

Planning Committee

19 August 2009
9.30am – 12.08pm

Present: Councillors Baker (Chair), Blencowe, Dixon, Hipkin, and Zmura

FOR THE INFORMATION OF THE COUNCIL

09/plan/29 Minutes

The minutes of the meeting held on 22 July 2009 were confirmed as a correct record.

09/plan/30 Apologies for Absence

Apologies were received from Councillors Al-Bander, Blair, Dryden, Reid and Stuart

09/plan/31 Declarations of Interest

None were declared

09/plan/32 Planning Application

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

The meeting ended at 12.08pm

CHAIR

**Planning Committee
19 August 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	09/0544/FUL
Site	Lensfield Hotel 53-57 and 47-51 Lensfield Road Cambridge Cambridgeshire CB2 1EN
Proposal	Rear extension to Hotel, including Spa facility and extension to existing residential properties (work to include part change of use), re-instatement of railings and shutters to front elevation.
Applicant	Lensfield Hotel 53-57 Lensfield Road Cambridge Cambridgeshire CB2 1EN
Recommendation	Approve subject to conditions as set out in the report.
Public Speakers	Katie Maynard (Objector) Sharon Smith (Agent for Applicant)
Decision	APPROVED by 4 votes to 1 as per the Officer's recommendation and conditions in the Committee Report and on the Amendment sheet:

Additional Conditions

9. The louvres on the ground floor shall be fixed shut, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise overlooking to neighbouring residential properties. (Cambridge Local Plan, policy 3/7).

4.2	09/0545/LBC
Site	Lensfield Hotel 53-57 and 47-51 Lensfield Road Cambridge Cambridgeshire CB2 1EN
Proposal	Rear extension to Hotel, including Spa facility and extension to existing residential properties (work to include part change of use), re-instatement of railings and shuttles to front elevation.
Applicant	Lensfield Hotel 53-57 Lensfield Road Cambridge Cambridgeshire CB2 1EN
Recommendation	Approve subject to conditions as set out in the report.
Public Speakers	Sharon Smith (Agent for Applicant)
Decision	APPROVED by 4 votes to 0 with one abstention as per the Officer's recommendation and conditions in the Committee Report.

4.3	09/0480/FUL
Site	Parkers Piece, Parkside Cambridge Cambridgeshire
Proposal	Erection of temporary ice rink including 2 marquees, a box office hut, Christmas market, advertising, decorations and associated fairground rides.
Applicant	Mr Brian Cleary Unit K Blois Meadow Business Centre Steeple Bumpstead CB9 7BN
Recommendation	APPROVE subject to conditions as set out in the officer's report.
Public Speakers	Martin Lucas Smith (Objector) Kevin White (Applicant)
Decision	APPROVED by 5 votes to 0 (unanimous) as per the Officer's recommendation and conditions in the Committee Report and on the Amendment Sheet:

Addition to 7.0: Representations

2 Letters of representation opposed to the proposal had been received from:

- 12 Parker Street
- 15 Latham Road

These were omitted from the Committee Report, but the points made had been rehearsed in the report.

Additional Conditions

10. All hoardings and structures associated with this

proposal shall be not less than 1m from the pathways crossing Parkers Piece.

Reason: To ensure that access remains available across Parkers Piece for cyclists and pedestrians. (Cambridge Local Plan, policy 8/4)

Also subject to the additional condition 10 above, and the amended condition 8 and the additional informative set out below:

Condition 8 amended to:

There shall be one fairground ride only. Details including make, model, siting, light and sound details of that one fairground ride shall be agreed in writing with the Local Planning Authority at least one calendar month prior to installation and shall be sited in accordance with that agreed.

Reason: To protect the amenity of any adjoining or nearby residential/sensitive properties. (Cambridge Local Plan 2006, policy 4/13)

Additional informative:

The applicant is advised that Committee was concerned about casual car parking outside the application site, on Parkers Piece. This is out of the control of the Local Planning Authority, and would be under the jurisdiction of Active Communities in the City Council. I recommend that the applicant contact that department on 01223 458640.

4.4	09/0403/REM
Site	Neath Farm Business Park, 154 Church End, Cambridge, Cambridgeshire, CB1 3LD
Proposal	Reserved matters application for design, scale and layout of 45 residential units, detailed landscaping scheme and revised access arrangements, following outline planning permission for residential development, Ref: 06/0063/OUT.
Applicant	Ventress Property Developments Ltd C/O Savills UNEX House 132-134 Hills Road Cambridge, CB2 2PA
Recommendation	APPROVE subject to the conditions and informatives as set out in the officer's report.
Public Speakers	None

Decision

APPROVED by 5 votes to 0 (unanimous) as per the Officer's recommendation, conditions and informatives in the Committee Report and additional condition and informative on the Amendment Sheet:

Add condition relating to visibility splays:

Prior to the first occupation of the development visibility splays shall be provided each side of the main vehicular access in full accordance with the details indicated on the submitted plan no. 179/144/004 from the Transport Statement. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 Policy 8/2)

Add condition relating to submission of a Renewable Energy Strategy:

Prior to the commencement of development, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the total predicted energy requirements of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings 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 8/16).

Add an informative relating to compliance with the outline conditions:

The applicant is reminded that any development in accordance with this permission must also meet the conditions attached to the outline permission on the site.

4.5 09/0494/FUL
Site 1-36 Simons House and 18-25 Rackham Close, Histon Road, Cambridge, Cambridgeshire, CB4 3HY
Proposal Proposed erection of affordable residential accommodation (40 flats) for the over 55s (Use Class C3) including ancillary facilities along with the erection of a kiosk and pavilion, and associated works.
Applicant C/O Agent Januarys Consultant Surveyors 54-62 Newmarket Road Cambridge CB5 8DZ
Recommendation APPROVE subject to the satisfactory completion of the s106 agreement by 1 September 2009 and subject to conditions and informatives as set out in the officer's report.
Public Speakers None
Decision **APPROVED** by 5 votes to 0 (unanimous) as per the Officer's recommendation, conditions and informatives in the Committee Report.

5.1 Objection to Tree Works Application: TWA 09/197/Tree 2: 1 Clarendon Road
Site 1 Clarendon Road
Recommendation The Council raises no objection to the pruning of the eucalyptus tree. The tree is not made the subject of a Tree Preservation Order.
****APPLICATION WITHDRAWN ****

5.2 Objection to City of Cambridge (16 Corona Road) Tree Preservation Order No. 4/2009
Site 16 Corona Road
Recommendation The Council confirm City of Cambridge (16 Corona Road) Tree Preservation Order 4/2009.
Public Speakers None
Decision **AGREED** by 5 votes to 0 (unanimous) that Members confirm the Tree Preservation Order 5 as per the Officer's recommendation.