

**Planning Committee**24 May 2006  
9.30am – 1.15pm**Present:** Councillors Baker (Chair), Blencowe, Dixon, Dryden, Hipkin, Hymans, Reid and Slatter**FOR THE INFORMATION OF THE COUNCIL****06/plan/24 Minutes**

The minutes of the meetings on 29 March, 5 April and 26 April were confirmed as a correct record.

**06/plan/25 Apologies**

Cllr Durrant's apologies were received. Councillor Reid apologised for late arrival.

**06/plan/26 Declarations of Interest**

Code of Conduct personal interest was declared as follows

<b>Councillor</b>	<b>Application(s)</b>	<b>Interest</b>
Baker	Item 5	The registered Public Speaker, Dr Brindle, was also a member of the Cleaner Cambridge Campaign.
	4.4	Registered at the Woodlands Surgery referred to in the report
Hipkin	4.2	Board Member of Wintercomfort, a sister organisation

A Code of Conduct personal and prejudicial interest was declared as follows. Cllr Slatter took no part in the discussion and did not speak or vote on the application and withdrew from the Committee Room.

<b>Councillor</b>	<b>Application(s)</b>	<b>Interest</b>
Slatter	4.2	As a member of St John Ambulance providing support in the premises which was the subject of the application.
Dixon	4.2	Lives in the statutory consultation area.

The Councillors indicated left the room, took no part in the discussion about the applications referred to, and did not vote on the application.

**06/plan/27 Planning Applications**

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

**06/plan/28 Status of The Local Plan**

The Council's Solicitor reported that the final version of the Inspector's Report into the Cambridge Redeposit Draft Local Plan (2004 as amended) had been received. This increased the weight to be attached to policies in the 'new' Local Plan. However, in the absence of the formal adoption of the 'new' Local Plan the 1996 Local Plan remained the adopted Local Plan and the Cambridge Redeposit Draft Local Plan (2004 as

amended) had the status of a material consideration in the determination of planning applications before the City Council. For the purposes of the assessment of the applications on this agenda, relevant policies from both the Cambridge Redeposit Draft Local Plan (2004 as amended) and the Cambridge Local Plan (1996) were referenced.

**CHAIR**

**Planning Committee  
24 May 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** 06/0223/FUL  
**Site** Service Station Corner, Histon Road/Huntingdon Road  
**Proposal** Residential development of 43 apartments and semi basement parking to include 12 one bed apartments and 31 two bed apartments.  
**Recommendation** Refuse  
**Applicant** Cambridge Land Ltd.  
**Public Speaker(s)** -  
**WITHDRAWN BEFORE THE MEETING BY APPLICANT**

**2**

**Application No** 06/0081/FUL  
**Site** Zion Hall Baptist Church, 1 East Road, Cambridge CB1 1BD  
**Proposal** Removal of a condition of a previous permission to allow permanent use of the premises as a nightshelter facility for homeless people.  
**Recommendation** Approve, subject to conditions  
**Applicant** Zion Baptist Church, Deacons And Members 1 East Road Cambridge CB1 1BD  
**Public Speaker(s)** R Howlett (applicant)  
 A proposal that the permission be granted without the recommended condition 1 was lost by 4 votes to 1.  
**DECISION** **APPROVED** (by 6 votes to 0)  
 Subject to the conditions set out in the report

**3**

**Application No** 06/0254/FUL  
**Site** 90 – 92 Chesterton Road Cambridge CB4 1ER  
**Proposal** Redevelopment of former veterinary surgery with 12 flats and ground floor office (following demolition of existing).  
**Recommendation** Approve, subject to conditions and completion of S106 obligation  
**Applicant** Primrose Street Properties And R H Partnership Architects  
 Bateman House 82 - 88 Hills Road Cambridge CB2 1LQ  
**Public Speaker(s)** A Sinnott (resident), P Hailey (Applicants' Architects)  
**DECISION** **APPROVED** (by 7 votes to 0)

subject to the satisfactory completion of the S106 agreement by 1 June 2006 and to the conditions and informatives set out in the report, and subject to the following:

Add Condition requiring the provision of 13 car parking spaces within the site prior to occupation of the building.

**Refusal of application** 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 June 2006, the application is **refused** for the reason set out in the report.

4

<b>Application No</b>	05/0328/FUL
<b>Site</b>	Jupiter House And Leda House Station Road Cambridge CB1 2JD
<b>Proposal</b>	Refurbishment and extension of existing office buildings, including additional office accommodation, health centre, plant, pavilion, water feature and parking area.
<b>Recommendation</b>	Approve
<b>Applicant</b>	Ashwell Investments, Botanic House 100 Hills Road Cambridge CB2 1JZ
<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 31 July 2006 and to the conditions and informatives set out in the report, subject to the following:

Additional Condition: The pharmacy building hereby approved shall be used solely in conjunction with and ancillary to the Primary Health Care facility and shall not be separately used, occupied or let.

*Reason: To avoid the creation of a separate planning unit which would require further consideration in terms of the impact on the surrounding area (Cambridge Local Plan policy BE2)*

Additional Condition: Prior to the commencement of development, full details of the design, materials and internal layout of the pavilion building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: To ensure that the appearance of the development is in keeping with the existing character of the area.*

Additional Informative: The applicant/developer is advised to contact the City Council Access Officer for advice regarding access to and from the buildings and pharmacy pod.

Amendment of reason for condition 14 to read '...in the interests of visual amenity and to maximize the opportunities for recycling'.

**Refusal of application** 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 31 July 2006, the application is refused for the reason set out in the report.

**Item 5            OBJECTION TO CITY OF CAMBRIDGE (MALTING HOUSE, MALTING LANE) TREE PRESERVATION ORDER NO. 12/2005**

**PSR** Dr Brindle (Bursar, Darwin College), Mr Owers (resident)

**Resolved** (by 6 votes to 1) that the Council confirm City of Cambridge (Malting House, Malting Lane) Tree Preservation Order No 1/2006.