

**Planning Committee**1 February 2006  
9.30am – 12.45am

**Present:** Councillors Hipkin (Chair), Hymans, Blencowe, Dixon, Dryden, Reid, Slatter, R Smith and Stuart (Alt)

**FOR THE INFORMATION OF THE COUNCIL****06/plan/5 Apologies**

Apologies were received from Councillor Baker.

**06/plan/6 Declarations of Interest**

Code of Conduct personal interest was declared as follows:

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>
Hipkin	05/1147/FUL 41 High Street, Chesterton	Known to the architect

**06/plan/7 Planning Applications**

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

**Chair Planning Committee  
1 February 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** 05/1129/FUL  
**Site** Rear of 93 Tenison Road  
**Proposal** Conversion of Guest House to eight flats and erection of four storey extension housing a further five flats.  
**Applicant** Mr R. Murfet  
**Public Speaker(s)** F. Gawthrop (Residents' Association)  
**Refused** (by 8 votes to 0) for the reasons set out in the officers' report, subject to the following changes:  
Reason 1: change "accumulative" to "cumulative"  
Reason 7: add "in accordance with the following policies," in the third line before RL3.

**2**

**Application No** 05/1239/ FUL  
**Site** 90-92 Chesterton Road  
**Proposal** Redevelopment of former veterinary surgery with 12 flats (consisting of 2 one-bed flats and 10 two-bed flats) and ground floor office (following demolition of existing building)  
**Applicant** Primrose Street Properties  
**Public Speaker(s)**  
**DECISION** **Withdrawn.**

**3**

**Application No** 05/1147/FUL  
**Site** 41 High Street, Chesterton  
**Proposal** Change of use from workshop and offices to create 11 residential units an associated works (amended to 12 units by drawings received 16 December 2005).  
**Applicant** Pars Homes  
**Public Speaker(s)** M. Bond and P. MaCavoy (residents) and R. Assvadian (applicant)  
**DECISION** **Refused** (by 8 votes to 1) for the reasons set out in the officers' report.

**4**

**Application No** 05/1085/FUL  
**Site** Car Park, Adjoining Unex House 132-134 Hills Road

**Proposal** Erection of office development with associated parking  
**Applicant** Unex Investment Properties Ltd.  
**Public Speaker(s)** Mr Chisholm (Brooking Avenue Residents' Association)  
**DECISION** **Refused** (by 7 votes to 1) **against the officer's recommendation** for reasons to be drawn up by the Head of Development Services and agreed by the Chair and Labour Spokesperson.

5

**Application No** 05/1177/OUT  
**Site** Chesterton Hospital Development Site Pearl Close  
**Proposal** Application for residential development and related infrastructure.  
**Applicant** Cambridge City Primary Healthcare Trust  
**Public Speaker(s)** M Bond (Residents' Association), Justin Bainton (Agent) and Mr Cox (Hospital worker)

**DECISION**

**Approved** (by 5 votes to 3) subject to the completion of the S106 agreement by 1 March 2006, the conditions and informatives set out in the officers' report and the following additional conditions:

24 Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), or in accordance with an alternative timetable to be agreed, a comprehensive construction programme identifying each and every phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution shall be submitted to and approved by the local planning authority in writing. The details shall include confirmation of whether or not an on site concrete crusher will be used and, if not, confirmation of an appropriate alternative procedure that will be used for any demolition during preliminary stages of the development. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to the variation of any detail in advance and in writing. Reason: To protect the amenity of local residents from undue disturbance (Policy 1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EO1 and BE2 of the Cambridge Local Plan 1996).

25 Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228 – Noise and Vibration Control On Construction and Open Sites, especially Part 1: 1997 “Code Of Practice (COP) for basic information and procedures for noise and vibration control”, Part 2: “Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance” and Part 4: “COP for noise and vibration control applicable to piling operations”, (if the

construction process is to involve piling operations). Development shall be carried out in accordance with the approved details. Reason: To protect the amenity of local residents from undue disturbance (Policy 1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EO1 and BE2 of the Cambridge Local Plan 1996).

- 26 No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme. Reason: To protect the amenity of local residents from undue disturbance (Policy 1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EO1 and BE2 of the Cambridge Local Plan 1996).

And the following additional Informative:

It is noted that the new development of dwellings will be in close proximity to plant noise from neighbouring properties and therefore the developers will need to be aware of this and prevent unwanted noise disturbance within the properties of the new development .

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