

## **East Area Committee**

St Philip's Church, Mill Road

31 July 2008  
7.30pm – 10.40pm

### **Minutes & Actions**

#### **Councillors Present:**

**Abbey:** Caroline Hart, Miriam Lynn, Margaret Wright

**Coleridge:** Jeremy Benstead, Lewis Herbert, Chris Howell

**Petersfield:** Kevin Blencowe, Lucy Walker

**Romsey:** Catherine Smart

**County Councillors:** Kilian Bourke (Romsey) for minute number 08/49.

Councillor Hart as Vice Chair in the Chair.

#### **08/45 Minutes**

The Minutes of the meeting on 5 June 2008 were confirmed as a correct record and signed by the Chair.

#### **08/46 Matters Arising from Previous Meetings**

Re Minute number 08/37: Councillor Smart requested that the County Council officers be asked to come to a meeting before the end of the year to update the Committee on the plans for traffic management in Newmarket Road including the congestion at its junction with Coldhams Lane and the problems at the junction of New Road and Coldhams Lane.

#### **08/47 Apologies for Absence**

Apologies for absence were received from City Councillors Bradnack, Ellis-Miller and Shah and from County Councillors Harrison, Sales and Ballard.

The Chair explained, at his request, that Councillor Shah was not attending as he had a prejudicial interest in the first planning application.

#### **08/48 Declarations of Interest**

Councillors declared personal interests as follows:

In minute number 08/49 Councillors Herbert and Walker as members of the Co-op Group.

In minute number 08/52 Councillors Howell and Wright as members of the Cambridge Cycling Campaign.

Before the start of the planning applications, Councillors Benstead, Howell

and Lynn explained that they would not be taking part as they did not agree with considering planning applications at area committees.

## 08/49 Applications for Planning Permission

*Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those that the committee delegated to the Head of Development Control to draw up.*

These minutes 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.

1		
<b>Application No</b>	<b>08/0794/FUL</b>	<b>Agenda Item</b> 5.1
<b>Date Received</b>	18 April 2008	<b>Case Officer</b>
<b>Target Date</b>	13 June 2008	
<b>Ward</b>	Romsey	
<b>Site</b>	163-167 Mill Road, Cambridge CB1 2DW	
<b>Proposal</b>	Installation of plant installation equipment and development ancillary thereto.	
<b>Applicant</b>	Tesco Stores Ltd c/o CgMs Morley House 26 Holbourn Viaduct, London EC1A 2AT	
<b>Recommendation</b>	Approve with conditions	
<b>Public Speakers</b>	Sonia Cooter (No Tesco in Mill Road Campaign); Lulu Agate (Friends of the Earth); Jannie Brightman (local resident); County Cllr Bourke; Cllr Howell	
<b>Discussion</b>	In discussing the application, members raised concerns about the inadequacy of the applicant's acoustic report and its failure to demonstrate that there would not be adverse impacts on the amenity of neighbours because of noise from the proposed plant and equipment, about the officer recommendation to remove condition 6 referring to deliveries, about deliveries of chilled/refrigerated goods, and about the lack of clarity in the application with regard to parking facilities and external refuse arrangements.	
<b>Decision</b>	The Committee voted (by 5 votes to 0) to include condition 6 as listed in the officer report. <b>Refused against officer recommendation</b> (by 2 votes to 0) for the following reasons: 1. The introduction of the plant and equipment to the retail unit is unacceptable in that it will inevitably require additional movements of delivery vehicles, bringing	

chilled/frozen goods to the site, which would not otherwise visit the site. Any additional deliveries to Mill Road, a Local Distributor road, which carries high levels of motor and cycle traffic and is recorded as being the 3rd/4<sup>th</sup> worst site in Cambridgeshire for clusters of traffic accidents is unacceptable, given that there is no appropriate means of servicing the site by rigid axle vehicles of 10.3 metres length (which the applicants have previously stated they wish to use), other than from Mill Road itself. Additional deliveries that would be a direct consequence of the plant and equipment here proposed would seriously prejudice the safety and free flow of traffic on the public highway, Mill Road and will have an unacceptable transport impact placing the proposal in conflict with Cambridge Local Plan (2006) policy 8/2.

2. The proposed development is unacceptable in that the application does not demonstrate adequately what space is required in the rear yard for servicing, car and cycle parking and waste and other storage. In the absence of that information and the lack of clarity as to whether sufficient space would be retained for those various activities, the proposed development is contrary to policy 3/14 of the Cambridge Local Plan (2006).
3. The proposed development is unacceptable in that the acoustic report and the information it provided did not meet all the requirements of BS 4142 and it had not therefore been adequately demonstrated that the proposed development would not result in noise disturbance to neighbouring residential property. In the absence of such information and certainty about the noise impact the new plant and equipment would have, the proposed development is contrary to policy 4/13 of the Cambridge Local Plan (2006).
4. In failing to demonstrate that the potential for noise pollution and waste pollution has been minimised, and to demonstrate how refuse will be dealt with, the application has not demonstrated that the development will meet the principles of sustainability and is therefore in conflict with Cambridge Local Plan (2006) policy 3/1.

2

<b>Application No</b>	<b>08/0672/FUL</b>	<b>Agenda Item</b>	<b>5.2</b>
<b>Date Received</b>	11 March 2008	<b>Officer</b>	
<b>Target Date</b>	6 May 2008		
<b>Ward</b>	Abbey		
<b>Site</b>	591 Newmarket Road, Cambridge CB5 8PA		

<b>Proposal</b>	Change of use from dwelling to Guest House.
<b>Applicant</b>	Mr A Hassan, 62 The Ridings, London W5 3DR
<b>Recommendation</b>	Approve with conditions
<b>Public Speakers</b>	Mr A Hassan (the applicant)
<b>Decision</b>	<b>APPROVED</b> (by 6 votes to 0) as agenda.

## **08/50      Open Forum**

Three residents of Budleigh Close and Taunton Close listed the following which had not been satisfactorily addressed despite their being raised in a previous meeting:

Gardens not kept tidy; the woodland area not finished; street lights obstructed by overhanging branches; streets not swept.

Councillor Herbert undertook to take these matters up with Street Scene.

## **08/51      Howard Mallett Site – Oral Update**

The Committee noted that an open public meeting was to be held on Monday 15 September at St Matthews School to enable CityLife to discuss proposals for securing public open space at St Matthews Place.

## **08/52      Update on Environmental Improvements Programme**

Two residents from Budleigh Close raised issues with the Improvements made in the Close.

The Principal Landscape Architect agreed to meet with them to address their concerns.

The Committee approved the following:

- 1 Costs of up to £3000 for topographical survey and site investigations at Staffordshire Street.
- 2 Costs of up to £3000 for a scheme for cycle parking at Fairsford Place and to carry out the works.
- 3 New scheme for upgrade of Stourbridge Common path adjacent to Green Man foot bridge.
- 4 Any project with costs of more than £20,000 to have all ward councillors as champions.
- 5 The Champions for projects as follows:
  - A) Ditton Lane shops – Cllr Lynn
  - B) Kingston Street Cycle Parking – Cllr Walker
  - C) Elizabeth Way underpass replanting – Cllr Bradnack
  - D) Cherry Hinton Road shop forecourts – (all ward cllrs)
  - E) Mill Road hanging baskets- Cllrs Smart and Blencowe

- F) Rope Walk – Cllr Blencowe
- G) Budleigh Close – Cllr Benstead
- H) Ravensworth Gardens – Cllrs Walker and Bradnack
- I) Gwydir Street cycle parking – Cllr Walker
- J) St Margaret’s Square yellow lining – Cllr Herbert
- K) Devonshire Road cycle bridge replanting – Cllr Bradnack
- L) Staffordshire Street verge parking – all ward Cllrs
- M) Occupation Road lighting, parking rearrangement and surfacing – all ward Cllrs
- N) Mill Road/Cavendish Road refurbishment of landscaped area – Cllr Ellis-Miller

### **08/53          Timing of Meetings of the Committee**

Several members spoke, some in favour of a 6.30pm start and others against. The committee voted as follows:

The proposal that the planning applications should be taken at the beginning of the meeting was lost by 7 votes to 1.

The proposal that the meetings should start at 6.30pm was lost by 7 votes to 1.

Cllr Smart proposed an amendment that the start time of the meetings be 7pm for the meetings up to the end of 2008.

**Resolved** (by 7 votes to 0) that the start time of the meetings be 7pm for the meetings up to the end of 2008.

**CHAIR**