

Minutes

Councillors Present: Cllrs Durrant (Chair), Blencowe and Shah

06/56 Applications for Planning Permission

The Committee noted that an amendment sheet had been circulated to members of the Committee prior to the meeting and made available to the public attending the meeting.

1

Application No 06/0618/FUL
Site 26C Stone Street
Proposal Erection of 1 two bed house to replace existing garage/store
Applicant Mr and Mrs Mahoney
Recommendation Refuse
PSR -
Decision **REFUSED** by 3 votes to 0, for the reasons set out in the officer's report.

2

Application No 05/1258/FUL
Site 41 Mill Road
Proposal Erection of a 2 storey four bed flat over existing ground floor parking and refuse area
Applicant Whitfield Associates
Recommendation Approve
PSR -
Decision **APPROVED** by 3 votes to 0,

subject to the conditions and informatives set out in the officer's report and an additional condition to be drawn up by the Head of Development Services in consultation with the Chair and Councillor Shah as acting Lib Dem Spokesperson in relation to the details of the operating mechanism of the garage doors to ensure satisfactory use by a disabled driver and an additional condition to link the use of the parking space to the occupation of the flat hereby approved.

The following conditions were agreed subsequently in accordance with the above decision:
8) Prior to the commencement of the development hereby approved, full details of the mechanism for opening the garage door, which shall be suitable for use by a disabled driver, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure satisfactory access to disabled parking provision and to prevent congestion on the adjacent public highway. (Cambridge Local Plan 2006 policies 3/12 and 8/10)

9) Unless otherwise agreed in writing by the local planning authority, the parking space hereby approved shall only be used in association with the 4 bed flat hereby approved.

Reason: To ensure satisfactory parking provision and to prevent congestion on the adjacent public highway. (Cambridge Local Plan 2006 policies 3/12 and 8/10)

3

Application No	06/0845/FUL
Site	Abbey Stadium, Newmarket Road
Proposal	Temporary change of use of vacant land at Northern end of site to car rental and associated external car wash area
Applicant	Europcar UK Ltd
Recommendation	Refuse
PSR	Mr T Mills
Debate	In discussion, members said that the proposal would improve the environment of the site, which was on an important route into the City and, provided that the permission was time limited, would not impair future development, provided that the permission was time limited.
Decision	APPROVED, against officer recommendation , by 3 votes to 0, The Head of Development Services be authorised to agree conditions in consultation with the Chair and Councillor Shah as acting Lib Dem Spokesperson.

The following conditions were agreed subsequently in accordance with the above decision:

1) The use hereby permitted shall be discontinued and the land restored to its former condition in accordance with a scheme of works to be submitted to and approved in writing by the local planning authority, on or before 3 years from the date of this decision notice.

Reason: The local planning authority considers only a temporary permission to be appropriate because of the larger redevelopment proposals of Cambridge United Football Club. (Cambridge Local Plan 2006 policies 3/4 and 3/6)

2) Within two months of the date of this decision notice, a scheme for the enhancement of the site frontage on Newmarket Road shall be submitted to and approved in writing by the local planning authority. The scheme shall be detailed on a scaled plan and may include both planting and fencing but needs not include either if a more innovative solution is put forward. The approved scheme shall be implemented in accordance with a timescale to be agreed by the local planning authority in writing.

Reason: In the interests of visual amenity and to ensure that an appropriate boundary treatment is implemented. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 3/4, 3/7 and 3/11)

3) The hours of operation shall be 9.00am to 5.30pm Mondays to Saturdays and 10.00am to 4.00pm on Sundays.

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

4) Any alterations to existing access arrangements shall be agreed in writing before the use hereby permitted is commenced and thereafter constructed in accordance with the approved plans.

Reason: To ensure a satisfactory and safe vehicular access (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 8/2)

5) Before the use hereby permitted is commenced, if any power washer / plant is intended to be used, a scheme for the insulation of the power washer / plant to minimise the level of noise emanating from the site and / or plant shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

6) Prior to the commencement of the use hereby permitted, a scheme for the provision and implementation of pollution control of the water environment, which shall include foul and surface drainage, shall be submitted to and approved in writing by the local planning authority. The works / scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory method of foul and surface water drainage and to prevent

the increased risk of pollution to the water environment (Cambridge Local Plan 2006 4/13)

4

Application No 06/0957/FUL
Site 158 – 160 Stanley Road
Proposal Creation of 2nd floor under a pitched roof to nos 158 and 160; erection of 1st floor extension and creation of new residential flat at no 160 Stanley Road
Applicant Mr Derek Pomeroy and Mr Vincent McGuckin
Recommendation Approve
PSR -
Decision **APPROVED**, by 3 votes to 0,

subject to the completion of a section 106 agreement by 15 February 2006 and to the conditions and informatives set out in the officer's report. (The section 106 agreement (Unilateral Undertaking) has been returned by the application for completion by the Council's legal officers, in accordance with the Planning Obligations Strategy (2004). The alternative recommendation to refuse the application should the planning obligation required in connection with this planning application not have been completed by 15th December 2006 was therefore deleted.)

5

Application No 06/0969/FUL
Site 1 Felton Street
Proposal Change of Use from office/store to residential and erection of 2 storey side extension
Applicant J Fuller
Recommendation Approve
PSR Mr T Etzold
Decision **APPROVED**, by 3 votes to 0,

subject to the conditions, S106 agreement and informatives set out in the officer's report. (The section 106 agreement (Unilateral Undertaking) has been completed by the applicant, in accordance with the Planning Obligations Strategy (2004). The alternative recommendation to refuse the application should the planning obligation required in connection with this planning application not have been completed by 6th December 2006 was therefore deleted.)

CHAIR