

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

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

**FOR THE INFORMATION OF THE COUNCIL****06/plan/8 Minutes**

The minutes of the meetings held on 4 January and 1 February were confirmed as a correct record.

**06/plan/9 Apologies**

Apologies were received from Councillor Dryden.

**06/plan/10 Declarations of Interest**

Code of Conduct personal interest was declared as follows:

**Councillor Application**

Hipkin	Sorrento Hotel 190-196 Cherry Hinton Rd Known to the architect
Slatter	Purbeck House, Purbeck Road Had helped to organise the 'The Way To Be Awards' relating to disability access of which the applicants are co-sponsors.
Smith R	Purbeck House, Purbeck Road Employed part time at the Hills Road Vith Form College which was making an objection to the application

A Code of Conduct personal and prejudicial interest was declared as follows:

**Councillor Application**

Baker	Purbeck House, Purbeck Road Was Chairman of the Residents Association which had made an objection to the application.
-------	--

Councillor Baker left the room, took no part in the discussion and did not vote on the application. Cllr Hipkin, the Vice-Chair took the chair for this item.

**06/plan/11 Objection to TPO 12/2005 Trees in Queen Edith's Way**

**Resolved** to confirm City of Cambridge (Queen Edith's Way) Tree Preservation Order 12/2005 with modifications, which include the exclusion of trees T 17 ash and T22 sycamore from the Order.

**06/plan/12 Planning Applications**

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

**Chair Planning Committee  
1 March 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**

<b>Application No</b>	05/1335/FUL
<b>Site</b>	3 Sylvester Road
<b>Proposal</b>	Erection of 48 bed student residence and modifications to existing house
<b>Recommendation</b>	Approve
<b>Applicant</b>	Robinson College
<b>Public Speaker(s)</b>	S Forrester (WCPS), J Page (Applicant's Agent)
<b>DECISION</b>	<b>Approved</b> (by 7 votes to 1).

subject to the satisfactory completion of the S106 agreement by 21 March 2006 and subject to the conditions and informatives set out in the report and an additional condition relating to minimisation of light spillage from stairwells to be drawn up by the Head of Development Services and agreed by the Chair and Spokesperson

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

**2**

<b>Application No</b>	05/1342/FUL
<b>Site</b>	Purbeck House Purbeck Road
<b>Proposal</b>	Erection of building to contain 151 self-contained 1 bed studio flats for students plus 1 warden unit (following demolition of existing building)
<b>Recommendation</b>	Approve
<b>Applicant</b>	Camstead Ltd
<b>Public Speaker(s)</b>	J Aberdour (Hills Rd Vlth Fm Col) C Brown (Applicant's Agent)
<b>DECISION</b>	<b>Approved</b> (by 3 votes to 2)

subject to the satisfactory completion of the S106 agreement by 22 March and subject to the conditions and informatives set out in the report. and an additional condition requiring 24 hour warden cover on the site to be drawn up by the Head of Development Services and agreed by the Chair and Spokesperson

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

**3**

<b>Application No</b>	05/1332/FUL
<b>Site</b>	Land at 94/100 St Andrews Road

<b>Proposal</b>	Amendment to planning permission ref: C/02/1287/FP and C/03/1323/FP to replace 16 x 1 - bed flats, 10 x 2 - bed flats and 46 x 4 - bed houses, with 44 x 1 - bed flats, 90 x 2 - bed flats, 12 x 2 - bed houses, 8 x 1 -bed affordable flats, 23 x 2 - bed affordable flats and associated parking and landscaping
<b>Recommendation</b>	Refuse
<b>Applicant</b>	Redeham Homes Southern Ltd
<b>Public Speaker(s)</b>	M Bond (OCRA) Paul Uttley (Applicant's Agent)
<b>DECISION</b>	<b>Refused</b> (by 8 votes to 0)

for the reasons out in the officers' report. And an additional reason to be drawn up by the Head of Development Services and agreed by the Chair and Spokesperson on the inadequate disabled car parking provision contrary to Cambridge Local Plan (1996) Policy TR27 and the Car and Cycle Parking Standards (2003).

#### 4

<b>Application No</b>	05/1333/OUT
<b>Site</b>	21 & 21A Queen Edith's Way
<b>Proposal</b>	Outline application for residential development
<b>Recommendation</b>	Approve
<b>Applicant</b>	DGR Developers Ltd
<b>Public Speaker(s)</b>	-
<b>DECISION</b>	<b>Approved</b> (by 8 votes to 0)

subject to the satisfactory completion of the S106 agreement by 22 March and subject to the conditions and informatives set out in the report and the following additional informatives:

- The developer should contact the Highway Authority, or it's Agent, to arrange construction of any works within, or disturbance of, or interference with, the Public Highway, and that all costs associated with such works shall be borne by the developer.
- The developer will neither be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection.
- No window or door will be allowed to open over a highway, and no foundation or footing for the structure will be allowed to encroach under the Public Highway.
- The granting of planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works..

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

#### 5

<b>Application No</b>	05/1334/FUL
<b>Site</b>	21 & 21A Queen Edith's Way
<b>Proposal</b>	Erection of 18 flats (15 two-bed flats and 3 one-bed flats) following demolition of existing dwellings.
<b>Recommendation</b>	Approve
<b>Applicant</b>	
<b>Public Speaker(s)</b>	M Duffy (Objector) C Brown (Applicant's Agent)
<b>DECISION</b>	<b>Approved</b> (by 5 votes to 1)

subject to the satisfactory completion of the S106 agreement by 22 March 2006 and subject to the conditions and informatives set out in the report and the following additional informatives:

- The developer should contact the Highway Authority, or it's Agent, to arrange construction

of any works within, or disturbance of, or interference with, the Public Highway, and that all costs associated with such works shall be borne by the developer.

- The developer will neither be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection.
- No window or door will be allowed to open over a highway, and no foundation or footing for the structure will be allowed to encroach under the Public Highway.
- The granting of planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

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

## 6

<b>Application No</b>	05/1329/FUL
<b>Site</b>	Sorrento Hotel, 190/196 Cherry Hinton Road
<b>Proposal</b>	Construction of 1 three-bed flat, 5 two-bed flats, 6 one-bed flats and 4 three-bed houses to replace existing building
<b>Recommendation</b>	Approve
<b>Applicant</b>	Sorrento Hotel
<b>Public Speaker(s)</b>	-
<b>DECISION</b>	<b>Approved</b> (by 7 votes to 1)

subject to the satisfactory completion of the S106 agreement by 18 March 2006 and subject to the conditions and informatives set out in the report, subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P1/2, P1/3, P8/1

Cambridge Local Plan (1996): BE1, BE2, BE4, BE15, BE25, TR18, TR22, TR27

And the amendment of Condition 7 to read:

Notwithstanding the layout shown on the approved plan, the details of on site storage facilities for waste and recycling and the arrangements for the disposal of waste shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of development. The approved facilities shall be provided prior to occupation of the site and shall thereafter be maintained unless alternative arrangements are agreed in writing by the Local Planning Authority. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

The reasons for approval can be a summary of the reasons for grant of planning permission only. Further detail on the decision can be seen at the Council's Planning Department.

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 18 March 2006, it is recommended that the application be **refused** for the following reason:

The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities and public art, in accordance with policies, CS3, CS9, RL3, RL4, RL26 of the Cambridge Local Plan 1996; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, Provision of Public Art as Part of New Development Schemes 2002, Guidance for Interpretation and Implementation of Open Space Standards 2004, adopted as supplementary planning guidance by Cambridge City Council.

Reason: To protect the amenity of nearby residents/occupiers and in the interest of visual amenity (Cambridge and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4)

**7**

**Application No** 05/1346/FUL  
**Site** Auckland Court, Auckland Road  
**Proposal** Erection of 13 one-bed flats with associated car parking and landscaping.  
**Recommendation** Approve  
**Applicant** Devantier Properties  
**Public Speaker(s)** -  
**DECISION** **Approved** (by 6 votes to 1)

subject to the satisfactory completion of the S106 agreement by 22 March 2006 and subject to the conditions and informatives set out in the 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 22 March 2006, it is recommended that the application be **refused** for the reason set out in the report.

**8**

**Application No** 05/1345/FUL  
**Site** Whitlocks, High St, Trumpington  
**Proposal** Erection of 44 one-bed studio flats following demolition of the existing building.  
**Recommendation** Approve  
**Applicant** MPM Properties Ltd and Huntingdonshire Housing Partnership  
**Public Speaker(s)** -  
**DECISION** **Approved** (by 7 votes to 0)

subject to the satisfactory completion of the S106 agreement by 22 March 2006 and subject to the conditions and informatives set out in the 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 22 March 2006, it is recommended that the application be **refused** for the reason set out in the report.