

Planning Committee18 June 2008
9.30am to 14.43pm

Present: Councillors Baker (Chair), Al Bander, Blair, Blencowe (Lab sp),
Dixon, Dryden, Hipkin, Reid and Smart

FOR THE INFORMATION OF THE COUNCIL**08/plan/25 Minutes**

The minutes of the meeting on 21 May 2008 were approved and signed as an accurate record.

08/plan/26 Apologies

Apologies were received from Councillor Holness.

Councillor Smart arrived at 9.55am so did not vote on Planning Application 08/0467/REM (21 & 21a Queen Ediths Way, Cambridge, CB1 4PH)

08/plan/27 Declarations of Interest

Code of Conduct personal interests were declared as follows:

Councillor Application

Hipkin 08/0111/FUL A friend of the Architect

Reid 08/0505/REM Husband emailed Planning Officer in support
of application

08/plan/28 Planning Applications

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

**Planning Committee
18 June 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	08/0467/REM
Site	21 & 21a Queen Ediths Way, Cambridge, Cambridgeshire CB1 4PH
Proposal	Erection of 2-3 storey residential development (six 2 bedroom flats, two 3 bedroom flats, two 3 bedroom houses and four 4 bedroom houses) with ancillary parking
Applicant	Wheatley Homes Ltd, Wheatley House Works Road, Letchworth SG8 1LP
Recommendation	APPROVE subject to conditions
Public Speakers	Erik Timmers (Resident) Anton Price (Resident)
Reasons for refusal raised in debate	The members who spoke against the Officer recommendation said that the inappropriate scale, design and mass of the development would not respect the context and character of the area Members quoted Cambridge Local Plan Policies 3/4, 3/7, 3/12, Policy ENV7 of the East of England Plan 2008 and Government Guidance in Planning Policy Statement 1
Decision	REFUSED (by 5 votes to 2) against officer recommendation Reasons for refusal to be agreed by Chair/Spokes. The following reasons were subsequently drafted for agreement: Because of its scale, design and massing, and its institutional appearance, the proposal responds poorly to the existing local character close to the site, and is not well integrated with the immediate locality. It would not positively enhance the townscape and is inappropriate in its context in this part of Queen Edith's Way.

For these reasons, the proposal is contrary to policy ENV7 of the East of England Plan 2008, and policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (2006), and to government guidance in Planning Policy Statement 1 'Delivering Sustainable Development' (2005). To be approved by Chair and Spokes of both other groups

2	08/0337/FUL
Site	St Faiths School, Trumpington Road, Cambridge, Cambridgeshire CB2 8AG
Proposal	Erection of multi-purpose sports hall to accommodate 4 badminton courts and associated changing rooms, together with a reconfigured car park/outdoor play facility and associated works (following demolition of existing building)
Applicant	St Faiths School, C/o York House Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ
Recommendation	REFUSE
Public Speakers	Colin Brown (Applicants Agent) Mr Whitehead (Resident)
Decision	REFUSED (by 7 votes to 2) as AGENDA with the following additional reasons for refusal drafted for approval by the Chair and Spokes (Councillors Baker, Blencowe and Hipkin)

Reason for refusal 3

The proposed development by virtue of the uninspiring elevation to Newton Road, which lacks articulation and presents an overly dominant and imposing mass to the street, fails to identify and respond positively to the local character, to demonstrate that inspiration has been drawn from the characteristics of locality in terms of design and to create an attractive built frontage to positively enhance the townscape. The development is therefore contrary to policy ENV7 of the East of England Plan 2008 and policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan 2006.

Reason for refusal 4

The proposed car parking area associated with the Sports Hall both during the construction and operational phases of the development, would by virtue of its proximity to the site boundary be likely to result in the generation of noise and disturbance to such a level as to adversely affect the residential amenities which the occupiers of 13 and 15

Newton Road could reasonably expect to enjoy. The development is therefore contrary to policy ENV7 of the East of England Plan 2008, policy 3/4 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development.

3	08/0383/FUL
Site	27 Queen Ediths Way, Cambridge, Cambridgeshire CB1 7PH
Proposal	Redevelopment of site to provide 12 apartments following demolition of existing dwelling
Applicant	Murfet Development Ltd, 40A High Street, Sawston, Cambridge CB22 3BG
Recommendation	APPROVE subject to the satisfactory completion of the s106 agreement by 07 July 2008 and subject to conditions
Public Speakers	Simon Andreou (Resident)
Decision	DERERED (unanimously) to enable a legal opinion to be sought and reported to Committee with respect of affordable housing

4	08/0505/REM
Site	Land At The Junction Of Hills Road/ Cherry Hinton Road, Cambridge, Cambridgeshire CB2 8RJ
Proposal	Proposed residential development (133 flats of which there are 19no 3bed, 65no 2bed and 49no 1bed flats), ground floor retail uses (1,403sqm), car and cycle parking, landscaped areas and a publicly accessible sitting and viewing deck
Applicant	Highland Trilatera Limited, Marshall Motor Group Limited And Tim Brinton Cars Limited, C/o Colin Brown Januarys Chartered Surveyors, York House Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ
Recommendation	APPROVE subject to conditions
Public Speakers	Jay Gort (Applicants Architect) Councillor Herbert (Ward Councillor)
Decision	Approved (by 7 votes to 0) with the following additions:

Add to condition 2 after 'provision for deliveries of all types...' the words: '(which must include the possibility of access to all letterboxes from outside any secure boundary)'

Add a third **INFORMATIVE**: The applicant is strongly urged to make use of at least one car parking space on the development to accommodate a vehicle from a car club.

The applicant should contact the transport section of the City Council Environment and Planning Department for further information on this issue.

Add a fourth **INFORMATIVE**: The applicant is advised that it is the expectation of the City Council that the principles of sustainable urban drainage (SUDS) will be adopted in developing the system for surface water drainage on the site.

Add a fifth **INFORMATIVE**: The applicant is advised that it is the expectation of the City Council that negotiations between the applicant and the highway authority will ensure that physical barriers such as bollards are placed along the edge of the carriageway on Hills Road to deter illegal parking by users of the retail units.

The Committee adjourned for lunch 13.15pm – 13.45pm

5	08/0111/FUL
Site	Land At Elmfield Close (Northwest Of Scotland Road And Southwest Of Elmfield Road With Frontage Onto Elmfield Road) Cambridge Cambridgeshire
Proposal	Erection of forty 1-bedroom general needs flats (over 55) and associated accommodation
Applicant	Hundred Houses Society, 51 Scotland Road, Cambridge Cambridgeshire CB4 1QW
Recommendation	APPROVE subject to the satisfactory completion of the S106 agreement by 31 July 2008 and subject to conditions
Public Speakers	Mrs Roper (Resident) Ken Neal (Applicants Agent)
Decision	APPROVED (by 7 votes to 1) as agenda but with the second recommendation to read ‘... if the Obligation has not been completed by 31 July 2008....’

And the following additional condition:

Condition 18 – Notwithstanding the details shown on the approved plans, prior to the commencement of occupation of the accommodation hereby approved 10 visitor parking

spaces shall be identified by ground surface markings within the approved car park and shall thereafter be retained for visitor parking only.

Reason – To ensure the availability of visitor parking and in view of the likelihood of a high demand for such parking given the restricted occupation of the accommodation.
(Cambridge Local Plan policy 8/10)