

Planning Committee3 January 2008
9.30am to 1.05pm

Present: Councillors Baker (Chair), Bailey, Blair (alternate for Slatter), Blencowe, Dixon, Durrant, Reid, Zmura.

Also Present: Cllr Herbert (as Ward Councillor) for application 07/1223/REM

FOR THE INFORMATION OF THE COUNCIL**08/plan/01 Apologies**

Apologies from Councillor Slatter.

08/plan/02 Declarations of Interest

Code of Conduct personal interests were declared as follows:

Councillor	Application	
Durrant	07/0893/FUL	Known to one of the Public Speakers
Baker	07/0893/FUL	Member of the University and a Friend of the Botanic Gardens
Dixon	07/1223/REM	Known to one of the objectors

The following members declared a Code of Conduct personal and prejudicial interest in the application shown. They neither took part in the discussion of nor voted on the application referred to, having left the Committee Room.

Councillor	Application	
Reid	07/1182/FUL	Owns a building from which she might gain an advantage if application is approved
Zmura	07/1182/FUL	Lives near application site

08/plan/03 Planning Applications

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

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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	07/0893/FUL
Site	Botanic Gardens Bateman Street Cambridge
Proposal	Construction of research laboratory and experimental glasshouses together with re-provision of garden maintenance buildings, public cafe and seminar room, in the private service of the University of Cambridge Botanic Garden
Applicant	The Chancellor, Masters And Scholars Of University Of Cambridge
Recommendation	Approve subject to completion of S106 Agreement and conditions and informatives
Public Speakers	R Landman, J Davis and J Parker
Decision	<p>APPROVED by 8 votes to 0 subject to completion of the S106 Agreement by 29 February 2008, the conditions and informatives set out in the officers' report and the following amendments to the conditions shown:</p> <p>Condition 2 'Prior to commencing construction work on each building hereby approved samples of the materials to be used in the construction of the external surfaces shall be submitted and approved etc....'</p> <p>Condition 4 'Prior to installation of any plant a scheme for insulation of buildings and or plant ... shall be submitted to and approved in writing etc...'</p> <p>Condition 9 'Prior to the commencement of construction of the Laboratory Building a renewable energy statement etc...'</p> <p>Condition 11 'Prior to the commencement of any landscaping works full details of hard and soft landscaping shall be submitted to and approved in writing etc...'</p> <p>Condition 14 'Prior to the commencement of drainage works a scheme for the provision and implementation of surface water drainage shall be submitted.'</p> <p>Refused 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 February 2008 the application be refused for the reason set out in the officers' report</p>

2	07/1223/REM
Site	Former Cambridge Water Company 41 Rustat Road Cambridge
Proposal	Reserved matters application (following outline permission 05/1336/OUT) for 4 three bed townhouses, 108 two bed maisonettes and 31 one bed flats

Recommendation	Approve subject to conditions and informatives
Applicant	Charles Church Developments Ltd - North London C/o Marcus Lambert Kinetic Centre
Public Speakers	R Crabtree, O Caroe, A Norton, Cllr Herbert (Ward Councillor)
Decision	APPROVED by 8 votes to 0, subject to the conditions and informatives set out in the officers' report and the following amendments to existing conditions: Condition 6 to read: No development shall take place until full details of a management system to enable deliveries (which shall include addressed deliveries), goods deliveries, utility meter reading etc...." <i>Reason To ensure that buildings are safe for all users and visitors, avoid insecurity and the threat of crime or the fear of crime, and foster community safety, but that they also remain accessible and socially inclusive (Cambridge Local Plan 2006 policies 3/7 and 3/12)</i> Condition 11: add at end, after "detail." the following: 'and no changes to that agreed may subsequently be made without the prior written approval of the local planning authority.' Condition 11 to be brought back to Committee for discharge, and not delegated to officers. And the following additional condition: 12. A suitable landscaping/screening scheme between Block A and the common boundary with 37 and 35 Rustat Road shall be submitted to the local planning authority for approval, which is to be given in writing, before development of Block A commences, the agreed scheme shall be provided to the satisfaction of the local planning authority before occupation of any residential unit in Block A. The agreed, provided scheme shall thereafter be maintained to the absolute satisfaction of the local planning authority. <i>Reason: In the interests of safeguarding the amenity and privacy of adjacent property. (Cambridge Local Plan 2006 policy 3/4)</i>

3	07/0858/FUL
Site	27 Queen Ediths Way Cambridge
Proposal	Residential development of 10 flats (4 x 1-bed, 5 x 2-bed, 1 x 3-bed flats) following demolition of existing dwelling.
Applicant	Murfet Developments Ltd
Recommendation	Refuse for the reasons set out in the officers' report.
Public Speakers	Don Proctor
Decision	REFUSED by 7 votes to 0 for the reasons set out in the officers' report.
4	06/1305/FUL
Site	Land Off Sandy Lane / De Freville Avenue Cambridge
Proposal	Erection of seven one-bedroomed flats with associated parking (adjacent to 3 and to the rear of 5, 7, 9 and 11 Montague Road).
Applicant	Sandy Lane Development
Recommendation	Approve subject to completion of S106 Agreement, conditions and informative.
Public Speakers	-
Decision	APPROVED (by 8 votes to 0) subject to completion of the S106 Agreement by 31 March 2008 and the conditions and informative set

out in the officers' report.

Refused if the 106 agreement has not been completed by 31 March 2008 unless prior agreement has been obtained from the Chair and Spokesperson of the Committee to extend the period for its completion.

5	07/1182/FUL
Site	85 Histon Road Cambridge
Proposal	New garage/workshop including loft room to replace existing and new roof to existing extension.
Recommendation	Refuse for the reason set out in the officers' report
Applicant	Mr J Hurst
Public Speaker	K Thornborough
Reasons for Approval	<p>These reasons for approval were given in the discussion of the application:</p> <ol style="list-style-type: none"> 1. This development was considered to generally conform to the Development Plan, particularly the following policies: Cambridgeshire and Peterborough Structure Plan 2003: P1/3 Cambridge Local Plan (2006): 3/4, 3/7 and 3/12. 2. Following questioning of the officer and discussion about the character of the area, particularly the relatively run-down appearance of many of the buildings and rear gardens of the houses in Histon Road, the view taken was that this well designed building, far from detracting from the character of the area, would enhance it and create a marker for good quality new garages/outbuildings in the future. The refusal of permission nearby for a new dwelling was seen as being entirely different, both because of its use and because it would have been substantially larger than that promoted here; the house at 33 North Street was not considered material given the proposed use of this building. Subject to a condition requiring that this be used as incidental accommodation to the dwelling house only; that glazing of lower windows in the roof is considered by officers and if necessary made the subject of a condition; and any other conditions considered reasonable and appropriate by officers, approval is granted. Specifically the design was considered good and appropriate its context and the proposal would have a positive impact and help to create a sense of place; for these reasons the proposal is in accordance with Cambridge Local Plan Policies 3/4, 3/7 and 3/12. The benefits of the scheme were considered to outweigh any disbenefits.
Decision Against Officer Recommendation	<p>APPROVED by 5 votes to 1, subject to conditions to be drawn up by the Head of Development Services based on the reasons set out in discussion. These were subsequently agreed as follows:</p> <ol style="list-style-type: none"> 1. Standard Condition CO1A 2. The development hereby permitted shall not be constructed other than in the materials specified in the application and plans, unless prior approval has first been given in writing to any changes. <i>Reason: To ensure that the external appearance of the development is in keeping with the existing character of the area. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/12 and 3/4).</i> 3. The development hereby permitted shall be used solely in conjunction with and as a building incidental to, the residential use of 85 Histon Road Cambridge, and shall not be separately used,

occupied or let.

Reason: To ensure that the building is used for purposes incidental to the dwellinghouse only, to protect the amenity of adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 2006 policies P5/2 and 3/4)

4. The low level rooflights at the eastern end of the south facing roofslope shall be obscure glazed when first introduced to the building and shall remain as such thereafter, unless prior agreement to any change has first been given in writing by the local planning authority.

Reason: To protect the amenity of adjoining residential properties. (Cambridge Local Plan 2006 policies P5/2 and 3/4)

