

Planning Committee11 October
9.30am – 3.40pm

Present: Councillors Slatter (Chair), Bailey (Alt), Baker, Blencowe, Dryden, Durrant, Hipkin, Hymans

FOR THE INFORMATION OF THE COUNCIL**06/plan/40 Minutes**

The minutes of the meetings held on 9 November 2005 and 13 September 2006 were confirmed as a correct record.

06/plan/41 Apologies

Apologies were received from Councillors Dixon and Reid, Councillor Dryden was not present after 10.40am on Mayoral duties.

06/plan/42 Declarations of Interest

Code of Conduct personal interest was declared as follows

| Councillor | Application(s) | Interest |
|-------------------|-----------------------|--|
| Blencowe | 2 and 3 | Was a graduate of the former Cambridge CRC, the successor organisation, ARU, had commented on the applications |
| Durrant | 2 and 3 | Employer had commented on the applications |
| Durrant | 6 | Was a Council representative on Hobsons' Conduit Trust |
| Hymans | 1 | Was a Trustee of City of Cambridge Education Foundation which had connections with the Howard Mallett Centre |
| Hymans | 7 | Member of COPE which represented older people who had expressed concern over the proposal |
| Slatter | 6 | Was known to the speakers |
| Slatter | 6 | Member of Cambridge Cycling Campaign |

06/plan/43 Chair of the Meeting

Councillor Baker said that as he had not been present at the officers' briefing prior to the Committee, he did not feel it appropriate that he should chair the meeting. Councillor Slatter had been present at the briefing and had agreed, subject to the consent of the Committee, to chair the meeting.

Resolved that the Councillor Slatter chair the meeting for the following item.

06/plan/44 Planning Applications

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

CHAIR

**Planning Committee
11 October 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 | 06/0567/FUL |
| Site | Howard Mallett Centre, Sturton Street |
| Proposal | Erection of a community innovation centre |
| Recommendation | Approve subject to conditions and the satisfactory completion of the s106 agreement by 29 November 2006 |
| Applicant | Citylife, Sturton Street |
| Public Speaker(s) | Ros Mills (resident), Dorothy Runicles (resident), Nichola Harrison (Ward County Cllr), Ben Bradnack (Ward City Cllr), Tim Jones (applicant) |

DECISION **Approved** (by 4 votes to 3)

Subject to the satisfactory completion of the S106 agreement by 29 November 2006 and to the conditions and informatives set out in the report, and the following additional conditions:
25: No development shall take place until full details of proposed foundation design in the locations where the footprint of the proposed building extends beyond the footprint of the existing Howard Mallett Centre building have been submitted to and approved in writing by the local planning authority.

Reason: To prevent root damage to the trees of amenity value on the site. (Cambridge Local Plan (2006) policy 4/4)

26: Prior to the commencement of development, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the total predicted energy requirements of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of the approved building and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

Additional Condition 27 to be amended to clarify and emphasise the function of the centre in supporting economic development by those in need. The wording of this amended condition to be drawn up by the Head of Development Services.

Reason: To ensure appropriate employment development and to secure the provision of appropriate community and leisure facilities. (Cambridge Local Plan 2006, policies 5/12, 6/2 and 7/2)

And the following additional informative:

INFORMATIVE: For the avoidance of doubt, the applicant is advised that the elimination of any of the elements listed in Condition 27 above would involve a change of use, which would require planning permission. The applicant is also advised that the subdivision of the centre hereby approved, creating an additional planning unit, would also require planning permission.

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 29 November 2006, it is recommended that the application be **refused** for the reason set out in the report

2

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| Application No | 06/0540/FUL |
| Site | Fire Station, 43 Parkside |
| Proposal | Mixed use development comprising a fire station, 131 apartments, a commercial unit (Class A3) and associated car and cycle parking |
| Recommendation | Approve subject to conditions and the satisfactory completion of the s106 agreement by 29 November 2006 |
| Applicant | Cambridgeshire & Peterborough Fire Authority |
| Public Speaker(s) | CFO Tom Carroll |
| DECISION | Deferred (by 4 votes to 2) pending further information regarding planning obligations and details of affordable housing. |

3

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| Application No | 06/0549/CAC |
| Site | Fire Station, 43 Parkside |
| Proposal | Demolition of existing buildings |
| Recommendation | Approve subject to conditions |
| Applicant | Cambridge Fire Station, 43 Parkside |
| Public Speaker(s) | None |
| DECISION | Deferred (by 6 votes to 0) in order to be considered alongside application 06/0540/FUL |

4

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| Application No | 06/0727/FUL |
| Site | 11 Grafton Street |
| Proposal | Change of use from educational to residential (1 No. 2-bed house, 7 No. 1-bed flats, 5 No. 2-bed flats and 1 No. 3-bed flats) involving replacement of existing flat roof over Paradise Street building increasing height by 2200mm. |
| Recommendation | Approve subject to conditions and the satisfactory completion of the s106 agreement by 11 October 2006 |
| Applicant | CGC Properties, 33 Grafton Street |
| Public Speaker(s) | Greg Davis (resident), Howard Wright (agent) |
| DECISION | Approved (by 7 votes to 0) |

Subject to the satisfactory completion of the S106 agreement by 11 October 2006 and to the conditions and informatives set out in the report and the following additional condition:

26: Prior to the commencement of development, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the total predicted energy requirements of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of the approved building and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

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

5

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| Application No | 06/0763/FUL |
| Site | Land to rear of 124 -154 Wulsftan Way |
| Proposal | Erection of two and three storey buildings comprising 20no. 2 bed affordable flats. |
| Recommendation | Approve subject to conditions and the satisfactory completion of the s106 agreement by 16 October 2006 |
| Applicant | King Street Housing Society, 89 King Street |
| Public Speaker(s) | None |
| DECISION | Approved (by 6 votes to 0) |

Subject to the satisfactory completion of the S106 agreement by 16 October 2006 and subject to the conditions and informatives set out in the report and to the following additional condition:

16: No development shall take place until there has been submitted to and approved by the local planning authority in writing details of noise insulation to the bin store located on the boundary of 148 Wulfstan Way. Development shall be carried out in accordance with the approved details.

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

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

6

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| Application No | 06/0237CCM |
| Site | Addenbrookes Access Road, Hauxton Road |
| Proposal | Construction of a 2.5km single carriageway, with on-road cycleways |

a segregated pedestrian and cycleway bridge over the Cambridge to London railway line, new road junctions with Hauxton Road and Shelford Road, landscaping, water balancing pond, street lighting and demolition of five dwellings.

Recommendation

Approve subject to conditions

Applicant

Cambridgeshire County Council, c/o Atkins Wellbrook Court, Girton Road

Public Speaker(s)

Stephen Brown (resident), Cllr G Nightingale (Ch G Shelford PC), Ken Fletcher (TEAG)

DECISION

To **support** the proposal (by 6 votes to 0) subject to the conditions and informatives set out below and consideration of noise mitigation measures, cycle path standards and light pollution

- Details of noise barriers and associated landscaping at properties affected in Shelford Road to ensure the details are visually acceptable.
- Details of pedestrian/cycle crossing points and access roads to retained dwellings at the Shelford Road junction to ensure most appropriate design to fit into the existing urban environment.
- Details of each pedestrian/cycle crossing point for the off-road cycle path to ensure safe, direct routes for cyclists and to encourage use of paths.
- Details of Clay Farm and Addenbrooke's roundabouts with development accesses shown and appropriate pedestrian/cycle crossing facilities to ensure safe and direct routes for pedestrians/cyclists.
- Details of the proposed link to National Cycle Network - NCN 11, alongside the railway line to ensure the link is extended to the south.
- Details of lighting columns, including level of lighting and colour to avoid unnecessary light pollution and visual intrusion.
- Details of embankments for railway bridge crossing and tree planting proposals to ensure healthy, long-term growth is achieved.
- Further air quality assessment to include Monsanto site development proposals to ensure national air quality objectives are not exceeded by additional development.
- Detailed information on discharge of surface water to Hobson's Brook to demonstrate no increased flood risk downstream on areas north of Long Road.
- Details of the materials to be used for the Hobson's Brook crossing including type of brick, coping and mortar to ensure visual impact is mitigated.
- Details of the mitigation measures for the Hobson's Brook crossing for habitat creation, including construction of banks and plant species to ensure suitability.

Informative: Due to the imposition of speed limits not being within the control of the local planning authority that the condition for a 30mph speed limit for Hauxton Road to Shelford Road when development is constructed at Glebe Farm site is recommended as an informative to the applicant.

Informative: In coming to their decision, Members were particularly concerned to ensure that the following outcomes are achieved in the details submitted to discharge the relevant conditions:

- Noise mitigation measures, such as an earth mound with landscaping, for the residential properties to the north of the proposed road from Hauxton Road to Shelford Road to protect them from increased noise disturbance from the proposed road.

- That the cycle routes provided are of an excellent standard and not just minimum standards to ensure that there is not conflict between users and that alternative transport modes other than the car are encouraged.
- That the proposed lighting scheme is sensitively designed and avoids unwanted light pollution.

7

**Application No
Site**

C/0013/89

Paradise Court, Paradise Street (variation of S52 Planning Obligation to enable the age limit to be reduced from 60 to 55 years of age.

Proposal

Request to vary a section 52 planning obligation dated 8 March 1990.

Recommendation

Approve

Public Speaker(s)

Mr N Rumble (obo resident)

DECISION

Approved (by 6 votes to 0) as set out in the officers' report.