

Planning Committee1 April 2009
9.30am – 12.50pm**Present:** Councillors Al Bander, Baker (Chair), Blair (Vice Chair), Blencowe, Dixon, Dryden, Hipkin, Reid and Smart.**FOR THE INFORMATION OF THE COUNCIL****09/plan/09 Minutes**

The minutes of the meeting held on 4 March 2009 were confirmed as a correct record.

09/plan/10 Apologies

Apologies were received from Councillor Holness.

09/plan/11 Declarations of Interest

Code of Conduct personal interests were declared as follows:

Councillor Application Interest

Blair 09/0059/FUL Son attends Hills Road Sixth Form College.

Baker 09/0059/FUL Visits the shop and knows the shop keeper.

09/plan/12 Planning Application

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

The meeting ended at 12.50pm

CHAIR

**Planning Committee
1 April 2009**

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	09/0137/REM
Site Proposal	Former Cambridge Water Company site, Rustat Road Reserved matters approval for landscaping pursuant to Condition 3 of outline planning permission 05/1336/OUT dated 10 April 2006.
Applicant	C/o Kinetic House Theobald Street Elstree Herts WD6 4PJ
Recommendation	APPROVE subject to conditions.
Public Speakers	Marcus Lambert (Supporter)
Decision	APPROVED by 9 votes to 0 (unanimous) subject to conditions and informatives as set out in the officer's report.

2	08/1421/FUL
Site Proposal	4A Laburnum Close, Cambridge Erection of single storey dwelling including disability access facilities.
Applicant	Mr Levi Frostick, 4A Laburnum Close Cambridge Cambridgeshire CB4 1BB
Recommendation	REFUSE for the reasons shown in the officer's report.
Public Speakers	Peter Brady (Objector) Kevin Francis (Supporter)
Decision	REFUSED by 9 votes to 0 (unanimous) for the reasons set out in the officer's report.

In the event that an appeal is lodged against a decision to refuse this application, DELEGATED AUTHORITY is given to Officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.

3	08/1430/REM
Site	100 -108 Shelford Road Cambridge Cambridgeshire CB2 9NF
Proposal	Reserved matters application for the construction of sixteen, one and two bedroom flats, contained within two, two-storey buildings with associated landscaping, parking and ancillary works
Applicant	C/o Bidwell House Trumpington Road Cambridge CB2 2LD
Recommendation	APPROVE subject to conditions and informatives.
Public Speakers	Marcia Whitehead (Supporter)
Reason for refusal raised in debate	Members who spoke against the Officer recommendation said that the acoustic fencing would have an adverse visual impact on both the view from the Addenbrookes Access Road and on the outlook from the proposed flats. Some members raised concerns regarding the density of the development and the lack of external amenity space, but following a vote being taken on these issues they were not carried forward in the Chairs summary of issues to be addressed by the draft reasons for refusal.
Decision	REFUSED by 5 votes to 2 against the recommendation of officers for reasons to be agreed with the Chair and two Spokespersons, based on policies 3/7 and 3/11 of the Cambridge Local Plan (2006).

4	09/0059/FUL
Site	164 Hills Road Cambridge Cambridgeshire CB2 8PB
Proposal	Conversion from confectionary to hot food takeaway (A5)
Applicant	Mr Malak & Choudhary 164 Hills Road Cambridge Cambridgeshire CB2 8PB
Recommendation	REFUSE for the reasons shown in the officer's report.
Public Speakers	Mr Tariq Sadiq (Objector)
Reason for approval raised in debate	Members who spoke against the Officer recommendation said there was a café and a restaurant three or four doors away from the proposed site. Therefore it was hard to understand how the addition of the takeaway would affect the existing noise. They mentioned that there was previously a takeaway two units away from the premises which operated for more than 30 years. No complaints or problems were experienced during that time, and it was hard to establish a difference between the previous takeaway and the proposal for the new one.

Steps could be taken to prevent litter and grease by installing a litter bin. The possibility of illegal parking could be prevented by installing extra bollards. Also, the proposal did not seem to be contrary to policy 6/10 of the Cambridge Local Plan (2006).

Decision

APPROVED by 7 votes to 2 against the recommendation of officers. Delegated authority was given to officers to decide the conditions and reasons for approval. The Head of Development Services was authorised to draw up conditions and reasons for approval and to provide informatives about litter and traffic bollards.

5	08/1583/FUL
Site	The Works 2A Tenison Road Cambridge Cambridgeshire CB1 2AS
Proposal Applicant	Conversion of existing storage building into 3 bed dwelling Chris Wingfield and Denise Davies 168 Mill Road Cambridge Cambridgeshire CB1 3LP
Recommendation	APPROVE (with the unilateral undertaking already completed) subject to conditions.
Public Speakers	None
Decision	APPROVED by 9 votes to 0 (unanimous) subject to conditions and informatives as set out in the officer's report, an informative about ineligibility for permits for residents only parking and the inclusion of the following additional conditions: Standard Time 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004. Obscure glazed and fixed shut 2. The window in the west elevation, at first floor level which serves bedroom 1, shall be obscure glazed to a height of at least 1.8 metres from finished floor level and fixed shut when first installed and shall not thereafter be altered unless a variation is agreed in writing with the local planning authority. Thereafter the development shall remain in accordance with the approved details.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

Details of all openings

3. Prior to development commencing details of all new and re-used openings, doors and windows at a scale of 1:50 or larger shall be submitted to the local planning authority for approval which is to be given in writing. Thereafter the scheme shall then be implemented in accordance with that agreed.

Reason: To ensure the details of the work are appropriate to and in character with the building and preserve the character and appearance of the Conservation Area (Cambridge Local Plan 2006 policies 3/4 and 4/11)

No further windows

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

Bicycle and bin store

5. The building shall not be occupied until the bicycle and bin storage are available for use. The space shall thereafter be retained and available for the storage of bicycles and refuse containers to the satisfaction of the local planning authority.

Reason: To ensure initial and continuing appropriate provision for the secure storage of bicycles and refuse containers. (Cambridge Local Plan 2006 policy 8/6 and 3/12)

Retention of advert

6. The existing historical advertisements painted onto the brickwork shall be retained. Unless agreed otherwise with the local planning authority in writing.

Reason: To ensure the details of the work are appropriate to and in character with the building and preserve the character and appearance of the Conservation Area (Cambridge Local Plan 2006 policies 3/4 and 4/11)

Construction Hours

7. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

Details of contractor Operations

8. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13).

6	Objection and Representation to Felling of Trees on Midsummer Common
Site	Midsummer Common
Recommendation	To advise the Executive Councillor for Arts and Recreation that the Committee supports the proposal to fell the specified London plane on Midsummer Common. To advise the Executive Councillor for Arts and Recreation that the Committee supports the proposal to fell another five specified trees on the Common.
Public Speakers	Mr R Taylor (Against felling of trees) Dick Baxter (Supporter of felling of trees)
Decision	AGREED by 8 votes to 1 that the officers recommendation to the Executive Councillor for Arts and Recreation to approve the felling of the specified London Plane tree (T129) and 4 other specified trees (T37, T42, T104 and T132) be endorsed.