

Planning Committee16 December 2009
9.30am – 12.10 pm**Present:** Councillors Baker (Chair), Blair, Blencowe, Dixon, Dryden, Hipkin, Stuart and Zmura**FOR THE INFORMATION OF THE COUNCIL****09/plan/45 Minutes**

The minutes of the meeting held on 18 November 2009 will be reviewed at 13 January 2010 Planning Committee.

09/plan/46 Apologies for Absence

Councillors Al-Bander and Reid.

09/plan/47 Declarations of Interest

None were declared.

09/plan/48 Planning Application

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

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the planning applications. However, for ease of the reader, these minutes will follow the order of the agenda

The meeting ended at 12.10 pm

CHAIR

**Planning Committee
16 December 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.

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| 4.1 | 09/0706/CAC |
| Site | 127 -127a Hills Road Cambridge CB2 1PG |
| Proposal | Demolition of no's 127 and 127A Hills Road and garden wall to the Earl of Derby Public House, Hills Road |
| Applicant | Mr Alistair Frost, Box CC 1211 Castle Court Shire Hall Cambridge CB3 0AP |
| Recommendation | GRANT CONSENT subject to conditions |
| Public Speakers | Alistair Frost (Applicant) |
| Decision | APPROVED (by 6 votes to 1) |

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| 4.2 | 09/0931/FUL |
| Site | Old Maltings Prospect Row Cambridge CB1 1DU |
| Proposal | Erection of 11 residential units (7 x one bed apartments and 4 x studio apartments). |
| Applicant | Mr Nick Parkinson The Mill Building, Harston Mill, Harston Cambridge CB22 7GG |
| Recommendation | REFUSE |
| Public Speakers | Nick Parkinson (Applicant) David Crowther (Objector) City Councillor Bick |
| Reasons for approval raised in debate | Some Members were minded to vote against the Officer recommendations as they felt the proposal did not conflict with policies 3/4, 3/7, 3/12 and 4/10 of the Cambridge Local Plan (2006). Also the application was considered an appropriate design in its city centre context, in line with advice in Planning Policy Statement 1 'Delivering Sustainable Development' (2005)'. APPROVED, against officer recommendation on the casting vote of the Chair. Authority granted to officers to complete a Section 106 agreement. Conditions to be drafted by officers and approved by Chair and Spokes. |
| Decision | |

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| 4.3 | 09/0864/FUL |
| Site | 40 - 52 Newnham Road Cambridge CB3 9EY |
| Proposal | Erection of 20 student residential units to the rear of 40-52 Newnham Road and the alteration and extension of 46-52 Newnham Road to create 14 student residential units (34 in total). Creation of a new vehicular access and car and cycle parking following the demolition of 42-44 Newnham Road, existing garages and other outbuildings and the partial demolition of the rear of 46-52 Newnham Road |
| Applicant | Trinity Lane Cambridge CB2 1TL |
| Recommendation | REFUSE |
| Public Speakers | Donald Hearn (Applicant) Robert Gardiner (Objector) City Councillor Cantrill |

Decision**REFUSED (by 8 votes to 0)**

With the addition of the word 'materials' in reason No:1 for refusal. To now read:

Because of its height, mass, location, materials, and design, the proposed garden building fails to respond positively to the existing features of the locality, and would have a harmful impact on the character and appearance of this part of the City of Cambridge Conservation Area No.1 (Central) and on the setting of listed buildings at Church Rate Corner and in Malting Lane, contrary to policies ENV6 and ENV7 of the East of England Plan (2008), and policies 3/4, 3/12, 4/10 and 4/11 of the Cambridge Local Plan (2006).

With the omission of the words 'transport mitigation measures', and the insertion of the word 'informal' in reason No:4 for refusal. To now read:

The proposed development does not make appropriate provision for informal public open space, or public art, in accordance with policies 3/7, 3/8, 8/3 and 10/1 of the Cambridge Local Plan 2006 and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, Western Corridor Area Transport Plan 2003, Provision of Public Art as Part of New Development Schemes 2002, and Guidance for Interpretation and Implementation of Open Space Standards 2006.

And the following additional resolution:

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.

General Items

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| 5.1 | Cambridge Gateway Project – Consultation by Cambridgeshire County Council on Planning Application reference C/00501/09/CC: |
| Site | Cambridge Gateway, land south of 127 and south west of the Earl of Derby Public House, Hills Road, Cambridge, Cambridgeshire, CB1 |
| Proposal | The construction of a new bus only access road and cycle route and associated facilities for pedestrians and cyclists |
| Applicant | Cambridgeshire County Council |
| Recommendation | That the County Council be advised that the City Council raise no objection to the planning application but would recommend that a number of issues be resolved prior to the determination of the application and that planning conditions are added to the planning permission to address the matters |
| Public Speakers | |
| Decision | <p>RECOMMENDATIONS ACCEPTED by 6 votes to 0, with the following additional condition to address issue of contaminated land:</p> <p>No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.</p> <p>(a)The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.</p> <p>(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.</p> <p>(c)A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to</p> |

the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

- (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 LPA.
- (f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. 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).