

Planning Committee29 March 2006
9.30am – 4.15pm

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

Also Present: Cllr Stuart as alternative for Cllr Reid for Application 5.1 (29 Queen Edith's Way) and as Ward Councillor for Application 5.2 (Betjeman House 106/108 Hills Road)

Cllr Herbert as Ward Councillor for Applications 5.7 (CWC 41/45 Rustat Road), 5.8 and 5.9 (Land at junction of Hills Rd/Cherry Hinton Rd)

FOR THE INFORMATION OF THE COUNCIL**06/plan/13 Minutes**

The minutes of the meetings held on 1 March were confirmed as a correct record.

06/plan/14 Apologies

Councillor Reid apologised for late arrival.

06/plan/15 Declarations of Interest

Code of Conduct personal interests were declared as follows:

Councillor Application

Baker	Betjeman House 106/108 Hills Road <ul style="list-style-type: none"> ▪ <i>Member of the Friends of the Botanic Garden</i> ▪ <i>One of the public speakers is a former colleague</i>
Dixon	CWC 41/45 Rustat Road <ul style="list-style-type: none"> ▪ <i>Known to the public speaker</i>
Dixon	Land at junction of Hills Rd/Cherry Hinton Rd (Two applications) <ul style="list-style-type: none"> ▪ <i>Known to the public speaker</i>
Hipkin	41 High Street Chesterton <ul style="list-style-type: none"> ▪ <i>Known to the architect</i>
Hipkin	Grafton Hotel, 619 Newmarket Road <ul style="list-style-type: none"> ▪ <i>Known to the architect</i>
Reid	Betjeman House 106/108 Hills Road <ul style="list-style-type: none"> ▪ <i>Member of Cambridge Cycling Campaign which was objecting to the application.</i>
Reid	Land at junction of Hills Rd/Cherry Hinton Rd (Two applications) <ul style="list-style-type: none"> ▪ <i>Member of Cambridge Cycling Campaign which was objecting to the application.</i> ▪ <i>Member of Cambridge Preservation Society which was objecting to the application.</i> ▪ <i>Husband is the Chair of the Planning Committee of Cambridge Preservation Society</i>
Slatter	Land at junction of Hills Rd/Cherry Hinton Rd (Two applications) <ul style="list-style-type: none"> ▪ <i>Member of Cambridge Cycling Campaign which was objecting to the application.</i> ▪ <i>Member of Cambridge Preservation Society which was objecting to the application.</i>

- Stuart Betjeman House 106/108 Hills Road
- *Member of the Friends of the Botanic Garden*
 - *Had been involved in consultations on the applications as a ward councillor*

Code of Conduct personal and prejudicial interests were declared as follows:

Councillor Application

- Baker Tree Works Application 047/06 Emmanuel College
- *As a Fellow of Emmanuel College, the applicant.*
- Councillor Baker left the room, took no part in the discussion and did not vote on the application indicated. Cllr Hipkin, the Vice-Chair took the chair for this application.
- Slatter 10 Long Road
- *Helps to organise The Way To Be Awards for services to disabled people, which the applicant Camstead is sponsoring in 2006*
- Cllr Slatter left the room, took no part in the discussion and did not vote on this application.

06/plan/16 Tree Works Application 047/06 Request to fell 4 Prunus and 3 Malus Trees at Emmanuel College

Resolved that

- a) No objection is raised to the felling of three cherry trees The Council raise no objection to the felling of three cherry trees (T1, T3, T5 on the plan attached to the officer's report) and the crab apple (T6).
- b) The application to fell the crab apple trees (T2, T4) and cherry tree (T7) is refused, but appropriate surgery is undertaken to minimise the risk of limb failure to T 2 and T4 and an interim Tree Preservation Order be served, as required by the Town and Country Planning (Listed Buildings and Conservation Areas) Act,1990.

06/plan/17 Tree Works Application 069/06 Request to fell 1 Horse Chesnut Tree at Malting house, Malting lane

Resolved that the Council object to the felling of the horse chestnut tree at Maltings House, Maltings Lane and a Tree Preservation Order be served, as required by the Town and Country Planning (Listed Buildings and Conservation Areas) Act,1990.

06/plan/18 Planning Applications

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

CHAIR

**Planning Committee
29 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

Application No	06/0027/FUL
Site	29 Queen Ediths Way
Proposal	Residential development of 12 flats (10 x 2bed and 2 x 1 bed flats) and demolition of existing dwelling (2no).
Recommendation	Refuse
Applicant	Mr. R. Murfet
Public Speaker(s)	D Proctor (for Applicant)
DECISION	Refused (by 8 votes to 1).

For the reasons set out in the report.

In the event that an appeal is lodged against the decision to refuse this application, the Head of Development Control is authorised to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.

2

Application No	05/0847/FUL
Site	Betjeman House, Broadcasting House, Botanic House And Public Houses At 106-108 Hills Road
Proposal	Redevelopment to provide mixed use scheme comprising 188* residential units; B1 office use; retail/food and drink (Classes A1; A3 and A4 uses), together with associated basement car parking and servicing; and two new public open spaces with associated hard and soft landscaping; including re-location of the war memorial. * Number subsequently altered to 166 by applicants.
Recommendation	Approve
Applicant	Pace (Cambridge) Ltd C/O The Halpern Partnership Ltd
Public Speaker(s)	Prof Keith Richards (Objector), Caroline Gohler (Camb Pres Soc), James Woodburn (Cambridge Cycling Campaign), Tim Quick (Applicant's agent), Cllr Stuart (Ward Councillor)
DECISION	Refused against officer recommendation (by 7 votes to 1)

Reasons for refusal to be drafted by Head of Development Control and circulated to members for confirmation and agreed by the Chair and Spokesperson.

The following reasons were subsequently agreed:

1. The proposed buildings by reason of their height, scale, massing and siting, would result in a cramped form of development resulting in a poor quality living environment for future residents. In addition the proximity of the proposed development to the site boundaries, which is compounded by the presence of Block F in the centre of the site, fails to allow for the provision of on road cycle lanes of an appropriate width to ensure the safe use of the adjacent traffic junction by cyclists accessing the development.

- The development is therefore contrary to Policies P1/2, P1/3 and P8/8 of the Cambridgeshire and Peterborough Structure Plan 2003, Policies BE1, BE2 and TR17 of the Cambridge Local Plan 1996 and to PPS 1 Delivering Sustainable Development.
2. The proposed development by reason of its large-scale buildings sited within a cramped layout, would be out of character with the existing townscape and urban grain of the surrounding area, which also forms part of the Central Conservation Area. The proposal therefore constitutes overdevelopment and fails to have regard for the constraints, opportunities and character of the site and its surroundings contrary to Policies P1/2 and P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, Policies BE1, BE2, BE4 and BE32 of the Cambridge Local Plan 1996 and to PPS 1 Delivering Sustainable Development and PPG15 Planning and the Historic Environment.
 3. The proposed development will by virtue of its height, scale and visual impact on the Botanic Gardens have an adverse impact on the setting of the Grade II* registered Historic Park and Garden. The proposal therefore fails to have regard for the constraints, opportunities and character of the site and its surroundings and the development is contrary to policies P1/2, P1/3 and P7/1 of the Cambridgeshire and Peterborough Structure Plan 2003, Policy BE2 of the Cambridge Local Plan (1996) and to PPS 1 Delivering Sustainable Development and PPG15 Planning and the Historic Environment.
 4. The impact of the increase in traffic generated by the proposed development cannot be absorbed by the existing highway network or through the mitigation measures brought forward by the development. The development is therefore contrary to policies TR2 and TR27 of the Cambridge Local Plan (1996) and PPG13 Transport.
 5. In the absence of on-site provision for community facilities and play space and given the scale of the development and the demands which the additional population are likely to impose on existing community facilities and play space the development is contrary to policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003, policies CS3, RL3 and RL4 of the Cambridge Local Plan (1996) and supplementary planning guidance in the form of the Planning Obligation Strategy 2004 and Guidance for the Interpretation and Implementation of the Open Space Standards 2004.
 6. The proposed development does not make appropriate provision for formal and informal public open space, education and life long learning facilities, transport mitigation measures, affordable housing, public realm improvements and public art in accordance with policies P5/4, P6/1, P8/2, P8/3 P9/8 and P9/9 of the Cambridgeshire and Peterborough Structure Plan 2003, policies EO8, RL3, RL26, HO8, CS9, TR2 and TR3 of the Cambridge Local Plan (1996) and supplementary planning guidance in the form of the Planning Obligation Strategy 2004, Southern Corridor Area Transport Plan 2002, Provision of Public Art as Part of New Development Schemes 2002 and Guidance for the Interpretation and Implementation of the Open Space Standards 2004.

3

Application No	05/1348/FUL
Site	Triangle Development Site Kings Hedges Road
Proposal	The construction of an unmanned grid and primary substation, contained in a 815sq.m building, and the provision of ancillary facilities to include an access road, security fencing, service yard and landscaping.
Recommendation	Approve
Applicant	EDF Energy Networks Ltd. Barton Road Bury St. Edmunds Suffolk IP32 7BG

Public Speaker(s)

-

DECISION**Approved** (by 9 votes to 0)

subject to the conditions and informative set out in the report

4

Application No

06/0162/FUL

Site

41 High Street Chesterton

Proposal

Change of use from workshop offices to create 9 residential units and associated works.

Recommendation

Approve

Applicant

Pars Homes, Shemran, Red Cross Lane Cambridge CB2 2QU

Public Speaker(s)

Michael Bond, Old Chesterton Residents' Association

DECISION**Approved** (by 9 votes to 0)

subject to the satisfactory completion of the S106 agreement by 6 April and subject to the conditions and informatives set out in the report and an additional condition requiring the submission and approval of a foundation design for the extension to the north range in order to protect the health of the sophora tree in the adjoining garden, to be drafted by Head of Development Control 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 6th April 2006 the application is **refused** for the reason set out in the report.

5

Application No

05/1240/FUL

Site

10 Long Road & Land To Rear Of 18 Long

Proposal

Erection of ten flats following demolition of existing dwelling and erection of 4 two storey houses to the rear.

Recommendation

Approve

ApplicantCamstead, C/O Mr. Philip Kratz Taylor Vinters Solicitors
Merlin Place, Milton Road, Cambridge**Public Speaker(s)**

Mrs Louth (Objector), Mr. Philip Kratz (Applicant's Agent)

DECISION**Refused against officer recommendation** (by 4 votes to 3)

Reasons for refusal to be drafted by Head of Development Control and agreed by the Chair and Spokesperson.

Following consultation with the Chair and Spokesperson after the meeting, the following reasons for refusal have been drawn up by the Head of Development Services:

1. The proposed introduction of 4 houses of the size and in the positions proposed into this backland site is unacceptable in that such a density of development would detract from and erode the quality and appearance of what is an attractive, green and tranquil area, important to the overall quality of the local environment and a significant buffer between the residential development to the north and the hospital to the south. It would be an alien form, which would not respect the character of the area or reflect its contextual role and its relationship to its surroundings; the proposal therefore constitutes poor design. For these reasons the proposal is in conflict with policies NE8, BE1 and BE2 of the Cambridge Local Plan (1996) and advice on design in paragraph 34 of Planning Policy Statement 1 (2005).

2. The two houses proposed on the western side of the southern end of the site are so orientated and designed, and in such proximity to the common boundary to the west with No. 20 Long Road, that they will have a material and adverse impact on the amenity enjoyed by the occupiers of that property by reason of overlooking. For this reason the proposal constitutes poor design which has failed to recognise the constraints of the site

or the relationship with the neighbour and is contrary to policy BE2 of the Cambridge Local Plan (2006), advice on design in Planning Policy Statement 1 (2005) and supplementary planning guidance in the City Council Housing Development and Design Guide (2001).

6

Application No 05/1347/FUL
Site Grafton Hotel, 619 Newmarket Road
Proposal Change of use from hotel to residential dwellings to include erection of 4 three bed houses and 5 one bed flats and 3 two bed flats
Recommendation Approve
Applicant Grafton Hotel, C/o Neale Associates The Tram Shed, East Road Cambridge CB1 1BG

Public Speaker(s) -

DECISION **Refused** (by 5 votes to 0)

For the reasons set out in the report.

In the event that an appeal is lodged against the decision to refuse this application, the Head of Development Control is authorised to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.

7

Application No 05/1336/OUT
Site Cambridge Water Company 41 - 45 Rustat Road
Proposal Residential development following demolition
Recommendation Approve
Applicant Charles Church Developments Ltd, North London Target House, 257-263 High Street London Colney, Herts AL2 1HA
Public Speaker(s) R Crabtree (Objector) Cllr Herbert (Ward Councillor)

DECISION **Approved** (by 8 votes to 0)

subject to the satisfactory completion of the S106 agreement by 10 April 2006 and subject to the conditions and informatives set out in the report. And the following additional condition as condition 4 (and consequent renumbering of the remainder.)

Condition 4. Approval of the final number of dwellings to be accommodated on the development shall be obtained from the local planning authority as part of the submission of reserved matters. For the avoidance of doubt, no approval is hereby given for a precise number of dwelling units or a specific density.

Reason: To define the terms of the permission and to ensure that all necessary information is available to enable an assessment of the detail of the development to be undertaken in accordance with the Development Plan.

Condition 3 The rewording of Condition 3 by deletion of the words "the means of access thereto".

And the Section 106 agreement to be amended

to reflect paragraph 8.33 of the report (as amended) as follows:

The proposed development requires a contribution to be made towards open space, comprising formal open space, informal open space and children's play areas. In the event that appropriate on-site provision of open space and children's play space cannot be made, the total contribution sought would be calculated according to a formula based on the number and size of units proposed in a later submission of reserved matters, as follows:

Formal open space: contribution = (£360 x total number of bedrooms in units of two bedrooms or more) + (£540 x number of one-bedroom units)

Informal open space: contribution = (£306 x total number of bedrooms in units of two

bedrooms or more) + (£459 x number of one-bedroom units)

Children's play space: contribution = (£399 x total number of bedrooms in units of two bedrooms or more) [One-bedroom units are exempt]

to reflect paragraph 8.36 of the report (as amended) as follows:

The proposed development requires a contribution to be made towards community development. In the event that appropriate on-site provision of community facilities cannot be made, the total contribution sought would be calculated according to a formula based on the number and size of units proposed in a later submission of reserved matters, as follows:

£1085 per 1 or 2 bed unit; £1625 per 3-bed unit

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 10 April 2006, the application is **refused** for the reason set out in the report.

8

Application No	06/0007/OUT
Site	Land At The Junction Of Hills Road/Cherry Hinton Road
Proposal	Residential development, ground floor commercial uses, and related ancillary elements including car parking, cycle parking, new means of access and landscaping (Outline Application).
Recommendation	Approve
Applicant	Highland Trilatera Limited, Marshall Motor Group Ltd. And Tim Brinton Cars Ltd. C/o Colin Brown, Januarys, Chartered Surveyors, York House Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ
Public Speaker(s)	R Crabtree (Objector) James Woodburn (Cambridge Cycling Campaign), Cllr Herbert (Ward Councillor), Mr Barker (Applicant)
DECISION	Approved (by 6 votes to 2)

subject to the satisfactory completion of the S106 agreement by 5 April 2006 and subject to the conditions and informatives set out in the report and flexibility within the S106 agreement in respect of on-site open space and community facilities provision, conditions and informatives.

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 5 April 2006, the application is **refused** for the reason set out in the report.

9

Application No	06/1359/FUL
Site	Land At The Junction Of Hills Road/Cherry Hinton Road
Proposal	Redevelopment to provide 150 flats/Retail space (722 sq.m.), Ancillary Health and Fitness Gymnasium (110 sq.m), Basement and Surface Car Parking (154 no. spaces), Cycle Parking (306 spaces), New means of access and Hard and Soft Landscaping.
Recommendation	Approve
Applicant	Highland Trilatera Limited, Marshall Motor Group Ltd. And Tim Brinton Cars Ltd. C/o Colin Brown, Januarys, Chartered Surveyors, York House Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ

Public Speaker(s) R Crabtree (Objector) James Woodbine (Cambridge Cycling Campaign), Cllr Herbert (Ward Councillor), Mr Thompson (Applicant)

DECISION **Refused** (by 7 votes to 0)

For the reasons set out in the report.

In the event that an appeal is lodged against the decision to refuse this application, the Head of Development Control is authorised to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.