

12 October 2005
9.30am – 10.30am

PLANNING COMMITTEE

Present: Councillors Baker (Chair), Bailey, Blencowe, Dryden, Hymans, Reid and Slatter.

FOR THE INFORMATION OF THE COUNCIL

05/plan/39 The minutes of the meeting held on 14 September 2005 were confirmed as a correct record after the following correction: In minute number 05/plan/38 first paragraph replace Mr Howe Moggridge with Mr Hal Moggridge.

05/plan/40 Apologies

Councillors Dixon, Hipkin and R Smith. As Councillor Reid arrived after the consideration of minute number 05/plan/42.1 had started, she was unable to vote on that item although she was able to take part in the discussion.

05/plan/41 Declarations Of Interest

Code of Conduct personal interests were declared as follows.

Councillor	Application	Nature of Interest
Dryden	05/0777/FUL	Wife is an employee of Addenbrookes Hospital.

05/plan/42 Planning Applications

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

05/plan/43 Kathleen Elliot Way – Diversion of Statutory Footpath

The Chair explained that this item had not been on the agenda as published and had not been available five clear days before the meeting. He had decided, as Chair, that the item should be considered at the meeting as a matter of urgency as provided for in s.100B(4) of the Local Government Act (LGA) 1972 added to by the LG(AI)A 1985. The reason for the urgency was to secure authorisation for a footpath diversion which was required to enable the implementation of a planning consent granted in December 2004 for a new play area on land to the west of Kathleen Elliot Way.

A formal request had been made by the Agents acting for Land Securities plc for the diversion of an existing statutory footpath in order to facilitate the construction of a new play area on land to the west of Kathleen Elliot Way. The Cycling Campaign had been advised how the diversion of the footpath was to be dealt with and will be advised of the Draft Diversion Order once it is published. If no objections to the Draft Order are received within the time allocation for receipt of objections, then the Council can proceed to confirm the Order and it takes full effect.

Resolved (by 6 votes to 0) that an Order be made pursuant to section 257 of the Town and Country Planning Act 1990 diverting footpath no.4 to a position approximately 7.5 metres to the north-west of its current alignment for a distance of approximately 50 metres to the north east of its junction with footpaths no.s 2 and 3 (adjacent to numbers 40-44 and 56-59 Kathleen Elliot Way) to enable development to be carried out.

Chair

**Planning Committee
14 September 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

Application No	05/0896/FUL
Site	2 - 3 Selwyn Gardens, Cambridge CB3 9AX
Proposal	Extension to rear of existing Hostel to provide 7 new bed sitting rooms.
Applicant	Pembroke College
Public Speaker(s)	T Rees Roberts (architect, for the applicant); A Swarbrick (resident)

DECISION

Approved (by 4 votes to 0) for the reasons set out in the officer's report with additional condition (5) and additional informative as follows:

New Condition:

The development hereby permitted shall be used only as a residential institution and or hostel for the provision of residential accommodation for students attending full-time courses of education at the University of Cambridge and who are subject to proctorial control or by delegates attending conferences organised by Pembroke College, Cambridge.

Reason – Inadequate off-street parking provision is available on site to meet the car parking standards of the City Council for any use other than a sui generis hostel use, the occupation of which is restricted to students who are subject to a system of parking control administered by the University of Cambridge or delegates attending conferences organised by the College and because the use of the building for any other purpose would require re-examination of its impact. (Cambridge Local Plan policy TR27)

And additional informative:

Future residents will not qualify for Residents Permits within the existing Residents Parking Scheme currently operating in the area.

Second Additional Informative:

New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care

during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from the Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

2

Application No

05/0777/FUL

Site

Addenbrookes, Hills Road, Cambridge CB2 2PG

Proposal

Construction of multi-storey car park and link corridor.

Applicant

Cambridge University Hospitals NHS Foundation Trust
R. Cutting Box 146 Addenbrookes Hospital Hills Road Cambridge
CB2 2QQ

Public Speaker(s)

R Cutting (applicant); Mrs Louth (resident)

DECISION

Approved (by 7 votes to 0) subject to the satisfactory completion of the S106 agreement by 13 October 2005 and subject to the conditions and informatives set out in the report, and to amended reason to Condition 12 to read 'In the interests of the residential amenities of occupiers of houses fronting Long Road (Cambridge Local Plan 1996 policy BE2)'
Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 13 October 2005, it is recommended that the application be **refused** for the reason set out in the report.

3

Application No

05/0686/FUL

Site

47-53 Regent Street, Cambridge

Proposal

Change of use from part residential and part offices to 14 residential flats, extension of existing basement for storage, erection of a 4-storey extension to No. 47 Regent Street/27 Regent Terrace and erection of an additional floor with a bed-deck over at Nos. 49-53 Regent Street.

Applicant

Mr And Mrs Tomes
C/O Agent

Public Speaker(s)

(Ms S Fletcher for applicant)

DECISION

Approved (by 4 votes to 3) contrary to the officer's recommendation subject to completion of Section 106 Agreement by 13 week target date for application (28/10/05). Conditions and informatives, with an informative to include reference to disabled access, delegated to officers. The reason for approval given; that the development would not harm or detract from the character of the Conservation Area and therefore the proposal is not contrary to Policies BE1, BE2, BE4 or BE32 of the Cambridge Local Plan (1996) and Policies P1/2, P1/3 and P7/6 of the Cambridgeshire and Peterborough Structure Plan (2003).

4

Application No

05/0775/FUL

Site

University Arms Hotel, Regent Street, Cambridge CB2 1AD

Proposal Extension to form additional bedrooms and associated alterations to an existing hotel.
Applicant De Vere Hotels And Leisure
2100 Daresbury Park Warrington Cheshire WA4 4BP
Public Speaker(s) (Peter Cook, applicant)
DECISION **Refused** (by 6 votes to 1) in accordance with the officer recommendation

5

Application No 05/0852/FUL
Site 17-21 Victoria Avenue, Cambridge CB4 1EG
Proposal Erection of 3 storey apartments (10 x 1-bed and one studio apartment) and change of use from shop to residential.
Applicant Gardencity
113 High Street Yelling St Neots Cambridgeshire PE19 6SB
Public Speaker(s) Mr Patterson (resident)
DECISION **Refused** (by 4 votes to 3) contrary to the officer's recommendation. Reasons for refusal given were inadequate bike and bin storage, poor and cramped amenity space and over development and a failure to enter into a S106 obligation to provide public open space, community development facilities, life-long learning facilities, transport mitigation measures and public art. Precise wording to be agreed by Chair and Councillor Blencowe (in the absence of Councillor R Smith, Labour Spokesperson on the Committee).