

Planning Committee18 July 2008
9.30am to 13:00pm

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

FOR THE INFORMATION OF THE COUNCIL**08/plan/29 Minutes**

The minutes of the meeting on 18 June 2008 were approved and signed as an accurate record.

08/plan/30 Apologies

Apologies were received from Councillor Reid.

Councillor Dryden arrived at 9.40am so did not vote on Planning Application 08/0507/FUL (36 Barton Road, Cambridge)

Councillor Dixon left the meeting at 12.25pm and therefore did not vote on applications: 08/0383/FUL and 08/0845/FUL

08/plan/31 Declarations of Interest

Code of Conduct personal interests were declared as follows:

Councillor Application

Holness 08/0429/FUL As a colleague of objector

Code of Conduct personal and prejudicial interests were declared as followed:

Councillor Application

Dixon 08/0845/FUL As living in the consultation area

08/plan/32 Planning Applications

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

**Planning Committee
18 July 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	08/0507/FUL
Site	36 Barton Road, Cambridge, CB3 9LF
Proposal	Demolition of existing detached house and single garage. Erection of 11 no flats together with associated car parking, cycle stores, staircases etc
Applicant	Mr David Qiu, 36 Barton Road, Cambridge CB3 9LF
Recommendation	REFUSE
Public Speakers	Veronica Richens (resident: objector)
Decision	REFUSED (by 8 votes to 0) as agenda
2	08/0429/FUL
Site	R/O 66 - 74 Ditton Walk, Cambridge CB5 8QE
Proposal	Erection of 5 four bed dwellings and 1 three bed dwelling
Applicant	Afterway Ltd, Grove Cottage, Rampton Road, Longstanton Cambridge CB4 5EN
Recommendation	APPROVE subject to the satisfactory completion of the s106 agreement by 1 st October 2008 and subject to conditions
Public Speakers	Nicola Bown (resident: objector) Jenny Page (applicants agent)
Reason for refusal raised in debate	Members who spoke against the Officer recommendation said that the inappropriate scale, mass and design of the building would result in loss of amenity, overshadowing and additional noise for neighbouring properties
	Members quoted Cambridge Local Plan Policies 3/7a, 3/10a, 3/11a and 3/12a
Decision	REFUSED (by 7 votes to 2) against Officer Recommendation, reasons for refusal to be agreed by Chair and Spokes

3	08/0500/OUT
Site	British Telecom, 171 - 211 Cromwell Road, Cambridge CB1 3BA
Proposal	Outline application for redevelopment comprising residential accommodation (class C3)
Applicant	BT PLCC/o Maddox House, 1 Maddox Street, London W1S 2PZ
Recommendation	APPROVE subject to the satisfactory completion of the s106 agreement by 31 st August 2008 and subject to conditions
Public Speakers	None
Decision	APPROVED (unanimously) subject to the proviso that the outline permission be for 'up to 140 units', and with an amendment to a recommendation and the addition of the informative below:

Pre-Committee Amendments to Recommendation: The date for the completion of the section 106 agreement is given in the report as the 16th July, the original Committee date, because that is also the end of the 13 week period. There have been some difficulties addressing some of the County Council matters and it is now unlikely that that original target will be met. It is suggested that this date is now changed to the 31st August, though the hope of all parties is that it is completed well before that date.

INFORMATIVE: The applicant is advised that in approving this outline application for residential development for up to 140 units, the Council must stress that although 140 is the upper limit for the number of residential units permitted, it cannot be presumed that that figure can be achieved. It will have to be demonstrated to the satisfaction of the local planning authority, through a reserved matters submission, that the necessary on-site open space and all the other servicing requirements, cycle parking, car parking, waste storage and recycling areas and circulation space for 140 units can be provided, as well as the units themselves

4	TPO 04/2008
Site	Land to the rear of 99-105 Shelford Road
Proposal	Objection to City of Cambridge (Land to the rear of 99-105 Shelford Road) Tree Preservation Order 04/2008
Recommendation	To confirm TPO 08/2008
Public Speakers	Marcia Whitehead (acting for landowner)
Decision	APPROVED (unanimously) as set out in Officers Report

5	08/0383/FUL
Site	27 Queen Ediths Way, Cambridge 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 15 August 2008 and subject conditions
Public Speakers	Simon Andreou (resident: objector) Don Proctor (applicants agent)
Reason for refusal raised in debate	Members who spoke against the Officer recommendation said that the size, bulk, proximity to neighbours and lack of public open space were among the reasons for refusal Members quoted Cambridge Local Plan Policies including 3/4, 3/7, 3/11 and 3/12
Decision	Refused (by 7 votes to 1) against Officer recommendation for the following reasons as agreed by Chairman and spokes: <ol style="list-style-type: none">1. The proposed building because of its overall size and bulk and the extent and location of its parking in relation to the neighbouring property 25 Queen Edith's Way, would constitute a development out of context with the site and the characteristics of the locality. The proposed building, and its proximity to the neighbouring building at number 29, would result in a dominant, virtually continuous façade of development, out of character with Queen Edith's Way and detrimental to the appearance of the street. The proposal fails to respond to its context, would not be integrated into the immediate locality, and has not used the characteristics of the locality to help inform its siting, massing and design; instead it would have a detrimental impact on the character and appearance of the area and have a negative impact on its setting. The proposed building does not provide an attractive and high quality environment, and does not create an attractive built frontage to enhance the townscape. The proposal is therefore contrary to policies 3/4, 3/7, and 3/12 of the Cambridge Local Plan 2006, policy ENV7 of the East of England Plan 2008, and advice in PPS1: Delivering Sustainable Development 2005,

which states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

2. The proposed development is unacceptable because its rear- projecting wing, which has two levels of accommodation and projects 19 metres out beyond the rear of No. 25 at a distance of only 12 metres from the common boundary, would have an unduly dominating and overbearing relationship with No. 25. It would cause the occupiers of No.25 to suffer an undue sense of enclosure, to the detriment of the amenity that they might otherwise reasonably expect to enjoy. In having these negative impacts on number 25 Queen Edith's Way, the proposal fails to respond to its context and does not achieve good integration between buildings. The proposal is therefore contrary to policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan 2006, and policy ENV7 of the East of England Plan 2008.
3. The use of the 11 car parking spaces in front of the proposed building, 7 of which would be less than 3 metres from the boundary with number 25 Queen Edith's Way, would cause unacceptable noise and disturbance to this neighbouring property, particularly at night. In causing such noise pollution, the proposal would be contrary to policy 4/13 of the Cambridge Local Plan 2006.
4. The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, transport mitigation measures, or public art, in accordance with policies 3/7, 3/8, 5/5, 5/14, 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, Southern Corridor Area Transport Plan 2002, Provision of Public Art as Part of New Development Schemes 2002, and the Open Space and Recreation Strategy 2006.

6	08/0845/FUL
Site	Zion Baptist Church, 1 East Road, Cambridge CB1 1BD
Proposal	Change of use of part of existing Church Hall to Assessment Centre and external alterations. Temporary use of Church basement as bedspaces during building works
Applicant	Zion Church (Baptist Union Of GB)/ Cambridge City Council Zion Baptist Church. 1 East Road, Cambridge CB1 1BD Community Services FAO Sue Dellar Hobson House
Recommendation	APPROVE subject to conditions
Public Speakers	None
Decision	Approved (unanimously) as agenda with additional conditions as recommended by the Conservation Officer (precise wording delegated to officers).

Additional conditions:

4. Prior to commencement of development full details of new/altered airbricks [or other similar means of ventilation] shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the listed building (Cambridge Local Plan policy 4/10 and East of England Plan 2008 policy ENV6).

5. Prior to commencement of development full details of the means of providing egress for soil pipes / waste pipes / air extract trunking from the new / altered bathroom / kitchen shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the listed building (Cambridge Local Plan policy 4/10 and East of England Plan 2008 policy ENV6).

6. Prior to commencement of development full details of proprietary rooflights shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the listed building (Cambridge Local Plan policy 4/10 and East of England Plan 2008 policy ENV6).

7. Prior to commencement of development large scale

drawings of iron/steel railings, railing finials, backstays, dog bars, horizontal cross-members, gates, gateposts, gate piers, means of fixing into wall copings/ground/paving, attachments to buildings, junctions between panels of railings, etc shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the listed building (Cambridge Local Plan policy 4/10 and East of England Plan 2008 policy ENV6).

8. All new external joinery shall be timber unless otherwise agreed in writing by the local planning authority prior to the commencement of development.

Reason: In the interests of the visual amenities of the listed building (Cambridge Local Plan policy 4/10 and East of England Plan 2008 policy ENV6).

9. All new brickwork shall match exactly existing historic work in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture.

Reason: In the interests of the visual amenities of the listed building (Cambridge Local Plan policy 4/10 and East of England Plan 2008 policy ENV6).

10. Within six months of the removal of the dwarf walls and coping from the north-west entrance onto East Road, or such other time period as is agreed in writing by the local planning authority, a wall shall be reinstated at the left hand twin entrance onto East Road.

Reason: In the interests of the visual amenities of the listed building (Cambridge Local Plan policy 4/10 and East of England Plan 2008 policy ENV6).

11. All new steps and flags around the north-west entrance onto East Road shall be of stone to match the existing paving, detailed in empathy with the original period (nosing, patterns etc) and where possible, the existing stone should be re-used.

Reason: In the interests of the visual amenities of the listed building (Cambridge Local Plan policy 4/10 and East of England Plan 2008 policy ENV6).