

## **Planning Committee**

27 February 2008  
9.30am to 11.45am

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

**Also Present:** Cllr Stuart (as Ward Councillor) for application 07/1448/FUL  
Professor Carolin (Design and Conservation Panel) for application 07/1448/FUL

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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### **08/plan/08 Minutes**

The minutes of 30 January 2008 were amended to record Councillor Dryden's apologies

The minutes of 10 October, 7 November, 5 December, 3 January and 30 January were then approved and signed as an accurate record

### **08/plan/09 Apologies**

Apologies from Councillors Bailey and Durrant

### **08/plan/10 Declarations of Interest**

Code of Conduct personal interests were declared as follows:

<b>Councillor</b>	<b>Application</b>	
Slatter	07/1448/FUL	As Ward Councillor for Trumpington knew public speakers
Dryden	07/1434/FUL	Previously attended and children currently attend St Bedes Inter Church School

### **08/plan/11 Planning Applications**

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

### **08/Plan/12 1 APP – The Validation of Planning Applications**

Members approved the Officer recommendations:

Delegated authority given to officers to include further guidance to applicants on Local List requirements for householder/minor applications and to make consequent minor changes during the first 6 months following operation of the scheme. Informal review with Members to take place after the first 6-9 months of operation.

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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

<b>Site</b>	Three Crowns House, 72 Hills Road, Cambridge, Cambridgeshire, CB2 1LA
<b>Proposal</b>	Office redevelopment with undercroft parking and new access from Norwich Street – revised proposal following 07/0292/FUL
<b>Applicant</b>	Royal London Mutual Insurance Society Ltd, C/o Bidwells, Bidwell House, Trumpinton Road, Cambridge, CB2 9LD
<b>Recommendation</b>	<b>APPROVE</b> subject to the satisfactory completion of the S106 agreement by 10 March 2008 and subject to conditions
<b>Public Speakers</b>	Mike Carpenter (for applicant) Shaun Noble (resident/objector) Cllr Stuart (Ward Councillor)
<b>Reasons For Refusal Raised In Debate:</b>	The members who spoke against the officer recommendation said that the design was overpowering due to its mass, scale and footprint. They referred to policies 3/4 and 3/12
<b>Decision</b>	<b>REFUSED</b> by 4 votes to 3 (with the Chairs casting vote) contrary to the recommendation of officers for the following reasons:

The proposed development by reason of its height, scale, mass, footprint and form, coupled with the proximity to the adjacent residential dwellings to the west in Norwich Street and Bateman Street, would have a material adverse impact upon the level of residential amenity that nearby residents would reasonably expect to enjoy. The building would unreasonably dominate and be overbearing in its relationship with neighbours causing them to suffer an unacceptable sense of enclosure. As a consequence the proposed development represents a poor design approach that fails to achieve an appropriate contextual relationship with the immediate neighbours and the residential area to the west and would be contrary to policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, policies 3/4 and 3/12 of the Cambridge Local Plan 2006 and advice in Planning Policy Statement 1 – Delivering Sustainable development (2005).

2

<b>Site</b>	St Bedes Inter Church School, 274 Birdwood Road, Cambridge, Cambridgeshire, CB1 3TD
<b>Proposal</b>	Extensions to secondary school – a new department and six new classrooms (all to replace existing temporary buildings) with new linking corridors to existing buildings, including a new tensile fabric link canopy and associated landscaping
<b>Recommendation</b>	<b>APPROVE</b> subject to new planning objections being raised before the end of the consultation period on 29 February 2008 and the satisfactory completion of the section 106 agreement by 09 March 2008 and subject to conditions
<b>Applicant</b>	The East Anglia Roman Catholic Trustee, The Whitehouse, 21 Ugate, Poringland, Norwich, NR14 7SH
<b>Public Speakers</b>	None
<b>Decision</b>	<b>APPROVED</b> by 6 votes to 0 subject to new planning obligations being raised before the end of the consultation period on 29 February 2008 and the satisfactory completion of the section 106 agreement by 09 March 2008. Subject also to conditions in the Officers Report and to the additional following conditions:

Additional conditions

### 1. Details of Contractor Operations

Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

### 2. Dust Suppression

Before development commences, details of dust suppression and wheel cleaning measures shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the details agreed.

Reason: To protect the amenity of adjoining occupiers during the construction period. (Policies 3/4 and 4/13 of the Cambridge Local Plan 2006)

### 3. Renewable Energy Statement

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 any approved buildings 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).

And subject to the following *additional* conditions agreed by Committee

1. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

2. Prior to the occupation of the buildings hereby permitted, a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage the use of sustainable forms of transport. (Cambridge Local Plan 2006 policy 8/2)

