

Planning Committee22 July 2009
9.30am – 12.55pm**Present:** Councillors Al Bander, Baker (Chair), Blair, Blencowe, Dixon, Dryden, and Stuart**FOR THE INFORMATION OF THE COUNCIL****09/plan/25 Minutes**

The minutes of the meeting held on 24 June 2009 were confirmed as a correct record.

09/plan/26 Apologies for Absence

Apologies were received from Councillors Hipkin and Reid

09/plan/27 Declarations of Interest

Code of Conduct personal interests were declared as follows:

Councillor	Application	Interest
Blencowe	09/0179/FUL & 09/0181/FUL	Anglia Ruskin University are involved as a partner of developers and he is a former graduate of the university.
Dixon	09/0382/FUL	Wife was a former committee member of PACT

09/plan/28 Planning Application

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

Cllr Dryden arrived late for item 4.4 and therefore did not vote, but did take part in the discussion.

The meeting ended at 12.55pm

CHAIR

**Planning Committee
22 July 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.

4.1	09/0382/FUL
Site Proposal	9 -15 Harvest Way, Cambridge, Cambridgeshire, CB1 2RA Erection of 112 residential apartments, comprising 44 affordable units and 68 private flats, provision of a commercial space at ground floor level comprising 217m ² to be used for A1, A2, A3, B1(a) or D1 (in the alternative); and associated infrastructure (following the demolition of the existing building).
Applicant	C/O Agents
Recommendation	REFUSE for the reasons set out in the officer's report.
Public Speakers	Colin Brown (Against officer recommendation) Richard Allen (Speaking of behalf of PACT) Cllr Wright (Ward Councillor)
Decision	REFUSED by 6 votes to 0 for the reasons set out in the officer's report, but with the deletion of Reason 3 for refusal, and the amendment of Reason 2 to read as follows: Because the distribution of the affordable units within the development is skewed, with a high proportion of those affordable units grouped round the eastern lift and stairwell, and facing the proposed hotel site and Newmarket Road, and because the mix of dwelling sizes is not appropriate, the development would not provide an acceptable scheme of affordable housing, and would be contrary to policy 5/5 of the Cambridge Local Plan (2006) and to Cambridge City Council's Affordable Housing SPD (2008).

4.2	09/0179/FUL
Site	Cambridge Regional College, Brunswick Site (rear site), Newmarket Road, Cambridge, Cambridgeshire, CB5 8EG
Proposal	Erection 168 residential units, 251 student rooms (in lieu of affordable housing), new vehicular and pedestrian access, public open space (including public throughfare through the site) and associated works.
Applicant	Mr Julian Curry C/O Mr Colin Brown, York House, Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ
Recommendation	APPROVE subject to the satisfactory completion of the s106 agreement by 30 September 2009 and subject to the conditions and informatives as set out in the officer's report.
Public Speakers	Sheila Lawlor (Against officer recommendation) Eric Holding (Architect for applicant) Cllr Wright (Ward Councillor)
Decision	APPROVED by 7 votes to 0 (unanimous) as per the Officer's recommendation and conditions in the Committee Report and on the Amendment sheet:

Pre-Committee Amendments to Recommendation:
Condition 3 – Revised:

Phasing Condition:

Prior to the commencement of development, a Site Wide Phasing Plan and detailed Construction Programme showing individual build stages shall be submitted to and approved by the local planning authority in writing. Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the approved phasing plan.

Reason: To clarify how the site is to be phased in the interests of providing a co-ordinated development (Cambridge Local Plan policy 3/6).

Condition 19 – omitted and replaced by two conditions:

Landscape Management – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than

small privately owned, domestic gardens, for that part of the development has been submitted to and approved by the local planning authority in writing. The landscape management plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Landscape Management – Student Accommodation:

No development shall commence in relation to the student accommodation hereby approved until landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, for that part of the development has been submitted to and approved by the local planning authority in writing prior to occupation of that phase of the development for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Condition 32 – revised to omit reference to ‘demolition’.
Demolition does not constitute ‘development’ and is not part of this application:

Noise and Vibration Control:

Before the development in each individual phase hereby permitted is commenced, a report detailing the construction noise and vibration impact associated with that phase of development shall be submitted to and approved by the local planning authority in writing. The report shall be in accordance with the provisions of BS 5228 – Noise and Vibration Control on Construction and Open Site, especially Part 1: 1997 ‘Code of Practice (COP) for basic information and procedures for noise and vibration control’, Part 2: ‘Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance’ and Part 4: ‘COP for noise and vibration

control applicable to piling operations', (if the construction process is to involve piling operations). The development of each phase shall be carried out in accordance with the approved details for that phase.

Reason: To protect the amenity of occupiers of nearby properties and future residents. (Cambridge Local Plan 2006 policy 4/13)

Condition 36 – revised:

Balconies/Terraces to Elizabeth Way:

Notwithstanding the details shown on the approved plans, unless otherwise agreed in writing by the local planning authority and as a result of further consideration by the Planning Committee there shall be no balconies or terraces on the Elizabeth Way façade of any approved residential or student accommodation block.

Reason: To protect the amenity of future occupiers (Cambridge Local Plan 2006 policy 4/13)

Condition 38 – Replaced:

Renewable energy strategy:

Before the development in each individual phase hereby permitted is commenced, a renewable energy strategy detailing the location of proposed renewable energy technologies to be provided within that phase and the timing of that provision in relation to occupation of that phase, shall be submitted to and approved by the local planning authority in writing. The development of each phase shall be carried out in accordance with the approved details for that phase.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

Condition 40 – Amended:

Surface Water drainage – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until a detailed scheme for the provision and implementation of surface water drainage in accordance with the submitted Drainage Strategy and Flood Risk

Assessment by WSP dated 20th February 2009, reference 11012117 associated with the residential development has been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the residential accommodation hereby approved.

Reason: In order to ensure adequate means of surface water drainage (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 8/18).

Surface Water drainage – Student Accommodation:

No development shall commence in relation to the student accommodation hereby approved until a detailed scheme for the provision and implementation of surface water drainage in accordance with the submitted Drainage Strategy and Flood Risk Assessment by WSP dated 20th February 2009, reference 11012117 associated with the student accommodation development has been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the student accommodation hereby approved.

Reason: In order to ensure adequate means of surface water drainage (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 8/18).

Foul water drainage – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until details of the foul water drainage associated with the residential development have been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the residential accommodation hereby approved.

Reason: In order to ensure adequate means of foul water drainage (Cambridge Local Plan 2006 policy 8/18)

Foul drainage – Student accommodation:

No development shall commence in relation to the student accommodation hereby approved until details of the foul water drainage associated with the student accommodation development have been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the student accommodation hereby approved.

Reason: In order to ensure adequate means of foul water drainage (Cambridge Local Plan 2006 policy 8/18)

Pollution Control – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until a scheme for the provision and implementation of pollution control of the water environment associated with the residential development has been submitted to and approved by the local planning authority in writing. The works shall be constructed in accordance with the approved details prior to the occupation of any part of the residential accommodation hereby approved.

Reason: To prevent the increased risk of pollution to the water environment (Cambridge Local Plan 2006 policy 3/9)

Pollution Control – Student Accommodation:

No development shall commence in relation to the student accommodation hereby approved until a scheme for the provision and implementation of pollution control of the water environment associated with the student accommodation development has been submitted to and approved by the local planning authority in writing. The works shall be constructed in accordance with the approved details prior to the occupation of any part of the student accommodation hereby approved.

Reason: To prevent the increased risk of pollution to the water environment (Cambridge Local Plan 2006 policy 3/9)

Contaminated Land – Residential:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) hereby approved until a contaminated land assessment and

associated remedial strategy associated with the residential development, together with a timetable of works, has been submitted to and approved by the local planning authority in writing:

- a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval in writing. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by a desk study. The desk study shall be approved by the local planning authority prior to investigations commencing on the site.
- b) The site investigation including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved by the local planning authority in writing.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority in writing.
- f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the local planning authority in writing. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be

included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety. (Cambridge Local Plan 2006 policy 4/13).

Contaminated Land – Student Accommodation:

No development shall commence in relation to the student accommodation hereby approved until a contaminated land assessment and associated remedial strategy associated with the student accommodation development, together with a timetable of works, has been submitted to and approved by the local planning authority in writing:

- f) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval in writing. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by a desk study. The desk study shall be approved by the local planning authority prior to investigations commencing on the site.
- f) The site investigation including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
- f) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved by the local planning authority in writing.
- f) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- f) If, during the works contamination is encountered which has not previously been identified then the additional

contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority in writing.

- f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the local planning authority in writing. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety. (Cambridge Local Plan 2006 policy 4/13).

Additional Informative:

Informative In bringing forward information to discharge condition 17 the applicant is requested to give full consideration to the application of Sustainable Urban Drainage Systems (SUDS) principles. Further advice may be sought from Simon Bunn (City Council SUDS engineer on 01223 457193).

Also subject to the following additional conditions and alterations as agreed during committee:

Access for Deliveries:

Prior to occupation of the student accommodation hereby approved full details of the means by which vehicular access to the student accommodation directly off Newmarket Road will be restricted to delivery vehicles, vehicles used by disabled students or staff, emergency vehicles and use by vehicles authorised as part of the approved Student Departure and Arrival Traffic management Strategy have been submitted to and approved by the local planning authority in writing. The access controls shall be fully implemented upon first occupation of the student

accommodation and thereafter vehicular access to the student accommodation directly off Newmarket Road shall be provided in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the safety and residential amenity of the future residents (Cambridge Local Plan policies 3/7 and 8/2)

Student Departure and Arrival Traffic Management Strategy:
Prior to the occupation of the student accommodation hereby approved, a Student Departure and Arrival Traffic Management Strategy shall be submitted to and approved in writing by the local planning authority. Thereafter the approved Student Departure and Arrival Traffic Management Strategy shall be applicable to all student accommodation within the application site boundary and shall be operational upon first occupation of the student accommodation. Arrivals and departures of all occupiers of the student accommodation shall be carried out in accordance with the approved Student Departure and Arrival Traffic Management Strategy, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to safeguard the amenities of nearby residents (Cambridge Local Plan 2006 policies 3/4 and 8/2)

Add Informative:

The details pursuant to condition 36 shall be brought back to Planning Committee for determination.

Amend Condition 38:

Before the development in each individual phase hereby permitted is commenced, a renewable energy strategy detailing the location of proposed renewable energy technologies to be provided and also a maintenance programme for on-site renewable energy technologies within that phase and the timing of that provision in relation to occupation of that phase, shall be submitted to and approved by the local planning authority in writing. The development of each phase shall be carried out in accordance with the approved details for that phase. The renewable energy technologies shall 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 8/16)

4.3	09/0181/FUL
Site	Cambridge Regional College, Brunswick Site (front site), Newmarket Road, Cambridge, Cambridgeshire, CB5 8EG
Proposal	Erection of 37 residents units, café, new vehicular and pedestrian access, and associated works.
Applicant	Mr Julian Curry C/O Mr Colin Brown, Januarys Chartered Surveyors, York House, Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ
Recommendation	APPROVE subject to the satisfactory completion of the s106 agreement by 30 September 2009 and subject to the conditions and informatives as set out in the officer's report.
Public Speakers	Sheila Lawlor (Against officer recommendation) Judith Gay (Against officer recommendation) Eric Holding (Architect for applicant) Heather Shopp (Architect for applicant) Cllr Wright (Ward Councillor)
Decision	APPROVED by 5 votes to 0 as per the Officer's recommendation and conditions in the Committee Report and on the Amendment Sheet:

Pre-Committee Amendments to Recommendation:

Condition 4 – amended to remove reference to phased development:

Sample panel:

Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of the development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and

Cambridge Local Plan 2006 policies 3/4 and 3/12)

Condition 6 – amended to remove reference to phased development:

Non-Masonry walling systems:

No development shall commence until such time as full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

Condition 16 - amended to remove reference to phased development:

Hard and soft landscaping:

Before the commencement of development, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the

development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Condition 19 - amended to remove reference to phased development:

Hard and soft landscaping implementation:

All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of that phase of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Condition 26 - amended to remove reference to phased development:

Contractors arrangements:

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)

Condition 27 - amended to remove reference to phased development

Wheel Washing:

No development shall take place until details of proposed wheel washing and other mitigation measures in relation to dust suppression have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

Condition 29 - amended to remove reference to phased development:

External Lighting/Floodlighting:

Before the commencement of any of the uses hereby permitted, full details of any proposed floodlighting or external lighting including the height, type, position and angle of glare and an isolux contours isor 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 amenity. (Cambridge Local Plan 2006 policies 3/11 and 4/15)

Condition 31 – revised to omit reference to ‘demolition’. Demolition does not constitute ‘development’ and is not part of this application:

Noise and Vibration Control:

Before the development in each individual phase hereby permitted is commenced, a report detailing the construction noise and vibration impact associated with that phase of development shall be submitted to and approved by the local planning authority in writing. The report shall be in accordance with the provisions of BS 5228 – Noise and

Vibration Control on Construction and Open Site, especially Part 1: 1997 'Code of Practice (COP) for basic information and procedures for noise and vibration control', Part 2: 'Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance' and Part 4: 'COP for noise and vibration control applicable to piling operations', (if the construction process is to involve piling operations). The development of each phase shall be carried out in accordance with the approved details for that phase.

Reason: To protect the amenity of occupiers of nearby properties and future residents. (Cambridge Local Plan 2006 policy 4/13)

Condition 34 – Amended to remove references to Elizabeth Way and student accommodation:

Noise Insulation – acoustic ventilation:

Before the development hereby permitted is commenced, a noise insulation scheme having regard to the acoustic ventilation detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and both background and purge/summer cooling ventilation) for protecting the residential units from noise as a result of the proximity of the bedrooms/living rooms to the high ambient noise levels from Newmarket Road (dominated by traffic and vehicle noise), be submitted to and approved by the local planning authority in writing. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and noise reduction for buildings – Code of Practice'. The scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of future occupiers (Cambridge Local Plan 2006 policy 4/13)

Condition 36 – Replaced:

Renewable energy strategy:

Before the development in each individual phase hereby permitted is commenced, a renewable energy strategy detailing the location of proposed renewable energy technologies to be provided within that phase and the timing

of that provision in relation to occupation of that phase, shall be submitted to and approved by the local planning authority in writing. The development of each phase shall be carried out in accordance with the approved details for that phase.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

Additional Informative:

Informative In bringing forward information to discharge condition 16 the applicant is requested to give full consideration to the application of Sustainable Urban Drainage Systems (SUDS) principles. Further advice may be sought from Simon Bunn (City Council SUDS engineer on 01223 457193).

Also, It was agreed that the time limit needed for marketing the D1 element of the scheme for use as a Community Facility would fall to Officers to negotiate as part of the ongoing s106 discussions. Members raised the point that 15 months, as currently being proposed, may not be long enough. However a time limit will need to be stipulated to ensure that every effort can be made to secure a suitable occupier.

4.4 Site	09/0498/S73 The Varsity, 24 Thompsons Lane, Cambridge, Cambridgeshire, CB5 8EQ
Proposal	Variation of Condition 3 of planning permission 08/1610/FUL to allow the possibility of a restaurant.
Applicant	Mr Mark Olden 9 Blore House, 552 Kings Road, London, SW10 0RB
Recommendation	APPROVE subject to the conditions and informatives as set out in the officer's report.
Public Speakers	John Cooper (Against officer recommendation) Simon Lewis (Against officer recommendation) Will Davies (Applicant) Cllr Rosenstiel (Ward Councillor)
Reasons for refusal raised in debate	Members raised their concerns allowing for the provision of a restaurant, as it would create bad traffic implications. Traffic would accumulate following deliveries which in turn would cause an obstruction on the road.

Members highlighted the fact that Thompsons Lane was very narrow, and was frequently used by parents to drop

children off at school. Members concurred that they did not wish to introduce additional congestion.

Decision

REFUSED by 5 votes to 1, against the recommendation of Officers, for reasons based on Policy 8/2 and 8/9 of the Cambridge Local Plan (2006).

The detailed wording for refusal to be drafted by officers and approved by Chair and Spokes.

5.1

Tree Works Application 09/156/T1 to Crown reduce Seven Silver Leaf Maple Trees at 4 Templemore Close Protected by City of Cambridge (Templemore Close) Tree Preservation Order No. 20/2008

Site

Templemore Close

Recommendation

Members grant permission to crown reduce the trees as follows, subject to conditions.

T23 crown reduce the height by 20% to balance with T24
remove deadwood from crown
remove epicormic growth from the trunk

T24 crown reduce the height by 30%
crown reduce the sides by 20-30%
remove deadwood from crown
remove epicormic growth from the trunk

T25 crown reduce the height by 25% approximately to balance with T24
remove epicormic growth from the trunk

T26 crown reduce the height by 25% approximately to balance with T25
crown reduce the sides by 20-30% to shape and reduce the weight of the largest limbs over the adjacent property
remove deadwood, lodged branch from crown
remove epicormic growth from the trunk

Public Speakers

None

Decision

AGREED by 7 votes to 0 (unanimous) that Members agreed to approve the following works subject to conditions:

T23 crown reduce the height by 20% to balance with
remove deadwood from crown
remove epicormic growth from the trunk

T24 crown reduce the height by 30%
crown reduce the sides by 20-30%
remove deadwood from crown
remove epicormic growth from the trunk

- T25 crown reduce the height by 25% approximately to balance with T24 remove epicormic growth from the trunk
- T26 crown reduce the height by 25% approximately to balance with T25 crown reduce the sides by 20-30% to shape and reduce the weight of the largest limbs over the adjacent property
remove deadwood, lodged branch from crown
remove epicormic growth from the trunk

Condition:

- 1 The work shall be carried out in accordance with British Standards Institution "Recommendations for Tree Work" BS 3998:1989.

Reason:

To ensure that the work is carried out in accordance with accepted standards.

5.2

Tree Works Application 09/163/T1 to Fell an Ash Tree at Corner of Adrian Way & Long Road Protected by City of Cambridge (Long Road) Tree Preservation Order No.4/1978
Site
Corner of Adrian Way and Long Road

Site**Recommendation**

Members grant permission to fell the tree, subject to conditions.

Public Speakers

None

Decision

AGREED by 7 votes to 0 (unanimous) that Members approved the felling of the tree subject to the following conditions:

Condition 1

The work shall be carried out in accordance with British Standards Institution "Recommendations for Tree Work" BS 3998:1989.

Reason

To ensure that the work is carried out in accordance with accepted standards

Condition 2

A suitable tree, of a size and specie to be agreed with the Arboricultural Officer, shall be planted, at a date to be notified to the same, within the first planting season or twelve months, whichever is earlier, of the work hereby approved, being carried out.

Reason

A replacement tree is needed to maintain the amenity of the area.

Condition 3

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority give their written consent.

Reason

A replacement tree is needed to maintain the amenity of the area.