

Planning Committee21 May 2008
9.30am to 12.20pm**Present:** Councillors Baker (Chair), Blencowe, Blair, Dixon and Zmura.**FOR THE INFORMATION OF THE COUNCIL****08/plan/21 Minutes**

The minutes were approved and signed as an accurate record.

08/plan/22 Apologies

Councillors Dryden and Reid.

08/plan/23 Declarations of Interest

A Code of Conduct personal and prejudicial interest was declared as follows:

Councillor	Application
Dixon	08/0365/FUL A statutory consultee as living in the area

Councillor Dixon left the meeting and did not vote on this item

08/plan/24 Planning Applications

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

**Planning Committee
21 May 2008**

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	08/0205/FUL
Site	Cambridge College For Further Education Young Street Cambridge Cambridgeshire CB1 2NA
Proposal	Redevelopment to form 211 student beds in mix of 2, 3, 4, 5 and 6 bed flats, studios and 2 bed houses including retention and conversion of Old Ragged School
Applicant	Unite Integrated Solutions Plc The Core 40 St Thomas Street Bristol BS1 6JX
Recommendation	APPROVE subject to the satisfactory completion of the s106 agreement by 30 th June 2008 and subject to conditions
Public Speakers	Joye Rosenstiel (objector - Brunswick Nursery School) Valerie Neal (objector – resident) John English (objector – on behalf of HM Court Services) Simon Trafford (applicant) Councillor Bradnack (Ward Councillor – Petersfield) Councillor Wright (Ward Councillor – Abbey)
Reasons for refusal raised in debate	The members who spoke against the officer recommendation said that the mass, scale, bulk and height of the proposed development would result in an over dominant form of development that would not respect the existing townscape or the character or appearance of the conservation area. Members quoted Cambridge Local Plan Policies 3/4, 3/7, 3/12 and 4/11.
Decision	REFUSED (by 4 votes to 1) against officer recommendation. Reasons for refusal to be agreed by Chair/Spokes. The following reasons were subsequently drafted for agreement:

The proposed development would, by reason of its height, scale, bulk, massing, layout and poor design, represent a visually dominant and intrusive development that would fail to respond to its context or draw inspiration from the key characteristics of its surroundings; that would not result in the creation of an attractive built frontage to positively enhance the townscape; that would not have a positive impact on its setting; and that would neither preserve or enhance the character or appearance of the Conservation Area.

The development is therefore contrary to policies ENV6 and ENV7 of the East of England Plan 2008, policies 3/4, 3/7, 3/12 and 4/11 of the Cambridge Local Plan 2006 and to advice provided by Planning Policy Statement 1 Delivering Sustainable Development and PPG15 - Planning and the Historic Environment.

The proposed development does not make appropriate provision for public open space, transport mitigation measures, public realm improvements and public art in accordance with the policies 3/7, 3/8, 8/3 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1, P9/8 and P9/9 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, Eastern Corridor Area Transport Plan 2002, Provision of Public Art as Part of New Development Schemes 2002 and Guidance for Interpretation and Implementation of Open Space Standards 2006.

In the absence of any measures to restrict the occupancy of the proposed development to full time students attending Anglia Ruskin University or the University of Cambridge, the development is contrary to policy 7/10 of the Cambridge Local Plan 2006.

2	08/0365/FUL
Site	Zion Hall Zion Baptist Church 1 East Road Cambridge Cambridgeshire CB1 1BD
Proposal	Removal of a condition of a previous permission to allow permanent use of the premises as a nightshelter for homeless people
Applicant	Zion Baptist Church 1 East Road Cambridge Cambridgeshire CB1 1BD

**Recommendation
Public Speakers**

APPROVE subject to conditions
Beverley Williams (applicant)
Councillor Bradnack (Ward Councillor – Petersfield)

Decision

APPROVED (unanimously) subject to a further temporary consent and as recommended by amendments to conditions below:

Condition 1 as stated in the report is irrelevant - the following condition should be appended:

1. The use hereby permitted shall be discontinued and the building restored to its former condition and use in accordance with a scheme of works submitted to and approved in writing by the local planning authority, on or before 31 May 2010.

Reason: To enable the local planning authority to continue to assess the impact of the use on the amenity of the surrounding area (Cambridge Local Plan 2006 Policies 3/4 , 3/7 and 4/2)

Addition to condition 2:

Reason: To enable the local planning authority to continue to monitor and assess the impact of the use on the amenity of the surrounding area in light of the agreed Management Plan (Cambridge Local Plan 2006 Policies 3/4, 3/7, 4/2 and 4/11).

Paragraph 5.6 – reference to Cambridge Local Plan 2006 Policies should be reduced to: 3/4, 3/7, 4/2 and 4/11 only as being relevant to this particular application.

Reasons for Approval:

Reference to the Cambridgeshire and Peterborough Structure Plan 2003 should be deleted and replaced with East of England Plan 2008 Policy ENV7

Reference to Cambridge Local Plan 2006 Policies should read: 3/4, 3/7, 4/2 and 4/11 only.

3	08/0107/FUL
Site	150 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AJ
Proposal	Redevelopment of 5 studio student apartments
Applicant	Compass Direct Ltd C/O 6 Sedley Taylor Road Cambridge
Recommendation	APPROVE subject to the satisfactory completion of the s106 agreement by 31 July 2008 and subject to conditions
Public Speakers	Mr Parry (objector)
Decision	APPROVED (unanimously) subject to the satisfactory completion of the draft s106 Agreement by 31 July 2008 and subject to the following amendments to recommendations: Omit condition 10 Amend reason for condition 15 to add 'and to protect the amenity of nearby residents/occupiers' and to add reference to policy 7/10 in reasons for condition. Condition 17 Notwithstanding the details shown on the approved plans, all velux windows shall be located so as to ensure that they are positioned at least 1.8 metres above finished first floor level. Reason – To prevent overlooking of adjacent residents. (Cambridge Local Plan policy 3/4) Condition 18 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)

and also subject to the following additional informative:

Informative: In submitting information for the discharge of condition 11 and in the construction of the development, the applicant is requested to give due consideration to the acoustic properties of the materials in the interest of protecting the amenity of adjoining occupiers (The Religious Society of Friends)

In accordance with advice regarding the implications of the adoption of the East of England Plan 2008 the reasons for the following conditions shall be amended:

Conditions 2, 3, 4, 7, 8, 9, 11, 12, 13 – replace 'Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3' with 'East of England Plan 2008 policy ENV7'.

And reasons for approval shall be amended to replace 'Cambridgeshire and Peterborough Structure Plan 2003 policies P1/2 and P1/3' with 'East of England Plan 2008 policy ENV7'

Members also agreed that if the standard alternative recommendation regarding refusal of the application if the S106 is not completed by 31 July 2008 on the basis of non compliance with the Planning Obligation Strategy.

4	07/1434/FUL
Site	St Bedes Inter Church School, 274 Birdwood Road, Cambridge Cambridgeshire CB1 3TD
Proposal	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.
Applicant	The East Anglia Roman Catholic Trustee The Whitehouse 21 Upgate Poringland Norwich NR14 7SH
Recommendation	Refuse
Public Speakers	Richard Matthews (Acting Head Teacher of St Bedes
Decision	Members resolved (unanimously) to extend the deadline for completion of the S106 agreement until 31 July 2008.