

Planning Committee16 August 2006
9.30am – 5.35pm**Present:** Councillors Baker (Chair), Blencowe, Dixon, Dryden, Durrant, Hipkin, Hymans, Reid, Slatter**Also Present:** Cllrs Herbert (during application 4.5) and Newbold (during application 4.4)**FOR THE INFORMATION OF THE COUNCIL****06/plan/36 Minutes**

The minutes of the meetings held on 19 July were confirmed as a correct record, subject to the addition of the word 'sustainable' in the first paragraph of the Decision on the first application (06/0547/FUL) after the words 'and the inclusion of'.

06/plan/37 Apologies

All members were present

06/plan/38 Declarations of Interest

Prejudicial Code of Conduct interests were declared as follows. The Councillors indicated left the room, took no part in the discussion and did not vote on the application referred to.

Councillor	Application	Nature of Interest
Durrant	4.7	Director of a charity owning property in the vicinity of the site
Reid	4.6	Regular user of the Sports Ground
Slatter	4.8	Helps to organise The Way To Be Awards for services to disabled people, which the applicant Camstead is sponsoring in 2006

Personal Code of Conduct interests were declared as follows:

Councillor	Application	Nature of Interest
Baker	4.1	Friend of the Botanic gardens
Baker	4.1	Former colleague of one of the Public Speakers
Dixon	4.5	Known to one of the Public Speakers
Dryden	4.4	Lives near the site
Reid	4.1	Member of Cambridge Preservation Society (as is her husband)
Reid	4.2	Governor of Perse School adjacent to site
Slatter	4.6	Husband is graduate of Pembroke College

06/plan/39 Planning Applications

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

CHAIR

**Planning Committee
10 August 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 this appendix.

1

Application No	06/0552/FUL
Site	Betjeman House, Broadcasting House, Botanic House And The Public Houses At 106 - 108 Hills Road
Proposal	Redevelopment to provide mixed use scheme comprising 156 residential units (including 38% affordable housing); B1 office use; retail / food and drink (Classes A1; A3 and A4 uses, including retention of 'Flying Pig' Public House), and new community use, together with associated basement car parking and servicing; amenity space (external and internal) with associated hard and soft landscaping; including re-location of the war memorial and provision of public art respectively.
Recommendation	Approve subject to conditions, informatives and S106 agreement
Applicant	Pace (Cambridge) Ltd C/o The Halpern Partnership The Royle Studios 41 Wenlock Road London N1 7SG
Public Speaker(s)	C Walker, Prof Richards, C Gohler, N Bennett
DECISION	Approved (by 6votes to 3)

subject to the satisfactory completion of the S106 agreement by 19 September 2006 and subject to the conditions and informatives set out in the report and to the following amendment to conditions:

Amended condition 17 - No development should take place on this site until the developer has submitted a full and detailed air quality assessment for the scheme in particular relating to its impact upon the Air Quality Management Area. The assessment should follow the methodology for assessing concentrations to ambient nitrogen dioxide outlined in DEFRA guidance (LAQM.TG03) for 'Detailed Assessment'. The submission should also include specific details of how additional contribution to pollutant concentrations over and above the emissions relating to the existing site will be addressed and/or mitigated. The development shall be carried out in accordance with the approved scheme.

Amended condition 5 - Notwithstanding the approved plans, full details of the layout of all underground cycle and car parking spaces shall be submitted to and approved by the local planning authority prior to the commencement of development. Such details shall include provision of a maximum of 240 car parking spaces including 17 spaces for use by disabled people and shall identify which cycle parking facilities are allocated for use by residents and which by non-residents. The development shall not be occupied until the underground cycle and car parking facilities have been provided in accordance with the approved details and shall thereafter only be used for cycle and car parking.

Reason To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2, 8/6 and 8/10)

Amended condition 19 – All servicing, deliveries and collections associated with the non-residential uses on the site shall be undertaken between 0700 and 2300 Monday to

Saturday (excluding Sundays and Bank Holidays) unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

And the following additional conditions:

Condition 36 - Before the development hereby permitted is commenced, details of proposed wheel washing and other mitigation measures in relation to dust suppression shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved details.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2006 policy 4/13)

Condition 37 Before the development hereby permitted is commenced, full details of the internal arrangement and facilities to be provided within the space allocated for community use shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved details.

Reason: To ensure the appropriate provision of community facilities. (Cambridge Local Plan 2006 policies 5/12 and 5/14)

And the following additional Informatives

In submitting details for the discharge of condition 7, the Applicant is reminded that this condition applies to the proposed public square which is to accommodate the relocated war memorial. In submitting details for discharge the Applicant is also required to demonstrate that consultation has taken place with relevant interested parties, including ward councillors, and that the proposals have been developed in the light of representations received. The war memorial must remain accessible to the public during Remembrance Day ceremonies.

In submitting details for the discharge of Condition 37 the Applicant is required to demonstrate that consultation has taken place with relevant interested parties, including ward councillors, and that the proposals have been developed in the light of representations received.

And the omission of a duplicate informative – Considerate Contractors.

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

2

Application No	06/0584/REM
Site	Cambridge University Press Site Shaftesbury Road
Proposal	Reserved matters proposal comprising 408 residential units (115 no.1 bed and 293 no.2 bed units to include 122 no. affordable units), ancillary community building and associated infrastructure (pursuant to Outline Consent C/03/0611/OP).
Recommendation	APPROVE subject to conditions and informatives and other factors in the report.
Applicant	Crest Nicholson (Eastern) Ltd And The Luminus Group
Public Speaker(s)	R Cifton, R Shakir, J Moody
Reasons for refusal raised in debate	Members, in considering the application, were concerned at the overdevelopment of the site, the lack of public open space and Informal and play space, the lack of mix of type, and the cramped design which did not respect the constraints of the site.
DECISION	Refused against officer recommendation (by 6 votes to 2)

For reasons to be drawn up by the Head of Development Services in consultation with the Chair and Spokesperson based on the above reasons for refusal raised during debate of the application.

3

Application No	06/0574/FUL
Site	94 To 100 St Andrews Road
Proposal	Amendment to planning permissions 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 21 x 1-bed flats, 66 x 2-bed flats, 12 x 2-bed houses, 8 x 3-bed houses, 3 x 4-bed houses, 7 x 1-bed affordable flats, 18 x 2 bed affordable flats and associated parking and landscaping.
Recommendation	Approve subject to conditions, informatives and S106 agreement
Applicant	Redeham Homes Southern Ltd
Public Speaker(s)	M Bond, J King, P Uttley
DECISION	Approved (by 5 votes to 1)

subject to the satisfactory completion of the S106 agreement by 30 August 2006 and subject to the conditions and informatives set out in the report and the following additional conditions:

Condition - Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

Reason To ensure a satisfactory method of surface water drainage.

Condition - Prior to the commencement of any development, a scheme for the provision and implementation of ground contamination investigation, assessment and remediation shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

Reason To prevent the increased risk of pollution to the water environment.

Condition - Prior to the commencement of any development, a scheme for the provision and implementation of hard and soft landscaping works, including temporary stockpiling of material, fencing and planting detail, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Reason To prevent the increased risk of flooding to other land/properties due to impedance of flood flows and reduction of flood storage capacity.

Condition - Prior to the commencement of any development, a scheme for the provision and implementation of proposed final landscape levels, to ODN, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Reason To prevent the increased risk of flooding to other land/properties due to the impedance of flood flows and reduction of flood storage capacity.

Condition - No development or raising of ground levels shall take place on that part of the site lying within the floodplain, a contour of 5.34 m ODN.

Reason To prevent the increased risk of flooding to other land/properties due to impedance of flood flows and reduction of flood storage capacity.

Condition - The ground floor level of any buildings involved in the development must be at least 5.64 m ODN.

Reason To provide a reasonable freeboard against flooding.

And the following additional informative:

Informative The applicant is advised to consider the advice given by the Disability Consultative Panel in relation to internal arrangements of bathroom doors, corridor widths, secondary power supply for lifts, and main entrance doors.

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

4

Application No 06/0495/OUT
Site Royal British Legion Hall Fishers Lane
Proposal Outline application for residential development of 12 two-storey flats
Recommendation Refuse for reasons set out in the report
Applicant Mr Ivan Carter, 48 Pall Mall London SW1Y 5JU
Public Speaker(s) P Golder, E Fordham, N Chapman, Cllr Newbold (Ward Cllr)
DECISION **Refused** (by 6 votes to 0)

For the reasons set out in the officers' report, subject to the amendment of the wording in reason for refusal 1 changed from 'meeting place' to 'public hall'.

In the event that an appeal is lodged against a decision to refuse this application, the Head of Development Services 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.

5

Application No 06/0590/REM
Site Cambridge Water Company 41 - 45 Rustat Road
Proposal Reserved matters details for the erection of 153 dwellings pursuant to outline planning permission C/02/0582/OP.
Recommendation Refuse for reasons set out in the report
Applicant Charles Church Developments Ltd
Public Speaker(s) R Ladds, A Meredith, M Lambert, Cllr Herbert (Ward Cllr)
DECISION **Refused** (by 7 votes to 0)

For the reasons set out in the officers' report.

6

Application No 06/0572/FUL
Site Pembroke College Sports Ground Pavillion, Grantchester Road, Newnham
Proposal Extension of existing sports pavilion to provide one 3-bed flat for college groundsman; the installation of cycle parking facilities for the users of the pavilion; and the erection of a detached timber groundsman's storage shed, to replace existing storage shed, adjacent to Grantchester Road.
Recommendation Refuse for reasons set out in the report
Applicant Pembroke College
 The Master, Fellows And Scholars Of Pembroke College
Public Speaker(s) B Open, P Morrison,
Reasons for Members in considering the application regarded the proposed

approval raised in debate use as appropriate to open space, subject to a condition tying the flat to use by the Groundsperson.
DECISION **Minded to approve against officer recommendation** (by 5 votes to 2)

subject to submission to the Government Office of the Eastern Region because the application represents a departure from the Development Plan, and subject to conditions to be drawn up by the Head of Development Services in consultation with the Chair and Spokesperson based on the above reasons for approval raised during debate of the application.

7

Application No 06/0608/REM
Site 7 - 9 Abbey Street
Proposal Reserved matters proposal for residential development comprising 9 apartments and 6 houses pursuant to C/03/0584/OP.
Recommendation Refuse for reasons set out in the report
Applicant Highland Homes Ltd., C/o 7 - 9 Abbey Street Cambridge
Public Speaker(s) J Bainton
DECISION **Refused** (by 6 votes to 0)

For the reasons set out in the report, subject to the amendment of Reason 1 as follows:

1. The eastern elevation of the southern terrace of three houses, despite being only a relatively low two storey form, nevertheless rises to a height of 6.3 metres at a distance of only 2 metres maximum from the common boundary with the adjacent dwellings to the east and a distance of only 7.4 metres from the dwellings themselves. That proximity combined with the span of the nearest house, 10.3 metres at ground floor and 8.0 metres at first floor (excluding overhangs), will unreasonably dominate and create an unacceptable sense of enclosure for the properties immediately to the east, particularly 10A and 10B Abbey Street the rear gardens of which align very closely with the span of the proposed building. The proposal is therefore considered not to respond positively to context or existing features, to be well integrated with the immediate locality or to have used the characteristics of the locality to help inform sitting, massing and design. For these reasons the proposals is also not considered not to have a positive impact on its setting and, therefore is contrary to Cambridge Local Plan policies P3/4 and P3/12 advice in Planning Policy Statement 1 (2005) on design.

And an additional reason 3 as follows:

3. Notwithstanding the reduction in car parking provision to 7 spaces, the pinched access into the site created by the depth of the 3 northern houses and the level of parking and manoeuvring in the confined space between the houses will also adversely affect the amenity of the prospective occupiers. This together with the reasons set out in 1 and 2 above, demonstrates a level of development which is excessive for the site, does not respond to context, will not provide an attractive high quality living environment and will not have a positive impact. For these reasons the proposal is contrary to policy P1/3 of the Cambridgeshire & Peterborough Structure Plan 2003, policies 3/4, 3/7, 3/11 and 3/12 of the Cambridge Local Plan 2006 and to advice on design in Planning Policy Statement 1 (2005).

and the existing reason 3 in the officers' report renumbered as Reason 4.

8

Application No 06/0748/FUL
Site 10 And 18 Long Road
Proposal Erection of 4 residential detached dwellings at the rear of 10 and 18 Long Road.

Recommendation Approve subject to conditions, informatives and S106 agreement
Applicant Camstead Homes Ltd
Public Speaker(s) J Bainton
DECISION **Approved** (by 5 votes to 2)

subject to the satisfactory completion of the S106 agreement by 8 September 2006 and subject to the conditions and informatives set out in the report and an additional condition: C62 (noise insulation)

Reason to protect the properties from any adverse impact cause by surrounding uses

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

9

Application No 06/0515/FUL
Site The Bunker Brooklands Avenue
Proposal Change of use from bunker to document and data storage purposes within class B8 and ancillary office accommodation within class B1.

Recommendation Approve subject to conditions
Applicant R Edge, Keepsafe Ltd Rangefield Court Farnham Trading Estate Farnham GU9 9NP

Public Speaker(s) R Edge
DECISION **Approved** (by 5 votes to 2)

subject to the conditions set out in the report.

10

Application No 06/0516/LBC
Site The Bunker Brooklands Avenue
Proposal Internal and external alterations to bunker.

Recommendation Grant consent subject to conditions
Applicant R Edge, Keepsafe Ltd Rangefield Court Farnham Trading Estate Farnham GU9 9NP

Public Speaker(s) R Edge
DECISION **Grant consent** (by 6 votes to 0)

subject to the conditions set out in the report.

Item 5

Application No C/03/1214 refers
Site 73/73a Mill Road
Proposal to revoke a section 52 planning obligation (now known as a section 106 Agreement), dated 4 December 1987.

Recommendation To revoke the section 52 agreement dated 4 December 1987 between Cambridge City Council and Camflats

Applicant Camflats

Public Speaker(s) -

DECISION **Revoke** (by 6 votes to 0) the section 52 agreement dated 4 December 1987 between Cambridge City Council and Camflats.