given at the end of the Open Forum summary and the attached sheet handed out by Inspector Gregory.

05/26 MINUTES AND ACTION SHEETS

The minutes of the meeting held on 12 May 2005 were agreed as a correct record.

05/27 MATTERS ARISING

There were no matters arising.

05/28 DECLARATIONS OF INTEREST

Code of Conduct personal interests were declared as follows:

Councillor	Item	Nature of interest
S Reid	Community Development & Leisure Grants	A prejudicial interest in relation to the application for a grant from the Little Croft Nursery as her step daughter is secretary to the Nursery. Councillor Reid left the room during the discussion of this item and did not vote.
J Smith	Community Development & Leisure Grants	A personal interest as a Governor of Newnham Croft School where Little Croft Nursery is located.

05/29 COMMUNITY DEVELOPMENT & LEISURE GRANTS

The Grants Manager introduced the report. This was the first of two occasions on which the Committee will award grants following the allocation of funds to each Area Committee by the Executive Councillor for Community Development & Leisure.

She tabled an additional application received on 23 June from Mayfield Garden Project requesting £680 for Garden materials. This is a parent led community project at re-built Mayfield School to Create a vegetable, herb and fruit garden for younger children and a 'hot and cold' themed garden for the older children. Although on school property this garden is visible from the road and will also be enjoyed by visitors to the community room when it is built.

The Grants Manager also highlighted the fact that two grants had been made under officer delegated powers – to Park Street School PTA for £60 towards the costs of the summer fete and to Richmond

Road Street Party for £95 for a children's entertainer.

The Committee agreed unanimously to the recommendations and awarded £1500 to Little Croft Nursery for Play Area improvements and £680 to Mayfield Garden Project.

05/30 APPLICATIONS FOR PLANNING PERMISSION

1 APPLICATION NO: 05/0562/FUL

SITE: 193 Huntingdon Road (Castle)

PROPOSAL: Erection of 8No. flats with associated parking and Landscaping.

APPLICANT: Hill Residential c/o Agent

PUBLIC SPEAKERS: Mr Lamb on behalf of himself as next door neighbour and of the Huntingdon Road Residents' Association (HURRA); Nick Parkinson, CHBC Architects (for the applicant).

The Planning Officer referred members to the amendment sheet which gave a summary of information received since publication of the report and detailed below:

The owners/occupiers of the following addresses have made representations:

- 5 Howes Place
- 8 Howes Place
- Howes End
- 153 Huntingdon Road
- 155 Huntingdon Road
- 156 Huntingdon Road
- 161 Huntingdon Road
- 191 Huntingdon Road
- 197 Huntingdon Road

The representations can be summarised as follows:

- The developers should submit an application to replace the house for a single unit.
- The proposal would set a precedent allowing similar developments along Huntingdon Road.
- The character of the area and attractive approach into the City along Huntingdon Road would be adversely harmed
- The density would be out of character
- There would be a considerable increase in traffic to and from the site that will add to congestion and compromise highway safety
- There should be two spaces per unit for cars
- The proposal would result in people parking on the grass verge adjacent
- Parking should be accommodated in an underground car park.

- Refuse bins would obstruct the pavement and refuse vehicles would not be able to enter or exit the site
- The developer's intentions are dishonest
- There is a shortage of single large family houses in the area
- It is important to maintain the period 1920's Huntingdon Road frontage
- The application fails to address concerns raised in the appeal for 197 in terms of impacts on privacy and quality of life for residents in adjacent houses.
- The development would run counter to the objective of the Resident's Association to designate this area as a Conservation Area and conserve its character
- The proposal would be detrimental in terms of noise and disturbance for adjacent residents
- The development will not provide accommodation for key workers
- Research suggests that there is likely to be a need for large single family houses in the future and this application would compound the shortage problem
- There is no demonstrable need
- The scheme is overbearing on adjacent properties
- The scheme would allow overlooking and overshadowing
- South Cambs District Council should be consulted on the proposal
- The proposal is supported as it is less objectionable in terms of its impact on the amenity of 197 Huntingdon Road than the approved single dwelling; it has less windows and occupies less of the common boundary than that approved.
- The undeveloped plot is a haven for weeds and vermin, which reduces the value of 197 Huntingdon Road.
- The design 'neo arts and crafts' is in keeping with the character of the area and the density is low for one of the largest plots on the road.

The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

I have considered the principle of the development, its character density, design and impact on residential amenity and highway safety/parking issues in the Committee report in relation to the objections that have been raised since its completion.

Objections have also focused on the need to retain large single dwellings as part of the housing stock of Cambridge and the principle of allowing the scheme. Whilst the concerns of residents in this regard are understood, there is no adopted supplementary planning or Government guidance that supports this view. In fact, the Cambridge Housing Needs Survey (2002) and PPG3 Housing (2000) Guidance both support the widely held view that there is a demonstrable need for smaller owner occupied one and two bedroom dwellings. This approach is endorsed by the emerging policies contained within the Cambridge Local Plan Redeposit Draft (2004).

I have also discussed the issue of precedent and the potential impact this could have on the character of the area and subsequent speculation that may arise. However, I consider that every application should be treated on its own merits. This view is supported in the findings of the Inspectorate in dismissing the appeal at 197 Huntingdon Road.

Other issues that have been raised are: the site should have an underground car park; the proposal does not adequately address the issues raised by the Inspector in dismissing the appeal at 197 Huntingdon Road; the proposal runs contrary to the objective of designating the area as a Conservation Area; and that South Cambs should be consulted in the proposal.

It is my opinion that an underground car park would be out of character with the nature of development along this part of Huntingdon Road. A larger scale development may also be required to justify the incorporation of underground parking. Whilst adjacent to this site, I do not consider that this scheme runs contrary to the advice given by the Inspector in dismissing the appeal at 197, whom accepted that the site might be capable of accommodating 14 flats whilst also respecting the character and appearance of the area.

I am also fully aware of the initial discussions that have taken place with this Council's Conservation Officers regarding the process involved in initiating the procedure for Conservation Area Designation. This is at a very early stage and should hold no weight in the determination of the application. Notwithstanding this advice, Conservation Area status would not necessarily result in the blanket refusal of redevelopment proposals – such as this but would place a requirement for all development to preserve or enhance the character or appearance of the area. In my view, the proposal as put forward preserves the character and appearance of the area. There is no requirement or necessity in my view to consult South Cambs District Council over the proposal.

In summary, I do not consider that any of the objections raised by residents following the initial recommendation of approval are justifiable reasons for refusing the application.

APPROVED (by 4 votes to 1) subject to the satisfactory completion of an S106 agreement by 12 July 2005 and to the conditions and informatives in the officer report.

2

APPLICATION NO: 05/0397/FUL

SITE: 20 Carisbrooke Road (Castle)

PROPOSAL: Erection of two storey rear extension, conversion of garage into annexe (including roof extension) and erection of front porch.

APPLICANT: Mr A Ahmed, 20 Carisbrooke Road, Cambridge CB4 3LR

The Planning Officer had no further information to add to that in the Officer report.

REFUSED (unanimously) for the reasons given in the officer report.

3

APPLICATION NO: C/05/0410/FUL

SITE: 94 Regent Street (Market)

PROPOSAL: Change of use from estate agents (Use Class A2) to restaurant (Use Class A3)

APPLICANT: Citrus Investments, c/o Agent

The Planning Officer alerted members to the amendment sheet which gave details of additional information to that contained in the Officer report and which is given below:

The application has been reported to the Disability Consultative Panel. Their comments will be taken into account when discharging condition 10.

Condition 9 shall be amended to say:

Unless otherwise agreed in writing by the local planning authority, the premises shall only be open between 0900 hrs and 0000 hrs on any given day.

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

APPROVED (unanimously) subject to the conditions and informatives in the officer report including condition 9 as amended.

The meeting closed at 9.30pm.

Chair

