

**Planning Committee**

7 November 2007  
9.30am to 3.05pm

**Present:** Councillors Baker (Chair), Bailey, Blair (alternate for Zmura), Blencowe, Dixon, Durrant, Reid, Slatter.

<b>FOR THE INFORMATION OF THE COUNCIL</b>
---

**07/plan/38 Minutes**

The minutes of the meeting on 12 September 2007 were agreed as a correct record and signed by the Chair.

**07/plan/39 Apologies**

Apologies from Councillors Dryden and Zmura.

**07/plan/40 Declarations of Interest**

Code of Conduct personal interests were declared as follows:

<b>Councillor</b>	<b>Application</b>	
Cllr Reid	06/0796/FUL	Knows the public speaker
Cllr Slatter	06/0796/FUL	Knows the public speaker
Cllr Durrant	07/1067/FUL	Knows the applicant
Cllr Durrant	Item 5	Knows the applicant's advisor as Fellow Trustee of the Cambridge Folk Museum
Cllr Blencowe	Item 5	Knows the applicant's advisor as Fellow Trustee of the Cambridge Folk Museum

No members declared a Code of Conduct personal and prejudicial interest.

**07/plan/41 Planning Applications**

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

**Planning Committee  
7 November 2007**

**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	07/0990/FUL
<b>Site</b>	Former Priory Motors Site, 315 - 349 Mill Road
<b>Proposal</b>	Redevelopment for residential use and student housing (12 x 3 bedroom town houses, 19 x 1 bedroom flats, 24 x 2 bedroom flats and 72 bedroom student accommodation).
<b>Applicant</b>	The Co-operative Group PO Box 53 New Century House Manchester M60 4ES
<b>Recommendation</b>	Refuse <b>APPLICATION WITHDRAWN BY APPLICANT</b>
2	06/0796/FUL
<b>Site</b>	Land To The West And South West Of Addenbrookes Campus Robinson Way Cambridge
<b>Proposal</b>	Up to 215,000sqm floorspace (excluding plant areas) comprising 60,000sqm of clinical research and treatment (D1), 115,000sqm of biomedical and biotech research and development (B1(b)), 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1), and 25,000sqm of either clinical research and treatment (D1) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (creches/nurseries) or sui generis uses, with no individual premises used for support activities to exceed 500sqm; new areas of public realm; landscaping; parking areas; highway works; drainage works and all other associated infrastructure.
<b>Recommendation</b>	Approve subject to the satisfactory execution of the s106 agreement by 16 April 2008, the satisfactory outcome of the GAF bid agreement on those outstanding S106 items, including phasing and triggers, that are still under negotiation and the conditions set out in the officers' report and a number of amendments to and additional conditions set out in the amendment sheet.
<b>Applicant</b>	Countryside Properties Plc And Liberty Property UK Ltd, Cambridge University Hospitals NHS Foundation Trust And The Pemberton Trustees C/o Bidwells
<b>Public Speakers</b>	Ceri Galloway, Roger Cutting
<b>Decision</b>	<b>APPROVED</b> by 7 votes to 0 subject to:

the completion of the s106 agreement by 16 April 2008, the amendment of condition 1, allowing a 12-year period of consent, the satisfactory outcome of the GAF bid agreement on those outstanding S106 items, including phasing and triggers, that are still under negotiation, and the conditions set out in the officers' report and the amendments and additional conditions set out in the amendment sheet as follows:

**Condition 9** amended to read:

'9: Unless otherwise agreed in writing by the local planning authority, the development shall not exceed 215,000sqm of gross external floor space (excluding areas for plant. Areas for plant would include areas for plant within passive void areas between useable floor levels) and shall not exceed gross external floor space limits for the following uses:

- a) 115,000sqm of biomedical and biotech research and development (B1(b)).
- b) 60,000sqm for clinical research and treatment (D1).
- c) 25,000sqm of either clinical research and treatment (D1) or higher education or sui generis medical research institute uses.
- d) 15,000sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1).

*Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the description of development and Environmental Statement and to provide flexibility within the allocated floor space tolerances should Papworth Hospital decide to no longer relocate to the site and given the unknown floorspace size of Papworth Hospital (Cambridge Local Plan 2006 policy 9/5).'*

**Condition 10** deleted.

**Condition 21** amended to remove the reference to 'PPS26' and replace it with 'PPS25'.

**Condition 50** replaced by two conditions:

'50a: Any reserved matters application for the development of the proposed Boulevard shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:

- a) Intersections with the Addenbrookes Access Road and Cambridgeshire Guided Bus (including details of a signalized crossing).
- b) Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
- c) Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrookes.
- c) Details of the proposed upgrading of public footpath no.47 within the site.
- d) Details of all proposed cycle routes, both dedicated and on-road.
- e) Details of all proposed materials and finishes.
- f) Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- g) a planting scheme for attenuation ponds.
- h) a single avenue of large tree planting (including specification) either side of the Boulevard.

Details of management and maintenance responsibilities for all planting.

*Reason: In order to safeguard highway safety and to secure an appropriate means of*

*access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).'*

*'50b: Any reserved matters application for the development of the proposed Southern Spine Road shall include a detailed engineering scheme/plan showing all footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures,*

- i) Intersections with the Addenbrookes Access Road and Cambridgeshire Guided Bus (including details of a signalized crossing).
- j) Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
- k) Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrookes.
- l) Details of the proposed upgrading of public footpath no.47 within the site.
- m) Details of all proposed cycle routes, both dedicated and on-road.
- n) Details of all proposed materials and finishes.
- o) Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- p) a planting scheme for attenuation ponds.
- q) a single avenue of large tree planting (including specification) either side of the Boulevard.

Details of management and maintenance responsibilities for all planting.

together with a phasing plan that is linked to the occupation of buildings on the site. The scheme/plan shall substantially accord with approved parameter plans PP7, PP8, PP9 and PP10 and shall include:

- a. Intersections with the Addenbrookes Access Road
- b. Proposed intersections and alterations to all existing roads, footpaths and cycleways (including Robinson Way).
- c. Details of the proposed location of all bus stops together with details of proposed alterations to existing bus stops within Addenbrookes.
- d. Details of all proposed cycle routes, both dedicated and on-road.
- e. Details of all proposed materials and finishes.
- f. Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking).
- g. a half avenue of large tree and hedge planting on the northern side of the Southern Spine Road.
- h. Details of management and maintenance responsibilities for all planting.

*Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).'*

**Condition 59** amended to read:

'59: Notwithstanding the submitted archaeological mitigation strategy, no development shall take place within the site until a revised specification for archaeological excavation has been submitted to and approved in writing by the local planning authority. Archaeological mitigation, excavation and recording shall be carried out in accordance with the approved Strategy, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences (Cambridgeshire and Peterborough Structure*

*Plan 2003 policies 1/2 and 7/6 and Cambridge Local Plan 2006 policy 4/9).*'

<b>3</b>	07/0651/FUL
<b>Site</b>	Land Lying Generally To The South of Long Road Sixth Form College, To The East Of The London-Cambridge Railway Line And To The Rest of Robinson Way And including The Length of Robinson Way Between Long Road And The Proposed Development Site.
<b>Proposal</b>	(1) Engineering works comprising the enlargement of an existing roundabout and the construction of a new length of carriageway with footways; all to facilitate (2) the erection of a replacement Laboratory of Molecular Biology (in the form of a principal building and an attendant Energy Centre, of usable floorspace, excluding plant, of 25209 square metres), the whole being a research and development use falling within Use Class b1(b) of The Town and Country Planning (Use Classes) Order 1987, along with the laying out of the site for circulation and vehicle parking together with the provision of new planting, landscaping and public art.
<b>Applicant</b>	The Pemberton Trustees, Cambridge Medipark Ltd Cambridge University Hospitals NHS Foundation And The Medical Research Council
<b>Recommendation</b>	Approve subject to the satisfactory execution of the s106 agreement by 16 April 2008, the satisfactory outcome of the GAF bid agreement on those outstanding S106 items, including phasing and triggers, that are still under negotiation and the conditions set out in the officers' report and the amendments set out in the amendment sheet.
<b>Public Speakers Decision</b>	Mr K Tucker <b>APPROVED</b> (by 7 votes to 0) subject to: the satisfactory outcome of the GAF funding bid. the satisfactory execution of the s106 agreement by 16 April 2008. the satisfactory execution of the related Addenbrookes 2020 application 06/0796/OUT prior to the execution of the s106 agreement for the LMB or acceptable arrangements to safeguard necessary S106 contributions in advance of the signing of the 2020 S106 agreement. the conditions and informatives set out in the officers' report and the amendment of Condition 34 to read:  '34: Notwithstanding the submitted archaeological mitigation strategy, no development shall take place within the site until a revised specification for archaeological excavation has been submitted to and approved in writing by the local planning authority. Archaeological mitigation, excavation and recording shall be carried out in accordance with the approved Strategy, unless otherwise agreed in writing by the local planning authority.  <i>Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences (Cambridgeshire and Peterborough Structure Plan 2003 policies 1/2 and 7/6 and Cambridge Local Plan 2006 policy 4/9).</i> '

4	07/0741/FUL
<b>Site Proposal</b>	62-74 Burleigh Street Use of 62-74 Burleigh Street for retail, residential associated car parking, servicing and landscaping.
<b>Applicant</b>	Wrayburn Properties Ltd
<b>Recommendation</b>	Approve subject to conditions set out in the officers' report and as set out on the amendment sheet.
<b>Public Speakers Decision</b>	- <b>APPROVED</b> subject to completion of the S106 Agreement by 1 March 2008 and the conditions and informatives set out in the officers' report and the following amendments and additional conditions: Condition 17 amended to read: 17) Before first occupation of any of the residential units hereby approved, details of the proposed division screens for all the shared balconies shall be submitted to, and approved in writing by, the local planning authority. The approved division screens shall be installed before any of the residential units are first occupied. <i>Reason: To protect the amenity of the prospective occupants of the proposed flats (Policy 3/4 of the Cambridge Local Plan 2006)</i>  Condition 4 to be amended terminating the condition after the word 'length' in the 5 <sup>th</sup> line, deleting from "or greater than 7.5 tonnes weight..." to the end of the condition. And that No new planning grounds of objection being raised during the remaining period while the application is out to consultation; in the event that new objections are received, the matter to be referred back to Planning Committee for consideration of the additional matters; The Head of development Services be authorised to agree the section 106 contributions in the light of contributions previously made and already paid on the first application. <b>Refused</b> if the 106 agreement has not been completed by 1 March 2008 unless prior agreement has been obtained from the Chair and Spokesperson of the Committee to extend the period for its completion.
5	07/0783/REM
<b>Site Proposal</b>	69 – 77 Ditton Walk Cambridge Cambridgeshire CB5 8QD Erection of 4 houses and 19 flats.
<b>Recommendation</b>	Approve subject to conditions
<b>Applicant</b>	McCann Homes Ltd C/o 3 College Street St Albans Herts AL3 4PW
<b>Decision</b>	<b>APPROVED</b> (by 7 votes to 0) subject to the condition set out in the officers' report and the following additional condition: The minimum ground floor level of any building involved in the development must be at least 6.15m AOD, unless otherwise agreed in writing by the Local Planning Authority. <i>Reason: To provide reasonable freeboard against flooding (Cambridge Local Plan policy 4/16).</i>

6	07/0949/FUL
<b>Site</b>	1 High Street Cherry Hinton Cambridge CB1 9HY.
<b>Proposal</b>	Erection of 10 apartments following demolition of existing house.
<b>Recommendation</b>	Refuse for reasons set out in the officers' report
<b>Applicant</b>	Dudley Developments C/o Colin Brown York House Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ
<b>Public Speakers</b>	Colin Brown
<b>Decision</b>	<b>REFUSED</b> (by 4 votes to 3) for the reasons set out in the report. In the event of an appeal against this decision, the Head of Development Services be authorised to complete a S106 Agreement in accordance with the requirement of the Planning Obligation Strategy.
7	07/0940/FUL
<b>Site</b>	8 Rosemary Lane Cambridge
<b>Proposal</b>	Erection of a B1b (Business Use Class) building.
<b>Recommendation</b>	Approve subject to conditions and informatives
<b>Applicant</b>	Eastern Gate Properties Ltd & Cambridge Refrigeration Tech
<b>Decision</b>	<b>APPROVED</b> (by 7 votes to 0) subject to the completion of a S106 agreement by the 14 November 2007 and the conditions and informatives set out in the officers' report. <b>Refused</b> if the 106 agreement has not been completed by 14 November 2007, unless prior agreement has been obtained from the Chair and Spokesperson of the Committee to extend the period for its completion.
8	07/1067/FUL
<b>Site</b>	Parkers Piece Parkside Cambridge
<b>Proposal</b>	Temporary ice rink from November 2007 to January 2008 and from November 2008 to January 2009, to include viewing platform, and marquee structures for changing facilities and a café.
<b>Recommendation</b>	Approve subject to conditions.
<b>Applicant</b>	E2 Events Ltd T/a Cambridge On Ice Mr Brian Cleary Unit K Blois Meadow Business Centre Steeple Bumpstead CB9 7BN
<b>Public Speakers</b>	Mr Clery
<b>Decision</b>	<b>APPROVED</b> (by 6 Votes to 1) subject to the conditions and informatives set out in the officers' report and the following amendments and additions agreed under authority delegated to the Head of Development Services: <ol style="list-style-type: none"> <li>1. The imposition of a new condition stating that, "This planning permission does not grant consent for the temporary fairground rides or attractions that formed part of the application. <i>Reason: In the interests of the character and amenity of Parkers Piece and abutting properties. (Cambridge Local Plan 2006 policies 4/2, 4/11 and 4/13)</i>"</li> <li>2. The words "associated rides" are to be omitted from the reason for condition 1.</li> <li>3. The words "and fairground rides" and "and rides" are to be omitted from the first and last lines of condition 7.</li> <li>4. The words "amusement rides," are to be omitted from condition</li> </ol>

- 8.
5. The words “including the amusement rides are” are to be omitted from condition 9.
6. Condition 10 shall be omitted in its entirety.
7. Condition 9 shall be amended to read “during a comparable period when not in use/present” instead of “during a comparable period with not in use/present”.
8. Condition 7 shall be amended to read, “The ice rink shall only be open to members of the public from 09:00 hours to 22:00 hours on Mondays, Tuesdays, Wednesdays, Thursdays, Fridays and Saturdays, and 09:00 hours to 21:00 hours on Sundays. The ancillary cafe shall only open within the hours specified above and for an additional hour after the closing of the ice rink.

*Reason: In the interests of the residential amenity of nearby occupiers and the general amenity of the site. (Cambridge Local Plan 2006 policy 4/13)”*

<b>9</b>	07/0870/FUL
<b>Site Proposal</b>	Great Eastern House Tenison Road Cambridge CB1 2DU Demolition of existing building, erection of replacement office building including part ground floor as A1, A2 and Cafe use, basement car and cycle parking, landscaping and ancillary works.
<b>Applicant</b>	Ashwell CB1 Ltd, C/o Bridewell Gate 9 Bridewell Place London EC4V 6AW
<b>Recommendation</b>	Approve subject to completion of a S106 Agreement and conditions set out in the officers’ report and a number of additional conditions set out on the amendment sheet:
<b>Public Speakers Decision</b>	M Derbyshire <b>APPROVED</b> (by 5 votes to 0) subject to the completion of a S106 Agreement by 29 February 2008 and the conditions and informatives set out in the officers’ report and the following additional conditions:

1. The development shall not be occupied until space has been laid out within the site for a maximum of 78 cars to be parked and for vehicles to turn so they may enter and leave the site in forward gear. The parking and turning spaces shall thereafter be retained and shall not be used for any purpose other than the parking and turning of vehicles. A drawing showing the parking layout shall be submitted to and approved in writing prior to the commencement of works on the site and the development shall be implemented in accordance with the approved details.

*Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006, policy 8/10).*

2. No development shall take place on this site until the developer has submitted a full and detailed air quality assessment for the scheme in particular relating to its impact upon the Air Quality Management Area. The assessment should follow the methodology for assessing



concentrations to ambient nitrogen dioxide outlined in DEFRA guidance (LAQM.TG03) for `Detailed Assessment. The submission should also include specific details of how additional contribution to pollutant concentrations over and above the emissions relating to the existing site will be addressed and/or mitigated. The development shall be carried out in accordance with the approved scheme.

*Reason: To ensure a satisfactory assessment of the impact of the development on the AQMA (Cambridge Local Plan 2006 policy 4/14).*

3. 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).*

4. Prior to the commencement of development, details of the Prunus schmitti and platanus orientalis proposed as replacement of the preserved London Plane on Tenison Road, including planting positions, planting programme and details of the future management of the trees shall be submitted to and approved in writing by the local planning authority. The trees shall be planted at the earliest available tree-planting season after completion of the development unless otherwise agreed in writing by the local planning authority, in accordance with the agreed details.

*Reason: To ensure satisfactory implementation of tree planting in the interests of visual amenity. (Cambridge Local Plan 2006, policy 3/4, 4/4, 4/11).*

5. if within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies, or becomes in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.*

**Refused** if the 106 agreement has not been completed by 29 February

2008 unless prior agreement has been obtained from the Chair and Spokesperson of the Committee to extend the period for its completion.

10	TWA 251/07 29 Bermuda Road
<b>Site</b>	29 Bermuda Road.
<b>Proposal</b>	Application to fell the sycamore tree growing at 29 Bermuda Road
<b>Applicant</b>	Owner of the property.
<b>Recommendation</b>	To refuse permission to fell the sycamore.
<b>Decision</b>	<b>REFUSED</b> permission (by 7 votes to 0) to fell the sycamore tree growing at 29 Bermuda Road for the reasons set out in the officers' report and that the Informative be deleted.