

4 January 2006
9.30am – 1.05pm

PLANNING COMMITTEE

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

Also Present: Cllr Hymans for planning Application 2 and 3 in place of Cllr Dixon

FOR THE INFORMATION OF THE COUNCIL

06/plan/01 The minutes of the meeting held on 12 October 2005 were confirmed as a correct record.

06/plan/02 Apologies

Councillors Dixon, for late arrival because of another meeting.

06/plan/03 Declarations of Interest

Code of Conduct personal interests were declared as follows.

Councillor	Application	Nature of Interest
Baker	05/1163/S73 Donkey Common	Known to one of the Public Speakers
Slatter	05/1163/S73 Donkey Common	Known to one of the Public Speakers
Hymans	05/1164/S73 Jesus Green	Member of the Jesus Green Management Committee
Hipkin	05/1222/FUL 17/21 Victoria Rd	The site adjoins Winter Comfort premises of which he is a Trustee

A Code of Conduct personal and prejudicial interest was declared as follows. Cllr Dixon shown took no part in the discussions and did not speak or vote on the applications and withdrew from the Committee Room. Cllr Hymans, as alternative member, took his place on the committee.

Councillor	Application	Nature of Interest
Dixon	05/1163/S73 Donkey Common	Is the husband of one of the Public Speakers
Dixon	05/1164/S73 Jesus Green	Is the husband of one of the Public Speakers on an associated application (see above).

06/plan/04 Planning Applications

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

**Chair Planning Committee
4 January 2006****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 and with the Amendment Sheet issued at the meeting. Any amendments to the recommendations are shown in the appendix.

1

Application No 05/1079/FUL
Site 1 Hedgerley Close
WITHDRAWN

2

Application No 05/1164/S73
Site Jesus Green, Victoria Avenue
Proposal Extension of full planning permission for existing skateboard facility for a further two years.
Applicant Ms. Liz Bisset, Director of Community Services, Cambridge City Council, 44 St Andrews Street Cambridge CB2 3AS
Public Speaker(s) J Cooper (resident) R Higginson, T Jennings (in support of application)

DECISION **Approved** (by 8 votes to 0) subject to the conditions set out in the report, and to the following additional condition
'Within 1 month from the date of this permission, a scheme detailing a cellular matting to be laid into the surface of adjacent grassed areas to avoid water-logging shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approval details within 2 months following approval of the detailed scheme.
Reason: To avoid any unnecessary water-logging and degradation of grassed areas (Cambridge Local Plan 1996, policy BE2)
and an additional condition, relating to drainage works to be investigated and subsequently carried out within the immediate vicinity of the ramp, to be drawn up by the Head of Development Services and agreed by the Chair and Spokesperson.

3

Application No 05/1163/S73
Site Donkey Common, Gonville Place
Proposal Extension of full planning permission for existing skateboard/skate facility for a further 2 years
Applicant Ms. Liz Bisset, Director of Community Services, Cambridge City Council, 44 St Andrews Street Cambridge CB2 3AS
Public Speaker(s) Mrs A Dixon (resident), R Higginson (supporter)

DECISION **Approved** (by 6 votes to 2) subject to the conditions set out in the report, and to two further conditions relating to a repainting/refurbishment scheme and making secure the

underside of the one side curb box, to be drawn up by the Head of Development Services and agreed by the Chair and Spokesperson.

4

Application No

05/1008/REM

Site

7 - 9 Abbey Street

Proposal

Reserved matters proposal for residential development comprising 19 apartments pursuant to C/03/0584/OP..

Applicant

Highland Homes, C/o Colin Brown Januarys Chartered Surveyors York House Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ

Public Speaker(s)

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DECISION

Refused (by 8 votes to 0) for the reasons set out in the officers' report

5

Application No

05/1222/FUL

Site

17 - 21 Victoria Avenue

Proposal

Erection of three storey apartments - 10 x 1 bedroom apartments.

Applicant

Gardencity, 113 High Street Yelling St. Neots Cambs PE19 6SB

Public Speaker(s)

Grania Cummings (applicant)

DECISION

Approved (by 6 votes to 1) subject to the completion of the S106 agreement by 17 February 2006, the conditions and informatives set out in the officers' report.

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 17 February 2006, it is recommended that the application be **refused** for the reason set out in the report.

6

Application No

05/1093/FUL

Site

Foster Mill, Station Road

Proposal

Proposed restoration and conversion of Fosters Mill to residential use (11 two-bed units, 5 three-bed units and 3 four-bed units) with associated parking.

Applicant

Ashwell Property Group Plc.

Botanic House 100 Hills Road Cambridge CB2 1JZ

Public Speaker(s)

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DECISION

Approved (by 8 votes to 0) subject to the completion of the S106 agreement by 6 January 2006, the conditions and informatives set out in the officers' report, and the following:

Additional conditions:

Condition 20: 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)

Condition 19: Prior to the commencement of any works on site, including demolition, a record shall be made in a format to be agreed in writing by the local planning authority prior to such works, of the existing building and its setting. Thereafter copies of the record shall be deposited with the City Council (Conservation Team), the County Record Office and the Cambridgeshire Collection.

Reason: In the interests of the visual amenities of the Conservation Area and to ensure a record is retained of a Building of Local Interest. (Cambridge Local Plan (1996) Policy BE32)

Amended Conditions to read:

Condition 17: Prior to the commencement of development, full details of the following shall be submitted to and approved by the local planning authority:

- a) Elevations, plan and cross sections at 1:20 to show the ground, first and top floors of the lift/stair projections, their junctions with the existing building, the appearance of the glazing and any manifestations on it, and the appearance of the floor structures, lift enclosures and stairs within.
- b) Details at 1:5 to show how the cladding and structure of the lift/stair enclosures meet the existing structure and features (arches, pilasters and capitals, window reveals and brickwork)
- c) Details at 1:20 of the glazed enclosure to the penthouses, to show the structure, the glazing and the detailing of the doors and windows and method of opening
- d) Details at 1:20 of the new ground floor glazed doors, including any manifestations
- e) Details at 1:20 of the louvred enclosures, and the materials to be used
- f) Details at 1:20 of a typical reinstated window and its material with full size frame and glazing sections
- g) Elevations to show the locations of all vents, flues and similar additions to the building, with typical elevational details at 1:2 indicating the material and finish of each.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Conservation Area and a Building of Local Interest. (Cambridge Local Plan (1996) Policy BE32)

Condition 16: Unless otherwise agreed in writing by the local planning authority the exterior of the brickwork shall remain painted.

Reason: In the interests of the visual amenities of the Conservation Area and a Building of Local Interest. (Cambridge Local Plan (1996) Policy BE32)

Condition 15: Unless otherwise agreed in writing by the local planning authority all windows shall be sliding sash and all joinery shall be set back into reveals with a minimum depth of 100mm.

Reason: In the interests of the visual amenities of the Conservation Area and a Building of Local Interest. (Cambridge Local Plan (1996) Policy BE32)

Condition 13: Notwithstanding the details shown on the approved plans, the disabled hoist (platform lift) serving the cycle storage area shall be increased in size to provide access to the storage facilities for cycles or some other means of accessing the cycle storage area with a cycle shall be submitted to and approved by the local planning authority in writing prior to the commencement of development. The cycle storage and access facilities shall be provided prior to first occupation of the flats hereby approved.

Reason: To ensure satisfactory arrangements for cycle parking (Cambridge Local Plan policy TR18).

And the following additional informatives to read:

Inf: In submitting information for the discharge of condition 17 the Applicant is encouraged to find ways of joining the lift/stair enclosure to the existing building which involves minimal cutting of the existing fabric and are reversible.

Inf: Particular care should be taken, in alterations and/or making up, to match the size of existing bricks, the bonding and any arch details.

Inf: In respect of condition 16 the Applicant is advised that considerations of any proposals for the removal of external paintwork shall be on the basis of trials, in locations to be the subject of prior written approval by the local planning authority.

The Applicant is advised to liaise jointly with the Council's Conservation and Building Control teams regarding the scope for special consideration of Buildings of Local Interest in relation to the requirements of Building Regulations.

And the following amendment to Informative (Disability Access) to read:

The developer is requested to take the following comments from the Disability Consultative Panel into consideration in developing the detailed design of the development.

The Panel felt that insufficient consideration has been given to the needs of disabled residents and visitors or to lifetime home provision. Flats should be designed to meet the needs of disabled people from the outset.

Provision of bathrooms which would have to potential to be easily adapted to meet the needs of disabled people.

Further consideration of the dimensions of the lift to ensure compliance with Part M.

Consideration of installing lifts which offer fire protection.

Charging points for wheelchairs and mobility scooters should be provided in the ground floor storage area

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 6 January 2006, it is recommended that the application be **refused** for the reason set out in the report.

7

**Application No
Site
Proposal**

05/1094/FUL

Foster Mill Station Road Cambridge Cambridgeshire CB1 2JL
Conversion and change of use of the silo and construction of two modern wings to provide storage, reading rooms and administrative offices and staff facilities to form a Historical Resource and Cultural Centre.

Applicant

Ashwell Property Group Plc.
Botanic House 100 Hills Road Cambridge CB2 1JZ

Public Speaker(s)

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DECISION

Approved (by 4 votes to 3) subject to the completion of the S106 agreement by 6 January 2006, the conditions and informatives set out in the officers' report and the following:

Additional conditions:

Condition 17: Prior to the commencement of any works on site, including demolition, a record shall be made in a format to be agreed in writing by the local planning authority prior to such works, of the existing building and its setting. Thereafter copies of the record shall be deposited with the City Council (Conservation Team), the County Record Office and the Cambridgeshire Collection.

Reason: In the interests of the visual amenities of the Conservation Area and to ensure a record is retained of a Building of Local Interest. (Cambridge Local Plan (1996) Policy BE32)

Condition 18: Prior to the commencement of development, full details of the following shall be submitted to and approved by the local planning authority:

- a) Details at 1:5 to show how the cladding and structure of the extensions to the building meet the existing structure and features (arches, pilasters and capitals and brickwork)
- b) Details at 1:20 of the new ground floor glazed doors, including any manifestations
- c) Elevations to show the locations of all vents, flues and similar additions to the building, with typical elevational details at 1:2 indicating the material and finish of each.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Conservation Area and a Building of Local Interest. (Cambridge Local Plan (1996) Policy BE32)

Condition 19: 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).

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 6 January 2006, it is recommended that the application be **refused** for the reason set out in the report.