

Planning Committee13 January 2010
9.30am – 12.20pm

Present: Councillors Al Bander, Baker (Chair), Blair, Blencowe, Dixon, Dryden, Hipkin, Reid and Stuart.

FOR THE INFORMATION OF THE COUNCIL**10/plan/01 Minutes**

The minutes of the meeting held on 18 November 2009 and 16 December 2009 were confirmed as a correct record.

10/plan/02 Apologies for Absence

None

10/plan/03 Declarations of Interest

None were declared.

10/plan/04 Planning Application

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

10/plan/05 General Items

The General Items were determined as shown in the appendix to these minutes.

The meeting ended at 12.20pm

CHAIR

**Planning Committee
13 January 2010****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	09/0967/FUL
Site	13 Chesterton Road, Cambridge CB4 3AD
Proposal	Demolition of existing building and erection of twelve apartments with associated car and cycle parking and landscaping
Applicant	Mr Aldo Marino 19 Rutherford Road, Cambridge CB2 2HH
Recommendation	APPROVE subject to the satisfactory completion of the s106 agreement by 21 January 2010
Public Speakers	Robert Norfolk (Objector) Jenny Page (Applicants Agent)
Decision	APPROVED by 5 votes to 4 with the S106 yet to be finalised

4.2	09/0968/CAC
Site	13 Chesterton Road, Cambridge CB4 3AD
Proposal	Demolition of existing building and erection of twelve apartments with associated car and cycle parking and landscaping
Applicant	Mr Aldo Marino 19 Rutherford Road, Cambridge CB2 2HH
Recommendation	APPROVE subject to the conditions
Public Speakers	Robert Norfolk (Objector) Jenny Page (Applicants Agent)
Decision	APPROVED by 6 votes to 3

4.3	09/1000/REM
Site	78 - 80 Fulbourn Road Cambridge CB1 9JN
Proposal	Reserved matters application to create 14no two and 3 bedroom dwelling houses (following demolition of two bungalows).
Applicant	c/o Marauder House Skyliner Way, Bury St Edmunds, Suffolk IP32 7YA
Recommendation	APPROVE subject to conditions
Public Speakers	None
Decision	APPROVED by 8 votes to 0 with the additional planning conditions and informatives:

New Condition 3

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.

(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.

(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 the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to 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 the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 4/13.

New Condition 4

Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

Informative

In detailing the design of the hard surfaced areas within the application site the applicant is encouraged to utilise SUDS for surface water drainage.

Informative

The applicant is advised that the site is in close proximity to areas of archaeological importance, and it is recommended that a scheme of archaeological investigation be carried out before development commences.

5.1	TREE WORKS APPLICATION 09/319/T1
Site	3 Templemore Close, Cambridge
Proposal	Request to fell two silver leaf maple trees and crown reduce three silver leaf maple trees
Recommendation	Grant permission subject to conditions
Public Speakers	Jan Tyszka (Objector)
Decision	An amendment was proposed by Councillor Baker and seconded by Councillor Blair, for crown reduction of trees T28, T29 and T30 by <u>30%</u> (not the officer recommendation of 40%). The amendment was carried by 7 votes to 0.

APPROVED (unanimously) as below:

Members grant permission to carry out the following works as listed below, subject to conditions.

T27 Fell

T28 Crown reduce the height by approximately 30%

Crown reduce remainder of tree to shape and balance

Remove deadwood from crown

T29 Crown reduce the height by 30%

Remove deadwood from crown

T30 Crown reduce the height by approximately 30%

Crown reduce limbs on south side of tree only to shape and balance

Remove deadwood from crown

T32 Fell

with the following additional condition:

Delegated powers were granted to officers to enable them to add such standard conditions as they deem fair and reasonable to the decision.

5.2	TREE WORKS APPLICATION 09/350/T1
Site	6 Templemore Close, Cambridge
Proposal	To crown reduce three silver leaf maple trees
Recommendation	Grant permission subject to conditions
Public Speakers	Elizabeth Arndt (Objector)
Decision	APPROVED (unanimously) with the following additional condition:

Delegated powers were granted to officers to enable them to add such standard conditions as they deem fair and reasonable to the decision.