

**Planning Committee**5 November 2008  
9.30am

**Present:** Councillors Blair (Chair), Blencowe (Lab sp), Dixon, Dryden, Hipkin and Smart (Alternate)

**FOR THE INFORMATION OF THE COUNCIL****08/plan/53 Minutes**

It was agreed that the minutes of the special meeting held on 15 October 2008 would be confirmed at the Planning Meeting on 3 December 2008

**08/plan/54 Apologies**

Apologies were received from Councillors: Al Bander, Baker, Holness and Reid

**08/plan/55 Declarations of Interest**

Code of Conduct personal interests were declared as follows:

**Councillor      Application**

Smart	08/1201/FUL	Declared a personal interest as the husband of her niece was an employee of The Leys School
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**08/plan/56 Planning Application**

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

The meeting ended at 13:25pm

**CHAIR**

**Special Planning Committee  
5 November 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.*

<b>1</b>	08/1148/FUL
<b>Site</b>	179 Sturton Street Cambridge Cambridgeshire CB1 2QH
<b>Proposal</b>	43 bed student accommodation with ancillary services following demolition of existing building.
<b>Applicant</b>	Bury Investments, 3A Abbeygate Street Bury St Edmunds IP33 1UL
<b>Recommendation</b>	Refuse
<b>Public Speakers</b>	Julian Harper (Applicants Agent) Cllr Nicola Harrison (Ward Councillor)
<b>Decision</b>	<b>REFUSED</b> (Unanimously) as agenda, with the additional reason for refusal:

*The proposal does not provide adequate information to demonstrate that it would not cause harm to the health and welfare of protected trees, and is therefore in conflict with policies 4/4 and 4/11 of the Cambridge Local Plan (2006)*

Now becoming 'Reason 6' and the existing reason 6 becoming 'Reason 7'

<b>2</b>	08/0982/FUL
<b>Site</b>	35 Parkside Cambridge Cambridgeshire CB1 1JE
<b>Proposal</b>	Conversion of 11 flats and 161m <sup>2</sup> of office to 7 flats in listed building, includes partial demolition and replacement of two wings and erection of 5 flats to rear.
<b>Applicant</b>	Mr Simon Somerville Large, 2 Wellington Court Wellington Street, Cambridge CB1 1HW
<b>Recommendation</b>	APPROVE subject to the satisfactory completion of the s106 agreement by 5 <sup>th</sup> November 2008 and subject to conditions
<b>Public Speakers</b>	John Smith (Objector) Jenny Page (Applicants Agent)
<b>Decision</b>	<b>APPROVED</b> (by 3 votes to 3 and on the Chairs casting vote) with the deletion of the phrase 'subject to the completion of the Section 106 agreement by 5 <sup>th</sup> November 2008', the addition of the following condition as Condition 8, the renumbering of Conditions 8-14 as 9-15, and the addition of the informative shown below

Condition 8:

Notwithstanding the drawings submitted with the application, no development shall take place until details of an obscure glazed screen on the Mud Lane side of the first-floor landing between Block 1 and Block 2, to prevent overlooking from that point, have been submitted to and approved in writing by the local planning authority. Occupation of Blocks 1 and 2 shall not take place until the approved screen has been erected, and the approved screen shall not be removed or altered thereafter except with the express permission of the local planning authority

Reason: To avoid harm to the residential amenity of the occupiers of 1 Melbourne Place. (East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policy 3/4)

**INFORMATIVE:** The applicant is urged to respond positively to any request for improving street lighting in Mud Lane through the installation of a light on the buildings in the development hereby approved

<b>3</b>	08/0941/FUL
<b>Site</b>	74 - 76 Chesterton Road Cambridge Cambridgeshire CB4 1ER
<b>Proposal</b>	Demolition of existing garages. To be replaced by a two storey building to provide 19 additional hotel bedrooms (4 within roof space), an underground car park for 16 cars and 12 bicycles and an extension to the existing semi-basement hotel facilities.
<b>Applicant</b>	Mr Robert Norfolk Chesterton Road Cambridge CB4 3AN
<b>Recommendation</b>	APPROVE subject to the satisfactory completion of the s106 agreement by 12 <sup>th</sup> December 2008 and subject to conditions
<b>Public Speakers</b>	Gill Upjohn (Petitioner) Robert Norfolk (Applicant) Cllr Nimmo-Smith (Ward Councillor)
<b>Decision</b>	<b>APPROVED</b> (by 5 votes to 1) subject to the completion of a S106 Agreement as per officer recommendation and the following additional condition:

*The approved renewable energy technologies shall be fully installed and operational prior to occupation of any of the hotel bedrooms hereby approved 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 8/18)*

<b>4</b>	08/1201/FUL
<b>Site</b>	The Leys School Trumpington Road Cambridge Cambridgeshire CB2 7AD
<b>Proposal</b>	Erection of replacement school hall, provision of new drama centre and extension to existing science building (following the demolition of the existing school hall); and the provision of a new electricity substation.
<b>Applicant</b>	Mr P McKeown Trumpington Road Cambridge Cambridgeshire CB2 7AD
<b>Recommendation</b>	APPROVE subject to the satisfactory completion of the s106 agreement by 28 November 2008 and subject to conditions
<b>Public Speakers</b>	None
<b>Decision</b>	<b>APPROVED</b> (Unanimously) subject to the completion of a S106 Agreement by 28 <sup>th</sup> November 2008 and the additional condition and informative below:

- A landscape management plan, giving details of the replacement hedging to the west of the site, forming the boundary with Coe Fen shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The landscape plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable landscaping is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/11.

### **Informative**

- Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 28 November 2008 it is recommended that the application be refused for the following reason:

The proposed development does not make appropriate provision for public art in accordance with policy 3/7 of the Cambridge Local Plan 2006 and the Provision of Public Art in New Development Schemes (2003)

<b>5</b>	Tree Preservation Order No: 16/2008
<b>Site</b>	85 Grantchester Meadows
<b>Recommendation</b>	The Council confirm City of Cambridge (85 Grantchester Meadows) Tree Preservation Order 16/2008
<b>Public Speakers</b>	Lois Clark (resident in support of recommendation)
<b>Decision</b>	<b>CONFIRMED</b> (Unanimously)
<b>6</b>	Tree Preservation Order No: 8/200
<b>Site</b>	79 and 87 Ainsworth Street
<b>Recommendation</b>	The Council confirm City of Cambridge (79 and 87 Ainsworth Street) Tree Preservation Order 8/2008.
<b>Public Speakers</b>	None
<b>Decision</b>	<b>CONFIRMED</b> (Unanimously)
<b>7</b>	Variation to S106 Agreement under planning reference C/01/0502/OP
<b>Site</b>	Land adjacent to Addenbrooke's Hospital at the rear of 20-30 Long Road, Robinson Way, Cambridge
<b>Proposal</b>	Variation to the Fourth Schedule of the S106 Agreement dated 16 September 2002 made under planning reference C/01/0502/OP. Biomedical research centre for University of Cambridge/Hutchinson Imperial Cancer Research Fund, residential development, vehicular and pedestrian/cycle access, car parking, open space and landscaping
<b>Applicant</b>	Sanctuary Management Services
<b>Recommendation</b>	APPROVE
<b>Public Speakers</b>	None
<b>Decision</b>	<b>APPROVED</b> (by 3 votes to 2) the following two variations to the Fourth Schedule of the original S106 Agreement: <ul style="list-style-type: none"><li>(i) that no payments are to be made to the play area contribution</li><li>(ii) that the residential dwelling units shall not be occupied by children or infants</li></ul>
	On the basis that if the owner wants to let to families with children another Variation will need to be sought at which time the contribution will be calculated in accordance with paragraph 3 of the City Council's Planning Obligation Strategy 2004 (methodology for calculating and applying contributions to community infrastructure)

